

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
DECEMBER 20, 2017**

1. CALL TO ORDER

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on December 20, 2017 at 3:02 p.m. in Conference Room A of the Community Development Department, located at 910 Calle Negocio, San Clemente, by Zoning Administrator (ZA) Amber Gregg.

Staff Present: Amber Gregg, Zoning Administrator; Jonathan Lightfoot, Community Development Technician; David Carrillo, Community Development Technician; Chris Wright, Associate Planner; Lisa Acosta, Office Specialist I.

2. MINUTES

The minutes of the Zoning Administrator meeting of December 6, 2017 were received and filed.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 614 Avenida Victoria – Minor Cultural Heritage Permit 17-324 – Patio Gate and Fencing (Lightfoot)

A request to allow exterior changes, including the installation of a wrought-iron bi-fold gate and wrought-iron fencing around a front courtyard patio of a mixed-use development located at 614 Avenida Victoria. The site is within the Pier Bowl Specific Plan in the Mixed Use 4 area, Architectural Overlay, and Pedestrian Overlay (PBSP-MU4-A-P). The site's legal description is Lot 3 of Block 12, Tract 785, Assessor's Parcel Number 692-021-02.

Community Development Technician, Jonathan Lightfoot, summarized the staff report.

Applicants, Josie and Tim Rietkerk, were present and available for questions. ZA Gregg opened the public hearing, and there being no one desiring to speak to this issue, closed the public hearing.

ZA Gregg approved the project based on the following findings: The architectural treatment of the project complies with the San Clemente General Plan, Zoning Ordinance, and City's Design Guidelines. The general appearance of the proposal is in keeping with the character of the neighborhood. The project complies with development standards. The proposed project will not be detrimental to the health, safety or welfare or materially injurious to properties and improvements in the vicinity.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 Class 1: Existing Facilities.

Action: The Zoning Administrator approved and adopted Resolution ZA 17-037 And Minor Cultural Heritage Permit 17-324, Patio Gate and Fencing, subject to the above findings and the attached Resolution and Conditions of Approval.

B. 253 Vista Marina – Minor Exception Permit 17-317/Minor Architectural Permit 17-323 – Hobcraft Residence (Carrillo)

A request to allow a 1,360 square foot second-story addition to a legal-non conforming residence that continues a nonconforming side yard setback. The project complies with the height limit. The site is located at 253 Vista Marina in the Residential-Low Zoning District and the Coastal Zone and Special Residential 1 Overlays (RL-CZ-SR1). The site's legal description is Lot 39 of Tract 1495, and Assessor's Parcel Number is 692-263-03.

Community Development Technician, David Carrillo, summarized the staff report.

ZA Gregg asked if the Applicant would like to speak.

ZA Gregg opened the public hearing.

Diane Hellman (DeNault), neighbor to Applicant, opposes the project as it will obstruct her view.

ZA Gregg closed the public hearing.

ZA Gregg addressed the public comment. The City of San Clemente has a maximum height limit of 25 feet in this area. Unfortunately, Staff and the Zoning Administrator do not have the ability to deny someone building to their development standards that are allotted to them.

ZA Gregg approved the project based on the following findings: The architectural treatment of the project complies with the San Clemente General Plan, Zoning Ordinance, and the City's Design Guidelines. The general

appearance of the proposal is in keeping with the character of the neighborhood. The proposed project will not interfere with the purpose of the zone or the standard of the zone. The proposal will not be detrimental to the orderly and harmonious development of the City.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 Class 1: Existing Facilities.

Action: The Zoning Administrator approved and adopted Resolution ZA 17-044 and approved Minor Exception Permit 17-317 and Minor Architectural Permit 17-323, Hobcraft Residence Addition, subject to the above findings and the attached Resolution and Conditions of Approval.

C. 227 Avenida Granada – Tentative Parcel Map 17-320 – Haft Condominiums (Carrillo)

A request to consider the subdivision of a duplex into condominiums to allow for individual ownership of existing dwelling units. The site is located at 227 Avenida Granada in the Residential-Medium Zoning District and the Architectural and Coastal Overlays (RM-A-CZ). The site's legal description is Lot 14 of Block 18, Tract 779; and Assessor's Parcel Number is 058-113-51.

Community Development Technician, David Carrillo, summarized the staff report.

Applicant, Joseph Peter Haft, is present and available for questions.

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

ZA Gregg approved the project based on the following findings: The site is physically suitable for the proposed density and type of development in that the project is limited to subdividing ownership of a duplex building into two condominiums. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15315 Class 15: Minor Land Divisions.

Action: The Zoning Administrator approved and adopted Resolution ZA 17-043 and Tentative Parcel Map 17-320, Haft Condominiums, subject to the above findings and the attached Resolution and Conditions of Approval.

D. 662 Camino De Los Mares – Minor Architectural Permit 17-329 – SDG&E Security Gate and Fencing (Wright)

A request to consider the construction of a security gate and fencing on a commercial site. The applicant proposes to remove and replace an existing chain-link security fence and security gate with new wrought-iron security fencing and gate at their main storage yard. The existing height of the fence will be raised to approximately 9'-0" high to match adjacent security wall and fencing conditions. The site is located in the Public Zoning District (P). The site's legal description is Book 204, Page 13 of Parcel 3, and Assessor's Parcel Number is 675-072-12

Associate Planner, Chris Wright, summarized the staff report.

Applicant, Paul Kruest, is present and available for questions.

ZA Gregg asked the Applicant to confirm barbed wire fencing would be removed as part of the project, and mentioned a Condition of Approval (No. 11) regarding this in the resolution. The condition requires barbed wire be removed as needed to comply with the Municipal Code, to the satisfaction of the City Planner. The Applicant confirmed barbed wire fencing would be removed.

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

ZA Gregg approved the project based on the following findings: The architectural treatment of the project complies with the San Clemente General Plan, Zoning Code, and the architectural guidelines in the City's Design Guidelines. The general appearance of the proposal is in keeping with the character of the neighborhood. 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 (CEQA) pursuant to State CEQA Guidelines Section 15303 Class 3: New Construction of Small Structures.

Action: The Zoning Administrator approved and adopted Resolution ZA 17-045 and Minor Architectural Permit 17-329, SDG&E Security Gate and Fencing, subject to the above findings and the attached Resolution and Conditions of Approval.

5. NEW BUSINESS

None

6. **OLD BUSINESS**


None

ADJOURNMENT

The meeting adjourned at 3:28 p.m. to the Adjourned Regular Zoning Administrator meeting of January 17, 2018 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California as the January 3, 2018 Regular Zoning Administrator Meeting was previously cancelled.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR



Amber Gregg, Zoning Administrator