

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

1. CALL TO ORDER

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on July 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; Adam Atamian, Associate Planner; Alex Hunt, Planning Intern; and Kimberly Maune, Office Specialist II

2. MINUTES

The minutes of the Zoning Administrator meeting of June 17, 2015 were approved.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 638 Camino De Los Mares – Special Activities Permit 15-195 – Fine Art Show (Nicholas)

Public Hearing to consider a request for a four day fine art show from July 24-27, 2015, on the plaza at 638 Camino De Los Mares within the Community Commercial (CC2) Zoning Designation. The legal description is Lot 6 of Tract 1127, Assessor's Parcel Number 675-091-09.

Planning Intern Alex Hunt stated that the applicant has requested this item be tabled as they are reevaluating when the Fine Art Show will occur and if it will happen at all. The request for tabling came after the item was published for Public Hearing.

Action: The Zoning Administrator tabled Special Activities Permit 15-195, Fine Art Show.

B. 107 Avenida Patero De Oro – Minor Exception Permit 15-130 – Rodarti Residence (Atamian)

Public Hearing to consider a request for two reductions to the front yard setbacks: 1) a 12 foot reduction to the 18-foot street-facing garage setback for an existing garage and, 2) a one and a half foot reduction to the 20-foot front yard setback for a 21 square foot addition to the primary residence. The project is located at 107 Avenida Patero De Oro, within the Residential Low (RL-2) Zone. The legal description is Lot 168, of Tract 898, Assessor’s Parcel Number 057-081-08.

Associate Planner Adam Atamian summarized the staff report.

Applicant and architect Rob Williams of Studio 6 Architects was present and 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 he supports this request because:

- the house is in need of renovation;
- this remodel will be an architectural and an aesthetic improvement to the site;
- this approval will allow the garage to continue to encroach into the front yard setback;
- the grade change of over 10 feet in the first 25 feet supports the encroachment since the alternative would require considerable grading of the natural topography of the site;
- the character of the neighborhood will not be negatively affected by the minor change to the existing bay window.

Action: The Zoning Administrator approved Minor Exception Permit 15-130, Rodarti Residence, subject to Resolution ZA 15-030 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 3:15 p.m. The next Regular Zoning Administrator meeting will be held on July 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