

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
MAY 4, 2016**

1. CALL TO ORDER

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on May 4, 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); Amber Gregg, Senior Planner; Sean Nicholas, Associate Planner; John Ciampa, Associate Planner; Chris Wright, Associate Planner; and Meredith Scott, Administrative Assistant

2. MINUTES

The minutes of the Zoning Administrator meeting of April 20, 2016 were approved.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 225 West Avenida Vista Hermosa – Minor Conditional Use Permit 16-120 – Blaze Pizza Beer and Wine

Public Hearing to consider a request for onsite indoor and outdoor consumption of beer and wine at a new restaurant located at the Outlets at San Clemente.

Associate Planner Sean Nicholas summarized the staff report.

Applicant Leslie Burris stated that they are excited to be a part of the community.

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

ZA Pechous asked Associate Planner Nicholas if this project met all the standard conditions of approval for outdoor dining. Associate Planner Nicholas confirmed that it does.

Action: Zoning Administrator Pechous approved Resolution 16-018, Resolution of the Zoning Administrator to approve a Minor Conditional Use Permit for Blaze Pizza Beer and Wine, a request for the onsite indoor and outdoor consumption of beer and wine at a new restaurant located at 225 West Avenida Hermosa, suite A.

ACTION SUBJECT TO APPEAL OR CALL-UP BY CITY COUNCIL

B. 214 West Avenida Valencia - Minor Cultural Heritage Permit 16-059 - Thomas Residence Roof Deck

Public Hearing to consider the expansion of the second floor deck and construct new stairs and roof deck for a house located adjacent to a historic resource.

Associate Planner John Ciampa summarized the staff report.

Applicant Westin Gaudet stated that they have tried to be consistent with the design aesthetic and materials, as well as follow the design of the neighborhood.

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

ZA Pechous stated that he is in support of the project because the location of the improvements being made will not have an impact on the historic resource.

Action: The Zoning Administrator approved Resolution 16-016, approving Minor Cultural Heritage Permit 16-059, Thomas Residence Roof Deck, a request to expand the second floor deck and construct stairs and a roof deck for a house located adjacent to a historic resource located at 214 West Avenida Valencia.

ACTION SUBJECT TO APPEAL OR CALL-UP BY CITY COUNCIL

C. 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.

Senior Planner Amber Gregg summarized the staff report.

Discussion was had over the size of the replacement tree. ZA Pechous asked the applicant if they would be willing to plant a larger tree to replace the street tree that had to be removed to construct the required garage. Applicant agreed, and a condition of a 24 inch box tree will be included in the Resolution.

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 Resolution 16-017, approving Minor Architectural Permit 15-457, Saldana Residence, a request to consider an expansion of a legal-nonconforming residence located at 303 West Avenida De Los Lobos Marinos, with the addition of including at least one of the replacement trees required to be a 24 inch box size.

ACTION SUBJECT TO APPEAL OR CALL-UP BY CITY COUNCIL

D. 420 Via Alegre – Minor Exception Permit 16-052 – Sutherland Fence

Public Hearing to consider a request to consider a height exception for a six-foot high fence in the required front yard setback of a single-family residence, where a five foot high fence is allowed. The subject site is located in the Residential Low Density zoning district, Coastal Overlay, and Special Residential Overlay No. 12 (RL/CZ/SR12) at 420 Via Alegre. The site's legal description is Lot 69 of Tract 4940 and Assessor's Parcel Number 691-031-01.

Associate Planner Chris Wright summarized the staff report.

ZA Pechous and Associate Planner Wright discussed the set backs and fence sizes of the neighborhood.

Applicant Dan Sutherland stated that he believes the fence matches the character of the neighborhood. His design was modeled after a similar fence on the same street. Applicant Sutherland showed pictures of houses throughout the neighborhood, in order to show examples of the neighborhood's eclectic nature. He believes that cutting off the top foot of the fence in order to bring it into compliance would alter the character of the fence and give it a less attractive industrial look.

Applicant Michelle Sutherland stated that she believes this fence allows for privacy and safety of their children. She submitted twelve letters in support of the project from neighbors.

ZA Pechous opened the public hearing.

Jody Brown spoke in support of the project.

ZA Pechous closed the public hearing.

ZA Pechous stated that he understands staff's rationale in recommending denial of the project, but looks at neighborhood character more broadly. He considered the character of homes all along the Via Alegre and the general feel of the area, which is eclectic and has homes mostly set back 10 feet in the front, consistent with the set back of the proposed fence. The project is in character with the neighborhood. The minor exception allows an open decorative detail on top of the fence. If this is removed, by denying the permit, it would make the fence look worse. The fence looks better with the detail than without.

Action: The Zoning Administrator directed staff to prepare a Resolution of Approval to approve the item with findings that it is consistent with the character of the neighborhood. The Resolution must include a condition of landscaping in front of the fence to soften the look. Motion to continue item to the Zoning Administrator meeting of May 18, 2016.

5. NEW BUSINESS

None

6. OLD BUSINESS

None

ADJOURNMENT

The meeting adjourned at 3:39 p.m. The next Regular Zoning Administrator meeting of May 18, 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