

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
October 22, 2014**

Staff Present: James Holloway, Amber Gregg, John Ciampa, and Denise Gee

**2. MINUTES**

Minutes of the Zoning Administrator meeting of October 8, 2014 received and filed.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. 1844 North El Camino Real – Minor Cultural Heritage Permit 14-257 – Flowers and Friends Remodel and Addition (Gregg)**

A request to consider a 66 square foot addition and façade remodel to an existing 111 square foot flower kiosk. The project is located at 1844 North El Camino Real and is in the Mixed Use land use designation, and the Pedestrian, Architectural, and Coastal Zone Overlays (MU3-P-A-CZ).

Associate Planner Amber Gregg summarized the staff report and presented plan.

Applicant Jim Ettinger was present and had no additional comments.

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

Ms. Gregg advised that a letter from Capistrano Shores, the development next to the project, was received stating their support.

Mr. Holloway advised that he wished those that may read these minutes could see the elevations created by the business owner and architect. Keith Jones has taken pride in his business over many, many years. Mr. Holloway commended staff, the applicant and the applicant's designer's consideration of all the complex issues for such a small project; the view corridor, gateway location, and architectural overlay zone requiring Spanish architecture.

Mr. Holloway stated that the Design Review Subcommittee reviewed this project. They were happy with the architectural quality and content. He also advised that this addition will be a great compliment right at the gateway to North Beach. Mr. Holloway noted that Amber Gregg is the Business Liaison for the North Beach area and will be happy to share the improvements to those in the North Beach area. Mr. Holloway advised that he wished the City Council could see the architect style and quality of the project that was presented to him.

Mr. Holloway asked if there will be foundational work and when the project might start. Providing there isn't any rain, Mr. Ettinger said he expects to begin within a few weeks.

Mr. Holloway advised there is a 10-day appeal period.

Action: The Zoning Administrator approved Minor Cultural Heritage Permit 14-257, Flowers and Friends Remodel and Addition, subject to Resolution ZA 14-043 with attached Conditions of Approval.

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

**B. 451 Calle Miguel – Amendment to Minor Architectural Permit 13-155 – Blashill Residence (Gregg)**

A request to consider amending an approved Minor Architectural Permit to reduce the square footage and layout of a two-story addition to a nonconforming structure located at 451 Calle Miguel. The project is located in the Residential Low (RL-11) zoning district. The legal description is Lot 73, of Tract 5655, Assessor's Parcel Number 690-125-02.

Associate Planner Amber Gregg summarized the staff report.

Ms. Gregg advised that staff received a comment from a neighbor after the report was written. The neighbor reviewed the plans to verify whether the current project was sufficiently set back from the property line. It is her understanding that the neighbor left without any further comment.

Applicant Brent Blashill and Architect John Bryan Price were present.

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

Mr. Holloway has seen the project change over the years. He commented that the owner has been working very hard on this project trying to keep it under budget. Mr. Holloway advised that the project needed to come back to the Zoning Administrator due to the change in massing. The

project is now smaller and neighbors have contacted staff; no one had any further comments. Mr. Holloway stated that he hopes the applicant is on the home stretch for the project and he thanked the owner for working with staff.

Mr. Holloway advised there is a 10-day appeal period.

Action: The Zoning Administrator approved Amendment to Minor Architectural Permit 13-155, Blashill Residence, subject to Resolution ZA 14-045 with attached Conditions of Approval.

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

**C. 240 La Cuesta – Amendment to Cultural Heritage Permit 12-027/Amendment to Minor Exception Permit 12-068 – Mino Residence (Ciampa)**

A request to consider allowing the construction of a new house with walls and fencing that exceed 42 inches within the required setbacks and located adjacent to two historic houses. The project is located at 240 La Cuesta within the Residential Low (RL-2) zoning district, legal description being Lot 179 of Tract 898, Assessor's Parcel Number 057-072-34.

Associate Planner John Ciampa summarized the staff report.

Architect James Chinn was present as well as applicants Mike and Laura Lee Mino. Mr. Chinn thanked staff and Mr. Ciampa for working with the applicant on this modification.

Neighbor Bernie Wohlfarth was present. He expressed that he and his wife are super-excited with the project.

Mr. Holloway advised that one reason the code has a provision for minor exceptions is that not all lots in San Clemente are nice, right angled or rectangular. There is only one straight line on this lot and it is not critical line. Mr. Holloway expressed that the project has a good layout and wished them the best going forward.

Mr. Holloway advised there is a 10-day appeal period.

Action: The Zoning Administrator approved Amendment to Cultural Heritage Permit 12-027/Amendment to Minor Exception Permit 12-068, Mino Residence, subject to Resolution ZA 14-044 with attached Conditions of Approval.

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

5. **NEW BUSINESS**

A. **Waiver of Minor Cultural Heritage Permit 14-403 – 301 Del Mar Trellis**  
(Ciampa)

A request to consider the construction of a patio cover for a multi family apartment complex within the Residential Medium zoning district and Architectural Overlay (RM-A).

Associate Planner John Ciampa summarized the staff report.

Applicant Gary Mathieu was present.

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

Mr. Holloway thanked the applicant for working with staff. He advised that the code cannot address every nuance. Mr. Holloway was pleased that staff recommended a waiver, the lowest level of approval. If the location was further up the block or larger in scale, we cannot nuance that without administrative scrutiny. However, the project passed the scrutiny required in this case. Mr. Holloway advised that this will be a nice improvement to a residential property.

Mr. Holloway asked if an appeal period is applicable for a waiver and requested Mr. Ciampa verify and respond to the applicant. Staff confirmed with the applicant that there is a 10-day appeal period for the approval.

Action: The Zoning Administrator approved Waiver of Minor Cultural Heritage Permit 14-403, 301 Del Mar Trellis, subject to Resolution ZA 14-046 with attached Conditions of Approval.

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

6. **OLD BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 3:25 p.m. to the regular Zoning Administrator meeting to be held on November 5, 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

  
James Holloway