

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

1. CALL TO ORDER

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

2. MINUTES

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

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 111 South El Camino Real – Minor Conditional Use Permit 15-170 – Active Culture Beer and Wine (Jones)

Public Hearing to consider a request to allow the sale and on-site indoor/outdoor consumption of beer and wine at an existing restaurant in the Downtown located at 111 South El Camino Real within the Mixed-Use zoning district, and within the Architectural and Central Business Overlays (MU3-CB-A). The legal description is Lot 61 of Tract 789, Assessor's Parcel Number 692-402-04.

Planning Intern Katherine Moran summarized the staff report.

Applicant Jennifer Clapp was present and stated they've been serving food for two years; this is the next step to grow their business.

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 because it is a minor change to the existing use and it is in character with the district.

Action: The Zoning Administrator approved Minor Conditional Use Permit 15-170, Active Culture Beer and Wine, subject to Resolution ZA 15-031 with attached Conditions of Approval.

ACTION SUBJECT TO APPEAL OR CALL-UP BY CITY COUNCIL

B. 222 Avenida Princesa – Minor Architectural Permit 15-177 – Meyer Residence Addition (Gregg)

Public Hearing to consider a request for a single-story addition of 739 square feet at the back of an existing 875 square foot single-family home. The project is located at 222 Avenida Princesa in the Residential Low zoning district and in the Coastal Zone overlay (RL-CZ), and the legal description is Lot 11, of Block 20, of Tract 852, and Assessor's Parcel Number 692-222-24.

Associate Planner Amber Gregg summarized the staff report.

Applicants Robert and Barbara Meyer were present. Mr. Meyer stated they are excited to add more space to their tiny house so their kids can visit. They are keeping it a one story home to stay in character with the neighborhood.

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

ZA Pechous stated Minor Architectural Permits allow modest additions to cottage style homes; this prevents masionization and overdevelopment of properties while providing incentives to improve small cottages common in San Clemente. Nonconforming setbacks are prevalent throughout the southwest part of town.

Action: The Zoning Administrator approved Minor Architectural Permit 15-177, Meyer Residence Addition, subject to Resolution ZA 15-033 with attached Conditions of Approval.

ACTION SUBJECT TO APPEAL OR CALL-UP BY CITY COUNCIL

C. 638 Camino De Los Mares – Minor Conditional Use Permit 14-399/Minor Architectural Permit 14-401 – Ocean View Plaza eVgo Charging Station (Atamian)

Public Hearing to consider a request for an electric vehicle charging station located in the parking lot of the Ocean View Plaza shopping center. The project is located at 638 Camino De Los Mares within the Community Commercial (CC2) zone. The legal description is Lot 5, of Tract 5951, and Assessor's Parcel Number 675-072-16.

Planning Intern Katherine Moran summarized the staff report.

The applicant 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 asked about the condition of approval requiring the stations to utilize an appointment system. Associate Planner Adam Atamian stated users sign up through an application to use the stations. The application will inform users of station locations, available stations, and how long stations are booked for. The condition is meant to ensure that this use maintains this system to avoid the situation where vehicles are waiting to recharge.

ZA Pechous asked about parking availability within the center. Mr. Atamian responded staff visited the center six times between 11:30 a.m. and 2:00 p.m., the busiest hours. This area typically has available parking. There will be two quick cycle chargers, which take approximately twenty minutes, and one long term charger which takes one to two hours. The businesses in this area have a faster customer turn around so they are more appropriate for this use. The chargers are not located along a main thoroughfare or in an aisle where there is through access that would block traffic; they are at the end of a cul-de-sac within the parking area. Staff worked with the applicant to ensure the most appropriate location for this use.

ZA Pechous stated this location is the best in the center. This is a clean fuel alternative which helps with our air quality. More people within and outside of our community are driving electric cars and will use this facility.

Action: The Zoning Administrator approved Minor Conditional Use Permit 14-399/Minor Architectural Permit 14-401, Ocean View Plaza eVgo Charging Station, subject to Resolution ZA 15-032 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 August 19, 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