

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
October 8, 2014**

Staff Present: Jim Pechous, Cliff Jones, and Kimberly Maune

2. MINUTES

Minutes of the Zoning Administrator meeting of September 18, 2014 received and filed.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 2962 Calle Grande Vista – Minor Architectural Permit 14-310 – Hardy Residence Addition (Jones)

A request to consider an addition to a nonconforming residence located at 2962 Calle Grande Vista. The legal description is Lot 28 of Tract 4939, Assessor's Parcel Number 691-321-06.

Associate Planner Cliff Jones summarized the staff report. He stated he received one comment regarding this project from a neighbor who has a similar garage situation down the street. The neighbor wanted to see what the project was about; they did not have any concerns with the project.

Kirk Bassett of Bassett Construction was present representing the project owner Stuart Hardy. Mr. Bassett stated he is the general contractor; he had no comments.

There were no members of the public present to address this item.

Mr. Pechous stated this is basically filling in somewhat of a void in the existing structure at the same height and character of the existing building. Unless the work is observed during construction, it is likely that nothing will appear changed on this site from the outside, from Calle Grande Vista, Avenida Vaquero, or from the golf course. This request conforms to all of the required setbacks and it meets the findings for a Minor Architectural Permit.

Mr. Pechous thanked Mr. Bassett for attending the meeting and he informed him of the ten day appeal period. Mr. Bassett thanked everyone.

Action: The Zoning Administrator approved Minor Architectural Permit 14-310, Hardy Residence Addition, subject to Resolution ZA 14-042 with attached Conditions of Approval.

ACTION SUBJECT TO APPEAL TO OR CALL-UP BY CITY COUNCIL

B. 114 Avenida Barcelona – Minor Architectural Permit 14-259/Minor Exception Permit 14-260 – Cutlip Remodel and Addition (Jones)

A request to consider an addition to a nonconforming residence located at 114 Avenida Barcelona. The legal description is Lot 9, Block 3, of Tract 822, Assessor's Parcel Number 692-143-24.

Associate Planner Cliff Jones stated that Planning Intern Sunny Chao prepared the staff report and will be presenting the item. Ms. Chao summarized the staff report.

Owner Chad Cutlip and architect Jack Garland were present. Neither one had any comments.

There were no members of the public present to address this item.

Mr. Pechous stated this is an example of one of the reasons the City rewrote the Nonconforming Ordinance; to allow modest additions to small, cottage, beach homes. Previously, to get rid of the nonconformance, homeowners would tear down their homes, often times motivating them to construct a very large structure rather than a modest structure such as this one, which will be 2,020 square feet.

Mr. Pechous stated this request meets the goal and the intent of the section of the code which allows these types of additions. This request is within the character of the neighborhood. The architectural design is nice.

Mr. Pechous stated the Design Review Subcommittee requested a slight modification to the roof deck, which is condition of approval number seven. For clarity, he directed staff to modify that condition to state that the roof deck shall be setback a minimum of four feet from the west side yard property line.

Mr. Pechous stated this request meets the findings for the Minor Architectural Permit and the Minor Exception Permit.

Mr. Pechous thanked everyone and informed them of the ten day appeal period.

Action: The Zoning Administrator approved Minor Architectural Permit 14-259/Minor Exception Permit 14-260, Cutlip Remodel and Addition, subject to Resolution ZA 14-041 with attached Conditions of Approval including the modification to condition number seven as stated above.

ACTION SUBJECT TO APPEAL TO OR CALL-UP BY CITY COUNCIL

5. NEW BUSINESS

None

6. OLD BUSINESS

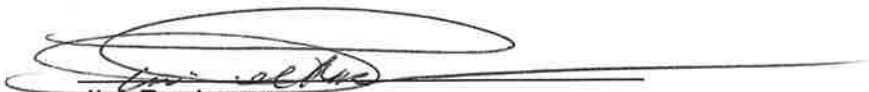
None

ADJOURNMENT

The meeting adjourned at 3:15 p.m. to the regular Zoning Administrator meeting to be held on October 22, 2014 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR


Jim Pechous