

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
JULY 19, 2017**

**1. CALL TO ORDER**

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on July 19, 2017 at 3:02 p.m. in Conference Room A of the Community Development Department, located at 910 Calle Negocio, San Clemente, California, by Zoning Administrator (ZA) William King.

Staff Present: William King, Zoning Administrator; Chris Wright, Associate Planner; Michael Fakhar, Civil Engineer (Contract); Meredith Scott, Administrative Assistant; Lisa Acosta, Office Specialist I.

**2. MINUTES**

The minutes of the Zoning Administrator meeting of June 21, 2017 were approved.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. OCFA Fire Station 59 – Minor Architectural Permit 17-117 – Fueling Station  
(Schuller/Wright)**

Public Hearing to consider a request to install an above-ground diesel fuel tank at OCFA Fire Station 59 on Avenida La Pata, near the intersection of Avenida Vista Hermosa, in the Forester Ranch Specific Plan area. The site's legal description is Assessor's Parcel Number 678-163-01.

Associate Planner Chris Wright summarized the Staff Report.

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

ZA William King asked for clarification that OCFA Fire Station 59 is in the Forester Ranch Specific Plan area and appears to match Specific Plan's lay out. Staff confirmed.

ZA William King asked for clarification about the architectural treatments supporting the City's ability to effectively respond to emergencies. Staff clarified there are several design features built into this project that will allow a fire truck to get quick access to fuel in event there needs to be a quicker response to an incident. Height of structure needs to be 14' rather than 9'. Michael Fakhar, Consultant to the City of San Clemente and is responsible for the design of the project, added, the height has to do with necessity for the truck to fit underneath, but also function of cover is not to provide shade for the truck or for the people fueling it, but rather from rain washing spilled fuel or similar material into channels. There is also a containment curb around facility that extends in the same boundary as the canopy.

ZA William King approved the project based on the following findings:  
The architecture complies with City guidelines and Zoning Standards as it is consistent with the development and surrounding land uses and will support fire vehicles serving community. It also complies with the Forester Ranch Specific Plan and keeps in character of the neighborhood and the proposal is not detrimental to the orderly and harmonious development of the City. The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 Class 1: Existing Facilities.

Action: The Zoning Administrator approved Minor Architectural Permit (MAP) 17-117, OCFA Fueling Station, subject to the above findings and conditions as set forth in exhibit A.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

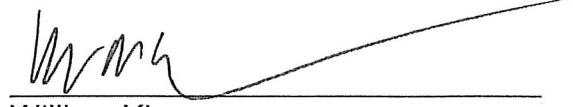
None

**ADJOURNMENT**

The meeting adjourned at 3:15 p.m. to the next Regular Zoning Administrator meeting of August 2, 2017 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

A handwritten signature in black ink, appearing to read 'W King', is written over a horizontal line. The signature is stylized and extends to the right of the line.

William King