

These minutes were approved by the Zoning Administrator 8-29-2018

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING  
OF THE ZONING ADMINISTRATOR  
AUGUST 23, 2018**

**1. CALL TO ORDER**

The Regular Meeting of the City of San Clemente Zoning Administrator was called to order on August 9, 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; Adam Atamian, Code Compliance Manager; Katie Crockett, Associate Planner; Beverly Thompson, Code Compliance Officer; Michael Allocco, Planning Intern; Lisa Acosta, Office Specialist I.

**2. MINUTES**

- A. The minutes of the Zoning Administrator meeting of August 9, 2018 were received and filed.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

- A. **2717 Via Casa Loma – Minor Architectural Permit 18-279 – Storm Residence** (Crockett)

A request to allow an addition to an existing single-family residence with a legal nonconforming street-facing garage.

Associate Planner, Katie Crockett, summarized staff report and presented an Errata modifying the Conditions of Approval. Staff also stated she had one comment from a neighbor who had no concerns regarding this proposal.

Owner, Eric Storm, and Applicant, Robert Williams, were present and available for questions.

ZA Gallardo-Daly stated she received one inquiry from a nearby neighbor asking the height of the roof deck. ZA Gallardo-Daly asked staff to clarify the height

limit of the Zone and confirm the addition to the roof deck does not exceed the allowable height limit.

Staff stated the height limit of the Zone varies in this Overlay depending on the lot. This lot has a height limit of 16-feet and the roof deck is just under 14-feet to the top of the railing.

ZA Gallardo-Daly opened the public hearing.

Owner, Eric Storm, is requesting to strike Condition 24 of the Conditions of Approval in its entirety. Mr. Storm asked for clarification for Condition 25. Does the patio cover require modification or can it remain as is and get remainder of house permitted? Applicant, Robert Williams, further clarified Mr. Storm's inquiry related to Condition 25.

Code Compliance Manager, Adam Atamian, clarified Condition 25, that the unpermitted patio covers be remediated within 30 days of approval of Minor Architectural Permit 18-279. The entitlement needs to be applied for, not approved, within 30 days. Condition 24, stating it cannot be used until permitted, will still apply. This is due to public safety concerns as the existing deck is unpermitted and over 30 years old.

ZA Gallardo-Daly closed the public hearing.

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 18-034, Minor Architectural Permit 18-279, Storm Residence, subject to the attached Resolution and Conditions of Approval with the following modifications:

- Conditions 19 and 20 have been omitted as these were erroneously included that are not applicable to the subject project.
- Condition 23 to read: Applicant further understands and agrees that Applicant shall obtain building and engineering/grading permits within 30 calendar days of the City's acknowledgement to Applicant, or Applicant's identified representative (i.e. architect, project manager, or contractor), that either, or both, building or engineering permits can be issued.
- Condition 25 to read: The Applicant (including any property owners and managers, and their designees) shall be required to remediate the unpermitted patio covers within 30 days of approval of MAP 18-279. Remediation can be achieved in two ways:
  - a. Demolish and remove the unpermitted patio cover;
  - b. Apply for the entitlement necessary (i.e. Variance or Minor Exception Permit, as applicable, the application for which must be

deemed complete, pursued actively with the City, and be approved, in order to maintain the patio cover. If the entitlement application is not completed or is not approved, the patio cover must be demolished with applicable demolition permits.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

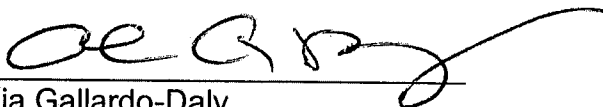
None

7. **ADJOURNMENT**

The meeting adjourned at 3:17 p.m. to the Regular Meeting of the Zoning Administrator which will be held Thursday, September 20, 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 Regular Meeting of September 6, 2018 has been cancelled due to a lack of business.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR

  
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Cecilia Gallardo-Daly