

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
SEPTEMBER 22, 2016**

**1. CALL TO ORDER**

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on September 22, 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; Roxanne Atencio, Office Assistant I.

**2. MINUTES**

The minutes of the Zoning Administrator meeting of August 17, 2016 were approved.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. Minor Architectural Permit (MAP) 16-247, Marusich Building (Ciampa)**

A request for maintenance and repair items of a commercial building and site, including the replacement of existing stairs and railings, paint color changes, and a new accessible parking space and path of travel from the public right of way. The site is located at 116 West El Portal within the Neighborhood Commercial zoning designation with an Affordable Housing and Coastal Zone Overlay NC1.2[AH-CZ]. The site's legal description is Lot 20 and Lot 21, Block 10 of Tract 793 and Assessor's Parcel Number 692-392-16.

Associate Planner John Ciampa summarized the staff report.

ZA Pechous opened the public hearing.

Gary Wiggle of Keisker & Wiggle Architects, stated that he was there with the owner of the property, Robert Marusich, and would answer any questions regarding the project.

ZA Pechous referred to the project as a nice clean-up to site. In addition, the project improves safety and the overall architecture of the building. Although the building does not reflect the Spanish style, the color scheme does reflect the guidelines for the area.

Mr. Wiggle asked if they needed to wait 10 days to submit, as Code Compliance would like them to make improvements as soon as possible.

ZA approved with Staff's recommendations and advised applicant that there is a 10 day appeal period and the council has the option of calling items up during their review of the ZA minutes at the next City Council meeting.

Action: The Zoning Administrator approved Minor Architectural Permit 16-247, Maruisch Building, subject to Resolution ZA 16-035 with attached Conditions of Approval.

**B. Minor Cultural Heritage Permit (MCHP) 16-109, Utopia Tools Roof**  
(Ciampa)

A request to replace a shake roof with a metal roof and change paint colors of an existing commercial building. The site is located at 1625 North El Camino Real within the Mixed-Use zoning designation with a Central Business District and Architectural Overlay MU2[A-CB-CZ]. The site's legal description is Lot 27, Block 1 of Tract 795 and Assessor's Parcel Number 057-191-54.

Associate Planner John Ciampa summarized the staff report.

ZA Pechous opened the public hearing.

The applicant, Scott Rimland from Cardinal Development, asked for clarification on the analysis portion of the Staff Report Recommendation. Mr. Rimland explained that he understood the report as approving the project based on the improvements being minor.

Associate Planner Ciampa, clarified to Mr. Rimland that both the Design Review Subcommittee and the Staff Report recommended the building's exterior paint colors be changed as well as the metal roof be removed and replaced with an asphalt shake roof. Associate Planner Ciampa extended the option to use an alternative roofing material, subject to approval, if the applicant wanted to consider alternative roof materials.

Mr. Rimland asked for further clarification on the exterior paint colors. Rimland explained that he hired an outside company to pick the paint colors to reflect a "beachy feel." In addition, Mr. Rimland had the metal roof installed in effort to improve the overall aesthetic of the building. Mr. Rimland stated that he understood the Staff Report to say that they could install a "like for like" roofing

material such as the asphalt shingle. Rimland questioned Staff's Recommendation, stating that the metal roof is no more Spanish style than the asphalt shingles. Rimland said his intention of being present at the meeting was to argue that the metal roof is more aesthetically pleasing than the recommended shake roof.

ZA Pechous responded that he attended the Design Review Subcommittee meeting regarding the project's approved paint colors and roofing materials. ZA Pechous clarified that the confusion about the roofing materials was an unfortunate misunderstanding by Rimland's contractor, as the City approved roof material was not installed. ZA Pechous explained that the building is in the Architectural Overlay and the decisions are based on rules, regulations and guidelines, so although the new material is nice looking it is not consistent with the guidelines for the overlay. Even minor improvements done within the Architectural Overlay, must comply with the Spanish Colonial Revival guidelines. ZA Pechous referenced the guidelines as asking for earth tone paint colors. Also, ZA Pechous reference a picture of a Monterrey Spanish building, provided by staff, as an example of a roofing style within the realm of the Architectural Overlay.

ZA Pechous stated that applicant could choose to use an alternative roofing material, however, he would approve this with the condition that the applicant propose it to the City Planner. Also, the asphalt shingle roof would be acceptable as long as the shingles are thick and did not lay completely flat in order to create shadow lines and undulations.

ZA Pechous advised the applicant to consider an application for a façade improvement grant for the North Beach area and directed Mr. Rimland to contact the liaison, Amber Gregg, regarding this grant.

Associate Planner John Ciampa advised the applicant to bring in a sample for approval or schedule a site visit for paint color approval.

ZA Pechous approved Staff Recommendation and would allow the gray asphalt presidential shake shingle and paint colors: white, off-white or earth-tone, or any other color approved by the City Planner. In addition, ZA Pechous added Condition Number 11 to Resolution 16-035, allowing Staff Recommendation to be modified, subject to the City Planner approval and consistency with the design guidelines.

Action: The Zoning Administrator approved Minor Cultural Heritage Permit 16-109, Utopia Tools Roof, subject to Resolution ZA 16-035 with attached Conditions of Approval.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 3:28 p.m. to the next Regular Zoning Administrator meeting of October 5, 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