

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
OCTOBER 5, 2016**

1. CALL TO ORDER

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on October 5, 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: Cecilia Gallardo-Daly, Community Development Director; John Ciampa, Associate Planner; Roxanne Atencio, Office Specialist I.

2. MINUTES

The minutes of the Zoning Administrator meeting of September 22, 2016 were approved.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 138 Avenida Princesa - Minor Cultural Heritage Permit 16-256 - Hastings Residence (Ciampa)

A request for an addition and minor exterior modifications to a historic resource located at 138 Avenida Princesa. The site is located in the Residential Low zoning district, legal description being Lot 14, block 1, of Tract 852, Assessor's Parcel Number 692-172-30.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1(e)(1) and Section 15331 Class 31, because the addition to the house would only result in an expansion of 144 square feet and the proposed project is in compliance with the Secretary of Interior's Standards for Rehabilitation.

Associate Planner John Ciampa summarized the staff report.

ZA Gallardo-Daly opened the public hearing.

Christine Lampert, architect, stated her clients, the applicants, want to preserve the historical aspects of the house. Lampert continued that currently there is no way to access the second floor without going outside of the house. Lampert said the applicants have owned the house for 15 years and finally have the funding to make the change.

Zoning Administrator Gallardo-Daly said she approved the project based on the information in the Staff Report. ZA referenced the Staff Report concluded the architectural treatment of the project complies with the San Clemente General Plan, given the project converts the duplex to a single family residence consisted with the General Plan's Land Use designation. The project complies with the Zoning Ordinance Development standards outlined in the Municipal Code including required setbacks, lot coverage and height requirements for the zoning district. ZA Gallardo-Daly continued, the architectural treatment and massing of the project is consistent with the City's Design Guidelines, the proposed addition and exterior improvements are traditional Spanish Colonial Revival design with stucco walls, wood windows and terra cotta and are consistent with the architectural design of the historic house. The general appearance of the proposed project is consistent with the surrounding neighborhood, will not be detrimental to the order and harmony of the development of the city. ZA also stated that the project strengthens and preserves San Clemente's historical identity as a Spanish village. In addition, the proposed rehabilitation and exterior modifications are consistent with the Secretary of the Interior's Standards for the treatment of historic property and preserves the character and defining features of the historic resource.

Action: The Zoning Administrator approved Minor Cultural Heritage Permit 16-256, Hastings Residence Addition, subject to Resolution ZA 16-036 with attached Conditions of Approval.

5. NEW BUSINESS

None

6. OLD BUSINESS

None

ADJOURNMENT

The meeting adjourned at 3:08 p.m. to the next Regular Zoning Administrator meeting of October 19, 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


Cecilia Gallardo-Daly