

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
September 2, 2015**

**1. CALL TO ORDER**

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on September 2, 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; Jeremy Loh, Planning Intern; and Kimberly Maune, Office Specialist II

**2. MINUTES**

The minutes of the Zoning Administrator meeting of August 19, 2015 were approved.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARING**

**A. 203 Avenida Barcelona – Minor Architectural Permit 15-214 – Reinicke Addition (Nicholas)**

Public Hearing to consider a request for an addition of 689 square feet for a new second floor to an existing single family residence with a nonconforming garage setback. The project is located at 203 Avenida Barcelona within the Residential Low density zoning district and Coastal Zone overlay district (RL-CZ), legal description being Lot 28, of Block 12, of Tract 822, Assessor's Parcel Number 692-241-12.

Planning Intern Jeremy Loh summarized the staff report.

ZA Pechous asked about neighborhood compatibility in terms of massing once this 2,389 square foot home is completed. Mr. Loh responded the square footage is similar to most of the homes; there are a number of two story homes in the immediate vicinity. Mr. Nicholas stated this addition is just above the garage; a large portion of the home is remaining single story.

Applicant Patty Reinicke stated it is a small home, they want to add a master suite so it is more comfortable for their family.

Architect Dennis DeSilva stated although one corner of the garage encroaches into the 18 foot setback, the other side of the garage is setback over 19 feet; therefore, the garage has an average setback of 18 feet. He submitted photos of SUVs parked on both sides of the driveway which show there is no impact to the sidewalk. ZA Pechous stated there is a four foot six inch right-of-way behind the curb so that leaves plenty of room to park.

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 addition is tasteful and is in character with the neighborhood. These types of additions are preferred over tearing the house down and building something new that is setback to setback and two stories all of the way across.

ZA Pechous stated even though the driveway does not meet the required 18 foot setback on one side, it still provides adequate space as demonstrated by the photo showing the SUV parking in the driveway without blocking the sidewalk.

Action: The Zoning Administrator approved Minor Architectural Permit 15-214, Reinicke Addition, subject to Resolution ZA 15-036 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 September 16, 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