

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
April 20, 2016**

1. CALL TO ORDER

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on April 20, 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); Sean Nicholas, Associate Planner; Adam Atamian, Associate Planner; Sarah Geldmacher, Planning Intern; and Meredith Scott, Administrative Assistant

2. MINUTES

The minutes of the Zoning Administrator meeting of April 6, 2016 were approved.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 303 W. Avenida De Los Lobos Marinos – Minor Architectural Permit 15-457 – Saldana Residence

Public Hearing to consider a request for an addition to a nonconforming single-family residence for a two car garage and habitable living space, located at 303 W. Avenida De Los Lobos Marinos. The project is located on a Coastal Canyon, within the Residential Low zoning district and Coastal Zone Overlay. The legal description is Lot 40 and portion of Lot 41, Block 13, Tract 852, and Assessor's Parcel Number 692-312-41.

Associate Planner Sean Nicholas summarized the staff report and stated that applicant's architect, Michael Luna, has requested that the item be continued to the meeting of May 4, 2016, so that design changes can be made.

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

Action: Zoning Administrator Pechous approved staff recommendation to continue the item to the meeting of May 4, 2016.

B. 924 Calle Negocio, Suite C – Minor Conditional Use Permit 16-066 – Lost Winds Brewing

Public Hearing to consider a request to establish a tasting room associated with a new brewery facility located in the Business Park (BP) area of the Rancho San Clemente Specific Plan. The legal description of the property is Lot 3, of Tract 12402, Assessor's Parcel Number 688-031-06.

Associate Planner Adam Atamian summarized the staff report.

Applicant Tim Thralls stated that they are excited to be a part of the San Clemente business community.

Applicant Andrew Mack stated that they have had a positive experience working with City staff on this project, and they would be willing to change any operating procedures if there were any future issues or concerns.

ZA Pechous asked about the hours of operation; specifically why a tasting room would be open until 1:00 a.m. Applicant stated that they were matching the approved operating hours of a similar business. ZA Pechous asked if applicants were willing to alter the closing time to midnight, and applicants agreed.

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

Action: The Zoning Administrator approved Minor Conditional Use Permit 16-066, Lost Winds Brewery Tasting Room, subject to Resolution ZA 16-013 with a change to Condition of Approval number three to reduce the hours of operation to 12:00 am, and attached Conditions of Approval. ZA Pechous also asked for a six month status review by staff.

ACTION SUBJECT TO APPEAL OR CALL-UP BY CITY COUNCIL

C. 818 S. El Camino Real – Minor Conditional Use Permit 16-087/Minor Cultural Heritage Permit 16-088 – Cassano's Outdoor Patio

Public Hearing to consider a request to extend service of beer and wine to an outdoor patio at Cassano's Pizza, located at 818 S. El Camino Real in the Neighborhood Commercial zoning district (NC 2-A-AH). The legal description of the parcel is Lots 1, 2, 60, and 61, of Block 3, of Tract 882 and Assessor's Parcel Number 692-143-31.

Planning Intern Sarah Geldmacher summarized the staff report.

Applicant Dave Cassano stated that the patio would be a nice addition to the area.

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

Action: The Zoning Administrator approved Minor Conditional Use Permit 16-087 and Minor Cultural Heritage Permit 16-088, Cassano's Outdoor Patio, subject to Resolution ZA 16-012 with a change to Condition of Approval number three to reduce the hours of operation to 10:00 pm for the outdoor patio.

ACTION SUBJECT TO APPEAL OR CALL-UP BY CITY COUNCIL

D. 433 Avenida Vaquero – Minor Architectural Permit 16-084 – Powell Residence Addition

Public Hearing to consider a request for a 476 square foot second story addition to a single family residence with a legal nonconforming front yard setback located at 433 Avenida Vaquero in the Residential Low Density zoning district and the Coastal Overlay (RL-CZ-SR11). The legal description of the parcel is Lot 31 of Tract 4938 and Assessor's Parcel Number 691-243-08.

Planning Intern Sarah Geldmacher summarized the staff report.

ZA Pechous opened the public hearing.

ZA Pechous wanted to state for the record that a letter of opposition was received from Sally McCabe in regard to the height of the structure and the windows facing her home. Staff has verified the project is allowable in this neighborhood.

ZA Pechous closed the public hearing.

Action: The Zoning Administrator approved Minor Architectural Permit 16-084, Powell Residence, subject to Resolution ZA 16-011 with attached Conditions of Approval.

ACTION SUBJECT TO APPEAL OR CALL-UP BY CITY COUNCIL

E. 101 W. Avenida Vista Hermosa – Special Activities Permit 16-101 – 2016 Special Activities Permit for the Outlets

Public Hearing to consider a request for 14 special activity permits for the Outlets at San Clemente from May 4, 2016 to December 31, 2016. The

Outlets at San Clemente are located at 101 W. 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 Sean Nicholas summarized the staff report.

Applicant Vicki McMurchie stated that she is looking forward to working with the City and creating great events that will be good for residents of the City of San Clemente.

ZA Pechous, the applicant and Associate Planner Nicholas briefly discussed special events and the status of the Outlets in general.

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

Action: The Zoning Administrator approved Special Activity Permit 16-101, 2016 Special Activities Permit for the Outlets at San Clemente, subject to Resolution ZA 16-014 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 3:40 p.m. The next Regular Zoning Administrator meeting will be held on May 4, 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