

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
October 7, 2015**

**1. CALL TO ORDER**

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on October 7, 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; John Ciampa, Associate Planner; and Kimberly Maune, Office Specialist II

**2. MINUTES**

The minutes of the Zoning Administrator meeting of September 16, 2015 were approved.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. 806 South Ola Vista – Minor Exception Permit 15-250 – Carter Wall  
(Wright) (continued from 09-16-15)**

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.

Applicant Matt Carter stated since the previous meeting they have:

- removed a significant amount of soil from the site, lowering the grade;
- removed temporary fencing;

- reduced wall height to five feet above grade, it will be no higher than six feet from the sidewalk;
- planned to step the wall five times;
- created a landscape design.

Coastal Surroundings Landscape Company job foreman Patrick O'Donnal stated everything they are doing is consistent with the neighborhood. There is a property across the street with no plants and a wall that is nine feet above the sidewalk height. They will install a five foot landscape buffer on the project site.

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

ZA Pechous visited the project site this morning and took photos which he showed in a PowerPoint presentation. Along the 200 block of Avenida Barcelona there are no projections similar to this proposal. The 100 block of Avenida Barcelona has a number of different walls that exceed the 42 inch height limit. Some of the homes have plants cascading over the wall and the walls have see through sections (e.g. wrought iron, pickets, etc.); two acceptable components.

ZA Pechous showed a photo of the home Mr. O'Donnal referred to. It is set back farther than this project and it has a see through component. Similar to the project site, it is a corner lot; however, that wall is adjacent to the street side yard, not in the front yard like the proposed wall.

ZA Pechous stated this project is a five foot high solid wall which is out of character along Avenida Barcelona. It would have been better if the applicant had come into the City before building the wall, then there would be design flexibility. By building without permits, it has put the City in an awkward position as a decision maker. The City would not have recommended a wall at its proposed height and location.

After much discussion between ZA Pechous, Mr. Wright, Mr. Carter, and Mr. O'Donnal, condition of approval number six will be modified to include the following changes to the wall design which are necessary to meet the findings: the wall must be setback ten feet from the side property line and transition with steps or a curve to the existing location of the wall along the front property line. In addition, landscaping shall be installed with varied texture and height to return the look of a typical front yard setback along the block.

Action: The Zoning Administrator approved Minor Exception Permit 15-250, Carter Wall, subject to Resolution ZA 15-037 with attached

Conditions of Approval including the modification to condition number six as stated above.

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

**B. 407 Avenida Santa Barbara – Tentative Parcel Map 2014-127 – Santa Barbara Condominiums (Ciampa)**

Public Hearing to consider a request to allow a recently approved three unit apartment to be converted to condominiums to allow for the individual sale of the units. The subject site is located at 407 Avenida Santa Barbara in the Residential High Density zone, and Coastal Overlay (RH-CZ). The site's legal description is Lot 4, Block 6 of Tract 785 and Assessor's Parcel Number 692-025-21.

Associate Planner John Ciampa summarized the staff report. The applicant was unable to attend this meeting; he is in support of the Conditions of Approval.

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 is an item that was previously required to be reviewed by the Planning Commission. Recent Zoning Ordinance streamlining updates moved relatively simple review processes to the Zoning Administrator level for decision making.

ZA Pechous stated this is a common request that has no bearing on the design of the project, only the ownership.

Action: The Zoning Administrator approved Tentative Parcel Map 2014-127, Santa Barbara Condominiums, subject to Resolution ZA 15-040 with attached Conditions of Approval.

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

**C. 503 Calle De Soto – Minor Exception Permit 15-265 – Chamberlain Fence (Gregg)**

Public Hearing to consider a request to allow for a fence exceeding 42 inches in height, but not to exceed six feet in height, in a front yard setback. The site is located at 503 Calle De Soto in the Residential Low Density zoning district (RL-11). The site's legal description is Lot 5, Block 2, Tract 795, and Assessor's Parcel Number 057-170-27.

Associate Planner Amber Gregg summarized the staff report.

Applicant Mark Chamberlain stated they intentionally designed the fence so it would fit in, reduce noise, offer privacy, be structurally sound, and retain their view. For thoroughness prior to beginning the project they engaged a soils engineer, a sound engineer, and a landscaper. In the last year there were new plantings which will be kept and moved around for a softening affect; the integrity of the hillside will be maintained.

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 setting and topography of this home are unique. The glass on top of the wood will not have the same impact as the current solid fence. The feel of the neighborhood will not be impacted as this fits in with the character of the neighborhood. The fence is well designed.

Action: The Zoning Administrator approved Minor Exception Permit 15-265, Chamberlain Fence, subject to Resolution ZA 15-039 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 3:45 p.m. The next Regular Zoning Administrator meeting will be held on October 21, 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