

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
JUNE 8, 2016**

1. CALL TO ORDER

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on June 8, 2016 at 2:00 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); Associate Planner John Ciampa; Associate Planner Cliff Jones; Associate Planner Christopher Wright; Associate Planner Adam Atamian; Meredith Scott, Administrative Assistant

2. MINUTES

The minutes of the Zoning Administrator meeting of May 18, 2016 were approved.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 915 Calle Nuevo – Minor Exception Permit 16-020 – Thornton Fence (Ciampa)

Public Hearing to consider a request for a fence to exceed 42-inches in the street side yard setback for a house located at 915 Calle Nuevo in the Residential Low (RL-20) zoning designation.

Associate Planner Ciampa summarized the staff report.

Landscape Architect James Bikarski discussed the types of landscaping that would be planted along the wall.

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 due to the property being at the end of a cul de sac, the setback and the landscaping, located along a private street in a guarded gate

community, the houses having an average five foot set back, the project would not cause any change of character to the neighborhood.

Action: The Zoning Administrator approved Resolution 16-023, approving Minor Exception Permit 16-121, Thornton Wall, a request to allow a six-foot high wall to be constructed in the required street side yard setback of a single-family residence located at 4040 Calle Ariana/401 Calle Alicia.

B. 156 West Escalones – Minor Exception Permit 16-135 – Escalones Wall
(Wright)

Public Hearing to consider a request to consider the reconstruction of a retaining wall that exceeds three-feet, six-inches in height within the front yard of a fourplex. The proposed wall has a maximum height of six feet. The subject site is located in the Residential Medium Density zoning district and Coastal Overlay (RM/CZ) at 156 West Escalones. The site's legal description is Lot 32, Block 13 of Tract 793 and Assessor's Parcel Number 058-051-68.

Associate Planner Wright summarized the staff report.

Applicant Donald Slater commented that this reconstruction project will make the property safer and gave examples as to why.

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 this is a situation the retaining wall needs to be replaced to be made safe, and due to the lower height of the replacement wall, it will make the property more conforming with code.

Action: The Zoning Administrator approved Resolution 16-020, approving Minor Exception Permit 16-135, Escalones Wall, a request to allow a retaining wall taller than 42 inches in the required front yard setback of a residential fourplex located at 156 West Escalones.

C. 237 West Avenida Valencia – Minor Exception Permit 16-022 / Staff Waiver of Minor Architectural Permit 16-023 – Corcoran Fence and Remodel (Atamian)

Public Hearing to consider a request to construct a fence up to 6 feet tall, where 42 inches is required, in the street-side yard setback of a property in the Residential Low (RL) density zone. The project includes a 144 sq. ft. addition to a non-conforming single family dwelling that qualifies for a staff waiver of a Minor Architectural Permit.

Associate Planner Atamian summarized the staff report.

Architect Rob Williams asked questions about Condition 16 in the Resolution, related to fire sprinklers. Mr. Williams stated that this project would change the feel of the home to mid-century modern and that the fence would add protection and security to the property.

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 has concerns related to the fence request due to presence of other nonconforming issues on the property. He stated that southwest San Clemente is unique in terms of how the lots were originally laid out, but feels that a six foot high wall is excessive. He stated that the house is already a bit out of character with the rest of the homes in the area due to it being a corner property. ZA Pechous understands the need for privacy, but cannot support a six foot wall in the proposed location. He stated that he would support a four and a half foot high wall with additional landscaping.

Applicant Julie Corcoran stated that part of the reason they wanted the fence and remodel was for the safety, protection and privacy of their small children and dogs.

There was general discussion about the property between ZA Pechous, Mrs. Corcoran and Mr. Williams.

ZA Pechous stated that he will approve the staff waiver of the Minor Architectural Permit, but continued the fence request to a date uncertain in order for the architect and applicant to consider other options.

Action: The Zoning Administrator bifurcated the Resolution, to include the recitals and aspects related to staff waiver of Minor Architectural Permit 16-023. The Zoning Administrator moved to approve Resolution 16-022 minus all references and approvals related to Minor Exception Permit 16-022, and including the references and approval related to staff waiver of Minor Architectural Permit 16-023.

D. 1220 Avenida De La Estrella – Minor Exception Permit 16-049 / Staff Waiver Minor Cultural Heritage Permit 16-040 – Aquilera Remodel and Addition (Jones)

Public hearing to consider a request to allow a garage encroachment in the front yard setback and retaining walls above 42 in the front yard setback for the property located at 1220 Avenida de la Estrella in the Residential Low (RL) density zone. The project includes a 242 sq. ft. addition to the non-conforming single family dwelling that abuts a historic property at 1314

Avenida de la Estrella that qualifies for a staff waiver of a Minor Cultural Heritage Permit.

Associate Planner Jones summarized the staff report.

Applicant/Architect/Owner Alura Aguilera stated that there will be a roof top garden on the garage, which will be a green gesture. She feels that the overall project will be a nice compliment to 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 this project will improve the look of the front of the property, and will not impact the neighborhood because there are other in bank garages close by. There was a discussion related to the height and grade of the retaining wall. The retaining wall is approved because it is necessary to put in the embanked garage and the wall cuts in to the existing grade of the property to allow the driveway.

Action: The Zoning Administrator approved Resolution 16-021, approving Minor Exception Permit 16-049 / Staff Waiver of Minor Cultural Heritage Permit 16-050, Aguilera Remodel and Addition, a request to consider a 242 square foot addition to a single family home that abuts a historic property at 1314 Avenida De La Estrella, a garage encroachment and a six foot retaining wall in the front yard setback, located at 1220 Avenida De La Estrella.

E. 154 Avenida Granada – Minor Conditional Use Permit 16-126 – Studio K Skincare (Jones)

Public hearing to consider a request to allow massage as an accessory use to an existing beauty service use located at 154 Avenida Granada in the Mixed Use Zone and Architectural, Central Business, and Coastal Overlay (MU3.0-A-CB-CZ).

Associate Planner Jones summarized the staff report.

ZA Pechous clarified that this business was previously Five Elements Spa on Avenida Del Mar.

Applicant Carolee Price spoke and stated that there are outstanding gift cards that she wants to be able to honor and wants customers to have a place to go to redeem them.

Applicant Kristina Malek stated that she has been a massage therapist for over 25 years, and currently has a business license for mobile massage with the City.

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 this business is a good example of how the updated massage ordinance creates an environment for businesses such as this to be successful in the downtown area.

Action: The Zoning Administrator approved Resolution 16-024, approving Minor Conditional Use Permit 16-125, Studio K Skincare, a request to consider allowing massage as an accessory use to an existing beauty salon located at 154 Avenida Granada.

F. Summer 2016, 134-138 Avenida Del Mar – Special Activities Permit 16-186 – Downtown Valet Operations Trial (Jones)

Public hearing to consider a request to allow valet operations in Downtown San Clemente for 15 days, primarily weekends, during the summer months. Valet drop-off of cars would involve three public parking spaces between 204 – 210 Avenida Del Mar. Valet storage of cars would occur on a private parking lot located at 134 and 138 Avenida Granada. The project is located within the Mixed Use zoning district, and within the Architectural and Central Business Overlays (MU3-CB-A).

Associate Planner Jones summarized the staff report.

ZA Pechous commented on the trial run that occurred for this Special Activity last summer and asked if there were circulation issues.

Applicant Eric Smith added that there were not parking or circulation issues last year, however, the service occurred outside of the peak summer times. Applicant Smith stated that if there were to be any circulation issues, he would work with staff and the Downtown Business Association. He stated the parking lot will hold 30 to 40 cars, depending on the size of the vehicles.

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 16-019, approving Special Activities Permit 16-186, Downtown Valet Operations – Summer 2016, a request to have valet operations in downtown San Clemente at 204-210 Avenida Del Mar with Valet Storage of cars on a private parking lot located at 134 and 138 Avenida Granada.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

None

ADJOURNMENT

The meeting adjourned at 2:50 p.m. to the next Regular Zoning Administrator meeting of June 22, 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