

These minutes were approved by the Zoning Administrator on 05-26-15.

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
May 20, 2015**

**1. CALL TO ORDER**

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on May 20, 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); Christopher Wright, Associate Planner; Sean Nicholas, Associate Planner; John Ciampa, Associate Planner; and Kimberly Maune, Office Specialist II

**2. MINUTES**

The minutes of the Zoning Administrator meeting of May 6, 2015 were approved.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. Marblehead Coastal Residential – Amendment to Site Plan Permit 97-16 – Alternative Residential Architectural Amendments (Nicholas)  
(continued from 05-06-15)**

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 the applicant was unable to finalize all of the Design Review Subcommittee recommendations and has requested this item to be continued to June 3, 2015.

Action: The Zoning Administrator continued Amendment to Site Plan Permit 97-16, Alternative Residential Architectural Amendments for Marblehead Coastal Residential, to the Zoning Administrator meeting of June 3, 2015.

**B. 987 Avenida Vista Hermosa – Amendment to Discretionary Sign Permit 08-475 – Vista Hermosa Master Sign Program Courtney’s Sandcastle (Nicholas)**

Public Hearing to consider a request to amend the Master Sign Program for the Vista Hermosa Sports Park to allow two banners for the Courtney’s Sandcastle facility. The park is located in the Open Space zoning district within the Forster Ranch Specific Plan; Assessor’s Parcel Number 124-081-64.

Associate Planner Sean Nicholas summarized the staff report. He stated that Pam Passow, Recreation Manager, was unable to attend this meeting.

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

ZA Pechous stated there are similar banners approved for use at the Casa Romantica; the approval allowed for verbiage flexibility. Mr. Nicholas responded there will be the same design flexibility with this approval. ZA Pechous directed staff to include this as a condition of approval.

ZA Pechous stated the banner mounts, depicted in the exhibit attached to the staff report, appear to be not as high quality as those used at the Casa Romantica. He directed staff to see if similar mounts can be used consistent with the park and have more of a Spanish look provided the cost is not prohibitive.

Action: The Zoning Administrator approved Amendment to Discretionary Sign Permit 08-475, Vista Hermosa Master Sign Program Courtney’s Sandcastle, subject to Resolution ZA 15-026 with attached Conditions of Approval including the additional condition as stated above.

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

**C. 3010 Eminencia Del Norte – Minor Exception Permit 15-095 – Wang Fence (Ciampa)**

Public Hearing to consider a request to allow six foot tall fencing, gates, and pilasters within the front and street side yard setbacks for a house located at 3010 Eminencia Del Norte. The subject site is in the Forster Ranch Specific Plan in the Residual Very Low (RVL) zoning district. The site’s legal description is Lot 20 of Tract 11781, Assessor’s Parcel Number 680-541-09.

Associate Planner John Ciampa summarized the staff report.

Applicant Tricia Lucarelli was present and stated she brought neighborhood photographs if anyone would like to see them.

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 request is completely in character with the neighborhood.

Action: The Zoning Administrator approved Minor Exception Permit 15-095, Wang Fence, subject to Resolution ZA 15-023 with attached Conditions of Approval.

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

**D. 304 Avenida Del Mar – Minor Cultural Heritage Permit 15-075 – Andrews Residence (Ciampa)**

Public Hearing to consider a request to allow an addition to a legal nonconforming duplex to enlarge the garages, extend the second floor deck, new trellis, and façade modifications to bring the structure closer to a Spanish Colonial Revival Design. The project site is located at 304 Avenida Del Mar within the Residential Medium zoning district and Architectural and Coastal Overlays (RM-A-CZ). The site's legal description is Lot 20, Block 27, of Tract 779, Assessor's Parcel Number 692-054-30.

Associate Planner John Ciampa summarized the staff report.

Applicant Dennis Andrews was present and stated they want to increase the outdoor living space and the new design aligns with Spanish Colonial Revival. This is located on a high profile street and this update will be an asset to the City. These changes will also make the property more usable as a family.

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

ZA Pechous asked if the fascia board will be removed. Mr. Ciampa responded no and stated during a later phase the applicant will tile the roof, re-stucco the walls, and eliminate the fascia board. Mr. Andrews stated the fascia board will tie in with the trellis and the proposed patio and then it will not be nearly as obvious.

ZA Pechous asked about the windows. Mr. Andrews stated they will add Ole Hanson type window shutters along with a small wrought iron detail which most of the other Ole Hanson structures in the neighborhood have. ZA Pechous asked the applicant to obtain staff approval before making these purchases since there are no samples to approve presently.

ZA Pechous suggested the applicant cut the corbel ends similar to the project located at 418 Cazador Lane, a historic home currently being rehabilitated; similarly this house has the cantilever with the extended beams. Mr. Andrews responded he will do those detailed ends. ZA Pechous directed staff to add this as a condition of approval.

ZA Pechous stated overall this project will be a great addition to the Pier Bowl, will render the building consistent, and will achieve the goals of the applicant.

Action: The Zoning Administrator approved Minor Cultural Heritage Permit 15-075, Andrews Residence, subject to Resolution ZA 15-024 with attached Conditions of Approval including the additional condition as stated above.

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

**E. 307 Poco Paseo – Minor Exception Permit 15-088/Minor Architectural Permit 15-087 – Jones Addition (Wright)**

Public Hearing to consider a request to allow a 410 square foot expansion of a nonconforming residence. The residence is nonconforming because it has five foot and five foot, seven inch side setbacks where six feet is required. The proposed addition continues these setbacks so a Minor Exception Permit is required. The subject site is in the Residential Low Density zoning district, Coastal Overlay, and Special Residential Overlay #1 (RL-1-CZ) and is located at 307 Poco Paseo. The site's legal description is Lot 11, Tract 1495, and Assessor's Parcel Number is 692-265-04.

Associate Planner Christopher Wright summarized the staff report. Mr. Wright stated he received a note from a neighbor who supports the project but has concerns about the roof deck and is requesting the deck glass be frosted to give her privacy.

Applicant Jeffrey Jones stated this proposal is for his family. They want privacy also and specifically located the deck towards the rear below the roof ridge so it will not be very visible from the front. It is situated to only

look towards the ocean. He appreciates the neighbor's concern but does not see the relevance since there is nothing there but roof.

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

ZA Pechous stated based on the plans, he does not see any direct line of sight into the neighbor's house. He encouraged Mr. Jones to speak with his neighbor and perhaps install frosted glass. Mr. Jones responded he would like his neighbor to be happy.

ZA Pechous stated this request is in character with the neighborhood. The addition is reasonable in terms of the mass in the neighborhood. The structure is already two stories and the expansion is just over the garage following the existing setback.

Action: The Zoning Administrator approved Minor Exception Permit 15-088/Minor Architectural Permit 15-087, Jones Addition, subject to Resolution ZA 15-025 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 3:35 p.m. The next Regular Zoning Administrator meeting will be held on June 3, 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

  
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Jim Pechous