

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
September 16, 2015**

**1. CALL TO ORDER**

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on September 16, 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; Amber Gregg, Associate Planner; and Kimberly Maune, Office Specialist II

**2. MINUTES**

The minutes of the Zoning Administrator meeting of September 2, 2015 were approved.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. 101 West Avenida Vista Hermosa – Special Activities Permit 15-270 – 2015 Special Activities Permit for the Outlets (Gregg for Nicholas)**

Public Hearing to consider a request for 15 special activity permits for the Outlets at San Clemente from October 7, 2015 to December 31, 2015. The Outlets at San Clemente are located at 101 West Avenida Vista Hermosa within the Regional Commercial (RC1) zoning designation of the Marblehead Coastal Specific Plan. The legal description is Lot 327, of Tract 8817, the Assessor's Parcel Number being 691-422-13.

Associate Planner Amber Gregg summarized the staff report.

Applicant Susan Jennrich, the General Manager of the Outlets at San Clemente, stated they appreciate the City's consideration; they plan on having wonderful activities for the City and for their guests. Activities throughout the remainder of this year include: grand opening the weekend of November 12 with a tree lighting and concert, two days prior a

ribbon cutting, a charitable event December 5, and there may be entertainment on the weekends in their common areas.

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

ZA Pechous stated the special activities will be contained within the outlet mall. The events will be screened and buffered from any residential areas. Special Activities Permits are self-policing, it is incumbent on the ownership and those conducting the special activities to follow the conditions of approval, which will be monitored. If problems arise, there may be reconsideration of additional permits.

Action: The Zoning Administrator approved Special Activities Permit 15-270, 2015 Special Activities Permit for the Outlets, subject to Resolution ZA 15-038 with attached Conditions of Approval.

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

**B. 806 South Ola Vista – Minor Exception Permit 15-250 – Carter Wall  
(Wright)**

Public Hearing to consider a request to allow a six foot high wall in the required 20 foot front yard setback of a residence, where a three foot, six inch wall is allowed by-right. The subject site is located at 806 South Ola Vista in the Residential Low Density zone, Special Residential Overlay No. 10, and Coastal Overlay (RL-10/CZ). The site's legal description is Lot 1, Block 11 of Tract 822 and Assessor's Parcel Number 692-253-20.

Associate Planner Christopher Wright summarized the staff report.

Applicants Matt and Christina Carter were present. Mr. Carter stated they have done their due diligence and they thank the City for their consideration.

Contractor Jim Miller stated there is a house across the street on Barcelona that has a six foot wall. ZA Pechous stated that six foot wall is setback beyond the house.

Mr. Miller stated typically the front door is the front yard, the corner orientation gives this property an unusual designation. It is a busy corner with an inhibited line of sight. Pulling the wall back will make it safe for traffic. ZA Pechous stated Engineering verified the sight distance is appropriate.

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

ZA Pechous stated along Ola Vista there are plenty of examples of walls that encroach. If this request was for the Ola Vista side he would not be concerned. When he visited the site he saw a wall which is being constructed, the grade has been raised two to three feet; therefore, he is concerned about a six foot high wall on top of a three foot high berm and how that will look in comparison to the rest of the neighborhood.

ZA Pechous stated there would be more flexibility if the applicant had come into the City prior to beginning construction. The streetscape on Avenida Barcelona has a consistent 20 foot front yard setback. He observed a hedge over 42 inches in a front yard at the west end of the block and an approximately six foot fence between the project site and the next door neighbor.

ZA Pechous stated there needs to be some level of buffer from the street at a lower level than what is being proposed, especially with the raised grade.

Mrs. Carter stated the dirt against the wall was just put there and will not be staying there. The wall will be six feet from the elevation of the sidewalk. There is a home at the southwest corner of De La Riviera and South Ola Vista which has the same lot configuration as theirs which has a wall.

ZA Pechous stated one of the findings is to evaluate the request in terms of its location, not lots in another area of the City. He understands the desire for privacy, for more usable space, and that a goal is to have a spa. Installation of a spa will require a five foot high non-climbable wall. Because it is a corner lot there isn't a typical backyard. He needs confirmation that the base of the wall does not start three or four feet up from what he saw at the site.

Mr. Miller stated the footing dirt has been left there in case it is needed; it will be removed. ZA Pechous asked if the bottom of the wall is where the picket fence in the photo is; Mr. Miller responded yes, the same grade. ZA Pechous responded then the wall that is there now is more than 42 inches high. Mr. Carter stated that is why they stopped the work.

ZA Pechous stated he is going to continue this item to the next Zoning Administrator meeting. He will revisit the project site for clarification of this request. The continuance will provide an opportunity to establish the exact height of the wall and obtain more details about the landscaping to ensure the design of the wall is in character with the neighborhood.

Action: The Zoning Administrator continued Minor Exception Permit 15-250, Carter Wall, to the October 7, 2015 Zoning Administrator meeting.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**


None

**ADJOURNMENT**

The meeting adjourned at 3:30 p.m. The next Regular Zoning Administrator meeting will be held on October 7, 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 somewhat stylized and loops back.

Jim Pechous