

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
November 18, 2015**

**1. CALL TO ORDER**

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on November 18, 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; Cliff Jones, Associate Planner; Adam Atamian, Associate Planner; John Ciampa, Associate Planner; and Denise Gee, Administrative Assistant

**2. MINUTES**

The minutes of the Zoning Administrator meeting of November 4, 2015 were approved.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. 107 West Paseo De Cristobal – Minor Architectural Permit 15-035 – Dougherty Residence (Wright)**

Public Hearing to consider a request to expand a nonconforming residence. The one-story residence is nonconforming because it has a three foot, ten inch side yard setback, where four feet, six inches is required. The proposed project adds a 904 square foot second story. The project meets development standards. The subject site is located within the Residential Low Density zoning district and Coastal Overlay (RL/CZ) at 107 West Paseo De Cristobal. The site's legal description is Lot 35, Block 7 of Tract 822, and Assessor's Parcel Number 692-161-13.

Associate Planner Christopher Wright summarized the staff report. Applicant Stephanie Dougherty was present and had no comments.

ZA Pechous opened the public hearing.

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

ZA Pechous asked if the size, scale and character are similar to other residences in the neighborhood. Planner Wright advised that is the case. ZA Pechous advised the reason why we amended our zoning code to allow additions to smaller homes over 50% is to encourage addition that would be more in character with the areas and continue a beach style, especially in the southwest part of town. This is a perfect example of that type of building.

Action: The Zoning Administrator approved Minor Architectural Permit 15-035, Dougherty Residence, subject to Resolution ZA 15-048 with attached Conditions of Approval.

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

**B. 132 West Escalones – Tentative Parcel Map 15-153 – Mirasol Condominiums (Jones)**

Public Hearing to consider a request to subdivide a duplex that is under construction into two condominium units. The subject site is located within the Residential Medium zoning district and Coastal Overlay (RM/CZ) at 132 West Escalones. The site's legal description is Lot 20, Block 13 of Tract 793, and Assessor's Parcel Number 058-051-22.

Associate Planner Cliff Jones summarized the staff report.

Applicant Jose Castro was present. He indicated that construction is going well, they are about to start the second story, and is looking forward to having the approval of the subdivision.

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

ZA Pechous stated that the recently amended Zoning Ordinance allows uncomplicated maps for preapproved duplexes and multi-family projects to be reviewed at the lower level. This is an example of that streamlining. All we are doing is approving the division of air space on a previously approved duplex. The project conforms to the community and meets all requirements of the findings.

Action: The Zoning Administrator approved Tentative Parcel Map 15-153, Mirasol Condominiums, subject to Resolution ZA 15-046 with attached Conditions of Approval.

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

**C. 151 Calle Iglesia – Minor Architectural Permit 15-320 – XYZ Landscaping (Atamian)**

Public Hearing to consider a request to modify the landscaping on a commercial property in the Business Park of the Rancho San Clemente Specific Plan. The project is located at 151 Calle Iglesia. The legal description is Lot 10, of Tract 13467, Assessor's Parcel Number 690-652-06.

Associate Planner Adam Atamian summarized the staff report.

Applicant Tim Brady and designer Renee French were present. Ms. French advised that Pat Murphy reviewed the plans and provided a drought tolerate plant pallet for this project.

Planner Atamian stated there is an appeal period that ends the first Tuesday in December, and the time specified to commence the work would start after that date.

Mr. Brady advised his concern over beginning the project and the prospect of El Nino starting. Planner Atamian advised that there are restrictions on when planting can begin, which only allow new plant installations between November and April. ZA Pechous advised that we can extend the project administratively, if necessary. Planner Atamian advised the extension is one year. ZA Pechous encouraged the project to begin immediately to take advantage of the upcoming rain.

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

ZA Pechous advised this is the type of conversion is highly encouraged to deal with the on-going drought and water restrictions brought down by the state. This is a great improvement to the property in terms of water conservation and landscape design.

Action: The Zoning Administrator approved Minor Architectural Permit 15-320, XYZ Landscaping, subject to Resolution ZA 15-047 with attached Conditions of Approval.

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

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

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

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.

ZA Pechous advised that the purpose of the meeting was a request by the Zoning Administrator to provide a modified resolution approving the window with certain mitigation measures to make it in conformance with the Secretary of Interior Standards.

Action: The Zoning Administrator approved Minor Cultural Heritage Permit 15-273, Bailey Residence Window, subject to Resolution ZA 15-044 with attached Conditions of Approval.

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

**ADJOURNMENT**

The meeting adjourned at 3:15 p.m. The next Regular Zoning Administrator meeting will be held on December 2, 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