

These minutes were approved by the Zoning Administrator 6-27-2019

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING
OF THE ZONING ADMINISTRATOR
JUNE 20, 2019**

1. CALL TO ORDER

The Regular Meeting of the City of San Clemente Zoning Administrator was called to order on June 20, 2019 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 (ZA) Cecilia Gallardo-Daly.

Staff Present: Cecilia Gallardo-Daly, Zoning Administrator; Katie Crockett, Associate Planner

2. MINUTES

- A. The minutes of the Zoning Administrator meeting of May 23, 2019 were received and filed.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

- A. **Minor Architectural Permit 18-603 & Minor Cultural Use Permit 18-604, Young Ideas Construction, 106 W. Canada (Crockett)**

A request to place shipping containers for storage and display of sales materials, permit minor site modification, and allow outdoor business activities including the viewing and display of materials associated with the business.

Katie Crockett, Associate Planner, summarized the staff report.

Staff received two calls from members of the public with questions regarding improvements; no public comment has been received for or against the project.

Staff recommends approval of project. Proposed project is an improvement to the property, and is compatible with adjacent residential properties. Project size, scale and materials are consistent with design guidelines and standards including maintaining required parking for business. Accessibility for business is also improved including ADA parking and path of travel. Several conditions of approval have been applied to ensure that outdoor activities only relate to

showcasing, and not industrial related activities including masonry work and large deliveries/transfer of materials.

Staff recommends adopting resolution ZA 19-008 with included conditions of approval.

Representative for applicant, Max Auerswald, was in attendance and available to answer any inquiries about project.

ZA Gallardo-Daly asked staff to clarify the questions received and whether there were any concerns expressed from members of the public.

Ms. Crockett stated that one member of the public had questions only. One member of the public was concerned that the storage containers would be visible. Ms. Crockett clarified that the storage containers are almost entirely screened due to the height of the containers and the height of the perimeter fence, as well as line of sight, and encouraged the caller to go see the improvements to see if he had concerns, and staff did not hear back from him.

ZA Gallardo-Daly opened the public hearing.

Representative for applicant has no comment, concerns or questions.

ZA Gallardo-Daly closed the public hearing.

ZA Gallardo-Daly approved the project based on the following findings: The project is consistent with the General Plan and Design Guidelines and in character with the neighborhood in that the perimeter fence screens the storage containers, the project improves the aesthetic conditions of the property by adding significant additional landscape and limiting storage to the interior of the designated containers, and the proposed use is low-intensity with no industrial-type activities occurring on the subject site.

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3: New Construction or Conversion of Small Structures).

Action: Zoning Administrator approved and adopted resolution ZA 19-008, approving Minor Architectural Permit 18-603 and Minor Conditional Use Permit 18-604 for Young Ideas Construction, 106 W. Canada, subject to all conditions of approval.

5. NEW BUSINESS

None

6. **OLD BUSINESS**

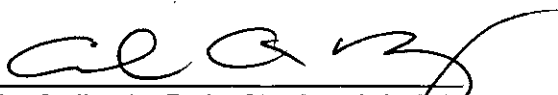
None

7. **ADJOURNMENT**

The meeting adjourned at 3:09 p.m. to the Regular Meeting of the Zoning Administrator which will be held Thursday, July 18, 2019 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, Zoning Administrator