

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING
OF THE ZONING ADMINISTRATOR
APRIL 18, 2018**

1. CALL TO ORDER

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on April 18, 2018 at 3:01 p.m. in Conference Room A of the Community Development Department, located at 910 Calle Negocio, San Clemente, California, by Zoning Administrator (ZA) Cecilia Gallardo-Daly.

Staff Present: Cecilia Gallardo-Daly, Zoning Administrator; Jonathan Lightfoot, Community Development Technician; David Carrillo, Community Development Technician; Amy Vazquez, Contract Planner; Lisa Acosta, Office Specialist I.

2. MINUTES

- A. The minutes of the Zoning Administrator meeting of March 21, 2018 were received and filed.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

- A. **3551 Camino Mira Costa H-2 – Minor Conditional Use Permit 18-072 – Jon’s Jungle** (Lightfoot)

A request to allow a retail pet shop and supply store within the Community Commercial 2 Zone and Medical Overlay (CC2-MO).

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

Applicant, Jonathan Levey, was unable to attend the Zoning Administrator meeting.

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

ZA Gallardo-Daly approved the project based on the following findings: The proposed use is permitted within the subject zone and complies with all the applicable provisions of the San Clemente General Plan. The project is located where pet shops are conditionally permitted. The site is suitable for the type and intensity of development. Additional parking is not required. There are no exterior changes proposed. There will be some minor tenant improvements involving only mobile partitions and shelving that will not require a building permit. The proposed use will not be detrimental to the public health, safety or welfare. The applicant is required to obtain a kennel permit and business license with the Coastal Animal Service Authority and comply with their requirements. The proposed use must comply with special operational, facility, sanitation, and licensing requirements of state law regarding pet store animal care. The proposed use will not negatively impact surrounding land uses. The proposed use is a commercial store and office within a multi-tenant commercial building. The business will be required to comply with any building and noise requirements.

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 18-017 and Minor Conditional Use Permit 18-072, Jon's Jungle, subject to the above findings and the attached Resolution and Conditions of Approval.

B. 315 Calle Delicada – Minor Architectural Permit 18-084 – Hirschag Addition (Carrillo)

A request to allow a 1,095 square foot addition to a non-conforming single-family home located at 315 Calle Delicada in the Residential Low Zone and Special Residential Overlay 1 (RL-SR1).

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

Applicant, Tracy Hirschag, was present and available for questions.

ZA Gallardo-Daly opened the public hearing.

Jeff Chambers, resident, supports the project, but recommended that there be a condition placed that no trees will exceed 17-feet in height at full maturity. The Conditions of Approval adopted on January 7, 1976 by City Council instructed the City and the H.O.A. to put this condition into the CC&R's, which was

recorded and track map finalized; however, this is not being enforced by the City nor the H.O.A.

Paul Back, resident, supports proposed project if it is being used as primary residence; however, is opposed if proposed use for senior housing, sober living, etc.

Patricia Watt, resident, welcomed the Applicant to the neighborhood. She stated residents of Broadmoor value their views, space, privacy, and the quiet neighborhood. She encouraged Applicant to open windows and take advantage of the cross ventilation of the ocean breeze rather than use air conditioner.

John McAuley, resident and neighbor of Applicant, wanted confirmation that the plans submitted to the City are the same plans the Broadmoor Architectural Committee approved. Additionally, he would like to know if there have been any changes to these plans and what the uses will be. Mr. McAuley welcomed the Applicant to the neighborhood.

ZA Gallardo-Daly closed the public hearing.

ZA Gallardo-Daly asked Mr. Hirschag if the landscape plans allowed for trees of a certain height based on the Broadmoor H.O.A. and to confirm if the plans submitted to the City were the same plans submitted to the H.O.A.

Mr. Hirschag confirmed the plans submitted to the City were the same plans submitted to the H.O.A. He explained when designing the landscape plans, they thoroughly reviewed the CC&R's and their requirements, plant and specimen recommendations, and fully bedded with the landscape architect as to prevent any height clearance issues.

ZA Gallardo-Daly asked Staff to explain in further detail the square footage being added.

Staff explained the addition will be 1,095 square feet in three areas, including 257 square feet of garage space and 838 square feet of living space consisting of a master bedroom, master bathroom, master closet, family room, and kitchen expansion. The project results in a total of four bedrooms.

ZA Gallardo-Daly approved the project based on the following findings: The architectural treatment of the project complies with the San Clemente General Plan, the Zoning Code, and the architectural guidelines in the City's Design Guidelines. The project's size, scale, architecture, setbacks, and materials are consistent with development standards and design guidelines. The proposed project maintains the single-story structure and character of the neighborhood. The project adds articulation on the front elevation by extending the garage towards the street with the roll-up doors. The scale and mass of the residence,

with the proposed addition, is comparable to adjacent residences. The project meets development standards in respect to setbacks, lot coverage, and height requirements. 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 15301 (Class 1: Existing Facilities).

Action: The Zoning Administrator approved and adopted Resolution ZA 18-018 and Minor Architectural Permit 18-084, Hirschag Addition, subject to the above findings and the attached Resolution and Conditions of Approval.

C. Marblehead Coastal Specific Plan – Amendment to Site Plan Permit 97-16
(Vazquez)

A request to consider minor amendments to approved site, floor and elevation plans for 15, single-family residential units within the Marblehead Coastal Specific Plan.

Contract Planner, Amy Vazquez, summarized the staff report.

Applicant, Matt Land, and Architect, Garrett Hoskins, were present and available for questions.

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

ZA Gallardo-Daly approved the project based on the following findings: The proposed modifications to the residential development complies with the previous approvals and provisions of the Marblehead Coastal Specific Plan and the goals and objectives of the San Clemente General Plan. The modifications to the residential units will incorporate similar aesthetics and design features that were originally approved. The site is suitable for the type and intensity of development that is proposed. The proposed development will not be detrimental to the public health, safety or welfare. The proposed development will not be unsightly or create disharmony with its locale and surroundings. The proposed project 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: Conversion of Small Structures).

Action: The Zoning Administrator approved and adopted Resolution ZA 18-019 and Amendment to Site Plan Permit 97-16, Marblehead Coastal Residential, subject to the above findings and the attached Resolution and Conditions of Approval.

5. NEW BUSINESS

None

6. OLD BUSINESS

None

7. ADJOURNMENT

The meeting adjourned at 3:36 p.m. to the Regular Zoning Administrator meeting of May 2, 2018 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