

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
April 8, 2015**

1. CALL TO ORDER

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on April 8, 2015 at 3:00 p.m. in Conference Room A of the Community Development Department, located at 910 Calle Negocio, San Clemente, California, by Zoning Administrator Jim Pechous

Staff Present: Jim Pechous, Zoning Administrator (ZA); Sean Nicholas, Associate Planner; and Kimberly Maune, Office Specialist II

2. MINUTES

The minutes of the Zoning Administrator meeting of March 18, 2015 were approved. ZA Pechous noted all future meeting minutes will be action minutes.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 214 Avenida Montalvo – Tentative Parcel Map 2007-160 – Bissell Duplex Condominium Map (Nicholas for Wright)

Public Hearing to consider a request to subdivide a residential duplex into two condominiums that are under construction. The site is located within the Residential Medium Density zone and Coastal Overlay (RM/CZ) at 214 Avenida Montalvo. The legal description is Lot 26 of Tract 961 and Assessor's Parcel Number 060-131-11.

Associate Planner Sean Nicholas summarized the staff report.

Applicant's representative Paul Douglas was present; he had no comments.

ZA Pechous opened the public hearing, and there being no one desiring to speak to this issue, closed the public hearing.

ZA Pechous stated this building conforms to the Subdivision Map Act, meets all City regulations, conforms to the height and development standards, and has the Coastal Development Permit.

Action: The Zoning Administrator approved Tentative Parcel Map 2007-160, Bissell Duplex Condominium Map, subject to Resolution ZA 15-017 with attached Conditions of Approval.

ACTION SUBJECT TO APPEAL OR CALL-UP BY CITY COUNCIL

- B. Marblehead Coastal Residential Planning Area 1 – Amendment to Site Plan Permit 97-16/Amendment to Conditional Use Permit 07-245/Amendment to Minor Exception Permit 07-288 – Marblehead Coastal Recreation Center (Ocean Club) (Nicholas) (continued from 03-18-15)

Public Hearing to consider a request to relocate and new architecture for the previously approved Ocean Club. The relocation is to the adjacent Planning Area 1 “Cluster” and the new architecture is consistent with the newly revised residential architecture approved for Marblehead Coastal. The lots are located in the Residential Low Density zoning designation of the Marblehead Coastal Specific Plan. The legal description is Lots 216, 218, 219, and 220, of Tract 8817, Assessor’s Parcel Numbers 691-424-74, 691-424-45, 691-424-44, and 691-424-220.

Associate Planner Sean Nicholas summarized the staff report.

Applicant Don McDougall of Taylor Morrison and architect Chris Barlow of Robert Hidey were present. Mr. McDougall stated they are staying consistent with the original intent by providing a facility for the residents.

ZA Pechous opened the public hearing, and there being no one desiring to speak to this issue, closed the public hearing.

ZA Pechous asked Mr. Nicholas to summarize all of the requested amendments. Mr. Nicholas responded:

- There is a new Site Plan.
- A Conditional Use Permit is required to establish and allow the relocation of this private community facility in Planning Area 1.
- The Minor Exception Permit is required due to the six foot wall in the front yard setback to provide the appropriate pool barrier.

ZA Pechous summarized:

- No increase in density of City Council and Coastal Commission original approvals; reduction of four units from 313 to 309.
- The height of the tower is 30 feet which is not higher than the original approval.

- Underground parking replaced with surface parking which improves the original design.
- Overall aesthetic architectural improvement; a quality project which will blend well.
- This is commensurate with the original intent.

ZA Pechous informed the applicants of the ten day appeal period.

Action: The Zoning Administrator approved Amendment to Site Plan Permit 97-16/Amendment to Conditional Use Permit 07-245/Amendment to Minor Exception Permit 07-288, Marblehead Coastal Recreation Center (Ocean Club), subject to Resolution ZA 15-018 with attached Conditions of Approval.

ACTION SUBJECT TO APPEAL OR CALL-UP BY CITY COUNCIL

5. NEW BUSINESS

None

6. OLD BUSINESS

None

ADJOURNMENT

The meeting adjourned at 3:20 p.m. The next Regular Zoning Administrator meeting will be held on April 22, 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



Jim Pechous