

These minutes were approved by the Zoning Administrator on 03-03-16.

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
March 2, 2016**

1. CALL TO ORDER

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on March 2, 2016 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; Sean Nicholas, Associate Planner; and Kimberly Maune, Office Specialist II

2. MINUTES

The minutes of the Zoning Administrator meeting of February 3, 2016 were approved.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 418 Cazador Lane – Minor Cultural Heritage Permit 15-462 – Ammirato Trellis (Ciampa)

Public Hearing to consider a request to construct a trellis for a historic house located at 418 Cazador Lane in the Medium density Residential within the Architectural Overlay (RM-A) of the Pier Bowl Specific Plan. The legal description is Lot 14, Block 3 of Tract 785, Assessor's Parcel Number 692-032-01.

Associate Planner John Ciampa summarized the staff report.

Applicant Jill Ammirato stated they are excited about putting up the trellis. She stated that many folks have complimented the work they are doing on this house.

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

ZA Pechous asked if the height will be increased from its current location; Ms. Ammirato stated yes.

ZA Pechous stated this will be a beautiful addition; it is a simple and elegant approach. They are replacing a non-historic item on the building; however, it is within the requirements of the Secretary of the Interior's Standards.

Action: The Zoning Administrator approved Minor Cultural Heritage Permit 15-462, Ammirato Trellis, subject to Resolution ZA 16-005 with attached Conditions of Approval.

ACTION SUBJECT TO APPEAL OR CALL-UP BY CITY COUNCIL

B. 429 North El Camino Real – Minor Cultural Heritage Permit 15-291 – Sonny's Pizza Roof Screening (Nicholas)

Public Hearing to consider a request for roof screen walls to conceal roof equipment for Sonny's Pizza located at 429 North El Camino Real within the Mixed-Use zoning designation with a Central Business District and Architectural Overlay (MU3-CB-A). The legal description is Lot 89, of Tract 789, Assessor's Parcel Number 057-133-03.

Associate Planner Sean Nicholas summarized the staff report.

Applicant Julie Ragenovich stated this will be a nice addition done so that it will be invisible yet hide the equipment on the roof.

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 purpose of the screening is to hide the mechanical equipment; this proposal will accomplish that while maintaining the character of the building. This request meets the required findings.

Action: The Zoning Administrator approved Minor Cultural Heritage Permit 15-291, Sonny's Pizza Roof Screening, subject to Resolution ZA 16-006 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 April 6, 2016 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



Jim Pechous