

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
November 4, 2015**

**1. CALL TO ORDER**

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on November 4, 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); John Ciampa, Associate Planner; and Kimberly Maune, Office Specialist II

**2. MINUTES**

The minutes of the Zoning Administrator meeting of October 21, 2015 were approved.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. 130 Avenida Pelayo – Minor Cultural Heritage Permit 15-273 – Bailey Residence Window (Ciampa)**

Public Hearing to consider a request to remove an original window from a historic house located at 130 Avenida Pelayo in the Residential Medium (RM) zoning district, Lot 14, Block 2 of Tract 820, Assessor's Parcel Number 692-381-45.

Associate Planner John Ciampa summarized the staff report.

Owner Chris Bailey stated due to the layout of the kitchen, and the existing windows, they are unable to relocate the window. The window is below cabinet height; it serves no function. The window is different from all of the other windows in the house, it is not visible from the street or from the neighbor's property. Removing this one window will not be a detraction from the historic nature of this property.

Mr. Bailey stated they do not want to cover up the window. If it were ever to become compromised and they were to have water intrusion into the house, the entire kitchen would be compromised. Typically there is water

seepage from 90 year old windows; he does not want his kitchen damaged.

Mr. Bailey stated they are maintaining the footprint of the house. They are not removing any walls, they are trying to maximize the kitchen space within the existing walls. The house is completely energy efficient and Title 24 compliant; this was all accomplished while maintaining the historic integrity and appearance of the house.

General Contractor Kirk Bassett stated there are three double hung windows in the home now, two are small ones in bathrooms, the third one is the window in question and the upper light is nine light, the lower is a single light; at some point the lower window may have been replaced. The rest of the windows in the house are either operable casement windows or fixed casements and they are all nine light.

ZA Pechous opened the public hearing.

Larry Culbertson stated he is an advocate for altering historic structures as little as possible. This project will not significantly diminish the integrity of the building. They could have proposed enlarging the rear section of the building, which would result in the removal of the window in question and also an entire historic wall. If the window were on the front or the side of the house it would be a character defining window; it is obscure.

There being no others wishing to speak, ZA Pechous closed the public hearing.

ZA Pechous stated the historic structures report states the fenestration consists of original wood divided light casement windows throughout the residence, including a row of four casement windows vertically aligned on either bay of the upper story. The character defining feature is the group of windows in totality.

ZA Pechous stated the owner could do much more intrusive things to the back of the building, adding square footage to the kitchen, which would not be seen from the street. Even with the Mills Act contract this would be allowed. He agrees that covering the window could cause ongoing maintenance problems.

ZA Pechous does not want the window discarded. He asked the applicant to attempt to keep and store the window. If anyone would ever want to reapply the window in its current location or use it in an addition that would be a nice thing to see. Mr. Bassett replied he will remove the window in tact so it can be preserved.

ZA Pechous stated he would like something there indicating the window did exist in that location. Maintaining the bullnose and having a slight inset to show historical accuracy that the window was part of that location as opposed to making it flush. Mr. Bassett agreed.

ZA Pechous stated the owners are preserving the interior of this house; they are outstanding stewards of this house.

ZA Pechous directed staff to prepare a resolution of approval of this request to allow the window to be removed and retained for further potential reuse or replacement back in the original location.

Action: The Zoning Administrator stated Minor Cultural Heritage Permit 15-273, Bailey Residence Window, will be placed on the Zoning Administrator meeting agenda of November 18, 2015, as Old Business for the purpose of adopting the resolution approving the removal of the window with the conditions as stated above.

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

**B. 662 Camino De Los Mares – Minor Architectural Permit 15-281 – SDG&E Outdoor Storage Racks (Ciampa)**

Public Hearing to consider a request to install outdoor storage racks in the equipment yard of the San Diego Gas and Electric property located at 662 Camino De Los Mares in the Public (P) zoning designation, Assessor's Parcel Number 675-072-12.

Associate Planner John Ciampa summarized the staff report.

Applicant Paul Kruest stated SDG&E currently onsite receive orders based on demand in the region. They get orders for large scale transformers, they are constantly shifting them out into the field and doing projects for clients all around. The volume is constantly changing. In addition to transformers they have other storage commodities on site.

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 concurs with both the staff recommendation and the Design Review Subcommittee.

Action: The Zoning Administrator approved Minor Architectural Permit 15-281, SDG&E Outdoor Storage Racks, subject to Resolution ZA 15-045 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 3:35 p.m. The next Regular Zoning Administrator meeting will be held on November 18, 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 stylized and somewhat cursive.

Jim Pechous