

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
April 22, 2015**

**1. CALL TO ORDER**

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on April 22, 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; John Ciampa, Associate Planner; Katherine Moran, Planning Intern; and Kimberly Maune, Office Specialist II

**2. MINUTES**

The minutes of the Zoning Administrator meeting of April 8, 2015 were approved.

**3. ORAL AND WRITTEN COMMUNICATION**

None

*These minutes reflect the order in which items appeared on the meeting agenda and do not necessarily reflect the order in which items were actually considered.*

**4. PUBLIC HEARINGS**

**A. 139 West Avenida Cadiz – Amendment to Cultural Heritage Permit 14-168/Minor Exception Permit 14-249 – Pearce Residence (Ciampa)**

Public Hearing to consider a request to amend the approved design for an addition that would encroach 15 percent into the rear yard setback area for a single family residence that is located adjacent to a historic house. The project site is located at 139 West Avenida Cadiz in the Residential Low (RL) zoning designation. The legal description is Lot 40, Block 3, of Tract 822, Assessor's Parcel Number 692-143-51.

Associate Planner John Ciampa summarized the staff report.

The applicant was not present.

ZA Pechous stated this request allows the structure to be set farther back from the historic resource. There are other houses in the neighborhood which enjoy a similar setback in the rear yards adjacent to the site in several locations. This would not be a granting of a special privilege.

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

ZA Pechous stated he supports this request because:

- It is a scaled back version of a previous approval.
- The 19 foot height is well below the maximum 25 foot allowance.
- The setback reduction is less than adjacent structures.
- The design minimizes the impacts to the historic resource.

Action: The Zoning Administrator approved Amendment to Cultural Heritage Permit 14-168/Minor Exception Permit 14-249, Pearce Residence, subject to Resolution ZA 15-019 with attached Conditions of Approval.

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

#### **B. 818 South El Camino Real – Minor Conditional Use Permit 15-038 – Cassano’s Pizza (Nicholas)**

Public Hearing to consider a request for onsite indoor consumption only of beer and wine for a new Italian restaurant located at 818 South El Camino Real in the Neighborhood Commercial (NC2) zoning district. The legal description is Lot 1, of Block 3, of Tract 882, Assessor’s Parcel Number 692-143-31.

Planning Intern Katherine Moran summarized the staff report.

Applicant Dave Cassano was present and stated he has read and agrees to everything.

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

ZA Pechous supports this request for the following reasons:

- Cassano’s previous business successfully served beer and wine; no records of any problems with Police Services or Code Enforcement.
- Beer and wine consumption will be entirely within the building.
- The project is conditioned with the City’s standard best management practices conditions of approval.

Action: The Zoning Administrator approved Minor Conditional Use Permit 15-038, Cassano's Pizza, subject to Resolution ZA 15-020 with attached Conditions of Approval.

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

**C. Marblehead Coastal Residential – Amendment to Site Plan Permit 97-16 – Alternate Elevation Plans for Marblehead Coastal Residential (Nicholas)**

Public Hearing to consider a request for alternate elevations for several parcels in the Marblehead Coastal Residential area. This will not change any of the approved floor plans or modify the previously approved heights for these parcels. There are no modifications to the single-story homes adjacent to Colony Cove.

Associate Planner Sean Nicholas stated additional review by the Design Review Subcommittee is recommended for this request.

The applicant was not present; Mr. Nicholas stated the applicant is in favor of additional review.

Action: The Zoning Administrator continued Amendment to Site Plan Permit 97-16, Alternate Elevation Plans for Marblehead Coastal Residential, to the Zoning Administrator meeting of May 6, 2015.

**5. NEW BUSINESS**

None

**6. OLD BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 3:15 p.m. The next Regular Zoning Administrator meeting will be held on May 6, 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

A handwritten signature in black ink, appearing to read "Jim Pechous", is written over a horizontal line. The signature is stylized and somewhat cursive.

Jim Pechous