

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
December 17, 2014**

Staff Present: James Holloway, John Ciampa, Amber Gregg, Adam Atamian, and Kimberly Maune

**2. MINUTES**

Minutes of the Zoning Administrator meeting of December 3, 2014 received and filed.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. 206 East Avenida Ramona – Minor Exception Permit 14-439 – Alberry Garage Addition (Atamian)**

A request to consider a 12% reduction to the ten-foot side yard setback for a garage addition to a single family residence located at 206 East Avenida Ramona, within the Residential Low (RL-2) zoning district. The legal description is Lot 10, of Tract 4121, Assessor's Parcel Number 690-204-04.

Associate Planner Adam Atamian summarized the staff report.

Applicant Michael Alberry was present; he had no comments.

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

Mr. Holloway stated this is a small setback encroachment and there is plenty of remaining setback. This is an odd shaped lot which is one of the primary reasons the City has the Minor Exception Permit process included in the code so allowances can be made for these odd shaped lots. He agrees with staff's analysis that this project meets the findings required for approval.

Mr. Holloway thanked the applicant for working with staff and informed him of the ten day appeal period. Mr. Alberry thanked everyone.

Action: The Zoning Administrator approved Minor Exception Permit 14-439, Alberry Garage Addition, subject to Resolution ZA 14-054 with attached Conditions of Approval.

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

**B. 15 Calle Merceda – Minor Exception Permit 14-468 – Steele Spa  
(Gregg)**

A request to consider an encroachment into the required setback area for a spa located at 15 Calle Merceda, within the Residential Medium High (RML) land use area of the Talega Specific Plan. The legal description is N TR 13878, BLK LOT 1, UN 101, TRACT 13878, LOT 1 OF PRO, and Assessor's Parcel Number 933-733-18.

Associate Planner Amber Gregg summarized the staff report. Ms. Gregg stated the City received a letter from a neighbor who is in support of this request.

Applicants Patrick and Carrie Steele were present. Mr. Steele stated he had a spinal cord injury 17 years ago. Along with that injury came neuropathic pain that over the years has gotten worse and worse. The only true therapy that he has found for the pain is warm water, stretching, swimming, just spending time in water in zero gravity.

Mr. Steele stated they have been working on this project for eight or nine months. They had to obtain approval from their homeowners association and the master Talega association and now the City. He is going through a process of getting off all pain medication. He would like this process to go faster. Thankfully they have had some really good help to move this along. This is not just a pool for their children to play in.

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

Mr. Holloway asked how long the process took with the two neighborhood associations. Mrs. Steele responded there was a miscommunication problem which delayed the process. Because of their situation they felt in-ground would be a safer option than above ground. Originally the association thought they were trying to put in something above ground.

Mr. Steele stated they also had to sign a covenant and fulfill some legal issues with the associations. Mrs. Steele stated that has all been taken care of. They believe it took approximately five months for everything to be processed with the associations.

Ms. Gregg stated the applicants filed their application with the City November 18, 2014. Mr. Holloway stated it took five months for the applicants to process everything with the associations and one month to process everything with the City.

Mr. Holloway stated the reason for the Minor Exception Permit process with the City is because sometimes spa locations can be an aggravation due to their proximity to the neighbors; distances between residences are taken into consideration. The map which staff has provided clearly indicates there is more than normal separation between the spa location and the nearest residence.

Mr. Holloway informed the applicants of the ten day appeal period. He stated the applicants can immediately begin processing Building permits and then when the ten days has passed everything will be ready to go. He thanked the applicants for working with staff and they thanked everyone.

Action: The Zoning Administrator approved Minor Exception Permit 14-468, Steele Spa, subject to Resolution ZA 14-052 with attached Conditions of Approval.

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

**C. 704 Calle Puente – Minor Cultural Heritage Permit 14-466 – Carrillo Fence and Landscaping (Ciampa)**

A request to consider allowing a 42 inch tall fence with stucco pilasters and new landscaping for the front yard of a historic house located at 704 Calle Puente, within the Residential Medium (RM) zoning district, legal description being Lot 37, Block 14, Tract 793, Assessor's Parcel Number 058-052-04.

Associate Planner John Ciampa summarized the staff report. Mr. Holloway and Mr. Ciampa examined the plans.

Applicant's representative Al Smith was present and stated he believes this is a great idea.

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

Mr. Holloway stated this looks like a very nice plan. The Cultural Heritage Subcommittee, which is a subcommittee of the Planning Commission, has reviewed this request and they are in support. They are the experts, along with staff, regarding the Cultural Heritage Permit applications.

Mr. Holloway informed Mr. Smith of the ten day appeal period and thanked him for working with staff. Mr. Smith thanked everyone and stated that staff has been very helpful, especially Mr. Ciampa and Jim Pechous.

Action: The Zoning Administrator approved Minor Cultural Heritage Permit 14-466, Carrillo Fence and Landscaping, subject to Resolution ZA 14-056 with attached Conditions of Approval.

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

**D. 1806 Calle Leticia – Minor Exception Permit 14-486 – Smith Residence Addition (Ciampa)**

A request to consider a 329 square foot addition that maintains the existing nonconforming side yard setback of a single family residence within the Residential Low (RL-8) zoning district. The project is located at 1806 Calle Leticia. The legal description is Lot 23, of Tract 3220, Assessor's Parcel Number 690-191-08.

Associate Planner John Ciampa summarized the staff report. Mr. Ciampa and Mr. Holloway examined the site photos.

Taylor Helm was present and stated he is a general contractor and he is representing the homeowners. He had no comments.

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

Mr. Holloway stated this was a proper setback in 1959; however, several decades later the codes have changed which creates nonconformances. This is why the City has the Minor Exception Permit process. What is being proposed is an addition which aligns with the existing structural bearing wall, therefore, this addition will look proper and not out of place.

Mr. Holloway informed Mr. Helm of the ten day appeal period and thanked him for working with staff. Mr. Helm stated Mr. Ciampa was great to work with.

Mr. Holloway stated the architecture of this home is a classic. Mr. Helm stated the addition will compliment the structure and the architecture. Mr. Ciampa stated the home is Mid-Century modern architecture. Mr. Holloway stated this is a good example of that architecture; this is a nice house.

Action: The Zoning Administrator approved Minor Exception Permit 14-486, Smith Residence Addition, subject to Resolution ZA 14-055 with attached Conditions of Approval.

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

**5. NEW BUSINESS**

None

**6. OLD BUSINESS**

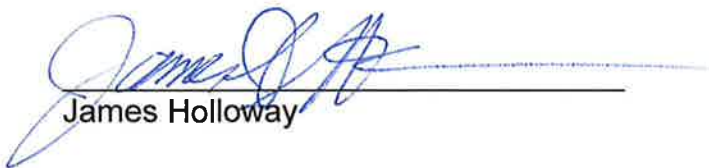
None

**ADJOURNMENT**

The meeting adjourned at 3:25 p.m. to the regular Zoning Administrator meeting to be held on January 7, 2015 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