

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
FEBRUARY 22, 2017**

1. CALL TO ORDER

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on February 22, 2017 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 Cecilia Gallardo-Daly.

Staff Present: Cecilia Gallardo-Daly, Zoning Administrator; Arlen Beck, Planning Intern; David Carrillo, Contract Planner; Christopher Wright, Associate Planner; Aeryn Donnelly-Terrey, Park Planner; Roxanne Atencio, Office Specialist I.

2. MINUTES

A. The minutes of the Zoning Administrator meeting of February 8, 2017 were approved.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 21304 Calle Valle – Minor Architectural Permit 16-305 – Bonito Canyon Park Restroom Rehabilitation (Beck/Jones)

Public Hearing to consider a request to allow new public restroom buildings at Bonito Canyon Park. Bonito Canyon Park is located at 1304 Calle Valle in the Open Space Zone and Coastal Zone Overlay (OS1-CZ). The legal description is Lot 2, Block 11, of Tract 795 and Assessor's Parcel Number is 057-160-02.

Planning Intern Arlen Beck summarized the Staff Report.

ZA Gallardo-Daly opened the public hearing.

Park Planner, Aeryn Donnelly-Terrey, asked ZA if she should work with Associate Planner Cliff Jones regarding architectural details or if these would be addressed at this meeting.

ZA Gallardo-Daly stated the project before the Zoning Administrator is as it stands.

Park Planner Donnelly-Terrey asked for clarification from Planning on whether the recessed area at the front of the building should be the width of the doors or if it should be kept wider as pictured in the Staff Report and Plans.

ZA Gallardo-Daly asked Park Planner Donnelly-Terrey if both restroom doors were recessed beyond the width of the door.

Park Planner Donnelly said both the men's and women's restroom doors were recessed wider than the door.

ZA Gallardo-Daly asked Planning Intern Beck if there were any intention to change the plans to modify the width of the recessed area.

Planning Intern Beck stated his understanding was that Planning intended on moving forward with the project as it is.

Park Planner Donnelly-Terrey said she did not have further questions.

ZA Gallardo-Daly asked the age of the existing restroom facilities.

Park Planner Donnelly-Terrey said the structure is over 30 years old and they have outlived their use. The new structure will be providing more services with this prefabricated structure and will be used as an example for future restroom rehabilitations in our parks. Donnelly-Terrey continued they will be adding an ADA approved path of travel to the restroom structure which currently does not exist. Also, ADA compliant restrooms will be added in the structure for both men and women.

ZA Gallardo-Daly closed the public hearing.

ZA Gallardo-Daly approved the projected based on the following:

The architectural treatment of the project complies with the San Clemente General Plan, Zoning Ordinance and the architectural guidelines in the City's Design Guidelines. The proposal is not detrimental to the orderly and harmonious development of the City. The project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15302, Class 2, the replacement of an existing structure or facilities where the new structure will be located on the same site.

Action: The Zoning Administrator approved Minor Architectural Permit 16-305, Bonito Canyon Park Restroom Rehabilitation, subject to Resolution ZA 17-007 with attached Conditions of Approval.

B. 120 Avenida Algodon – Minor Cultural Heritage Permit 17-042/Minor Exception Permit 17-002 – Jones Fence(Carrillo)

Public Hearing to consider a request to allow a 2'-6" wrought iron fence above a retaining wall for a total height of 6' in the front yard of a single-family historic home located at 120 Avenida Algodon in the Residential Medium (RM) zoning district. The site's legal description is Lot 21, of Tract 779, Assessor's Parcel Number 058-093-08.

Contract Planner David Carrillo summarized the Staff Report.

ZA Gallardo-Daly opened the public hearing.

Architect Steve Dobbie said he and the Applicant, David Jones, were available for any questions regarding the project.

ZA Gallardo-Daly closed the public hearing.

ZA Gallardo-Daly approved the project based on the following:

The Minor Cultural Heritage Permit was approved based upon the fencing materials being compatible with the historic resource and consistent with the Design Guidelines for the Spanish Colonial Revival architecture. The project demonstrates sensitivity to contextual influences to adjacent properties in the neighborhood, per the requirements of the General Design Guidelines. The project does not involve exterior alterations to the main historic house, therefore the character defining features of the property remain intact.

The Minor Exception permit was approved based on other properties in the neighborhood that have walls and fences 6 feet in height, along street frontages, also with a similar configuration of solid wall on the bottom and wrought-iron or wood fencing above. The open wrought-iron fence proposed maintains visibility of the historic resource and does not create any visual impacts or obstruct views to and from the driveway because it is an open fence.

The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, Class 3, construction of a minor structure accessory to an existing single-family residence.

Action: The Zoning Administrator approved Minor Cultural Heritage Permit 17-042, Minor Exception Permit 17-002, Jones Fence, subject to Resolution ZA 17-006 with attached Conditions of Approval.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

None

ADJOURNMENT

The meeting adjourned at 3:20 p.m. to the next Regular Zoning Administrator meeting of March 22, 2017 at 3:00p.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