

These minutes were approved by the Zoning Administrator 12-11-2019

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING
OF THE ZONING ADMINISTRATOR
DECEMBER 5, 2019**

1. CALL TO ORDER

The Regular Meeting of the City of San Clemente Zoning Administrator was called to order on December 5, 2019 at 3:06 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; Erin Guy, Community Development Technician; Lisa Acosta, Office Specialist I.

2. MINUTES

None

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARING

A. 222 Avenida Victoria – Minor Architectural Permit 18-643 – Avalos Residence (Crockett)

A request to consider a first story and second story addition, totaling 1,184 square feet, to a legal nonconforming single-family residence at 222 Avenida Victoria.

Katie Crockett, Associate Planner, summarized the staff report and added no public comments have been received.

Albert Avalos, homeowner, and Cheryl DeMarco, architect, were present and available for questions.

Albert Avalos stated he is excited about the project as it will enhance the property significantly. He stated the only challenge is there are zero lot lines on the sides of the property so he is working with neighbors to address and minimize their concerns with regard to construction.

ZA Gallardo-Daly thanked the applicant and his design team for being so responsive to the Design Review Subcommittee's comments about the project. The comments and responsive design changes create a project that fits within the neighborhood.

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 stated she read the staff report, reviewed the plans and the conditions of approval.

ZA Gallardo-Daly approved Minor Architectural Permit 18-643 based on the following findings: The proposed project maintains the one-story appearance at the street. The two-story addition is at the rear of the home which matches the two-story profile of the buildings at the rear of the property. The proposed two-story addition and roof deck provides a transition from existing development to new development. The project complies with the Zoning Ordinance in that the project meets all development standards including setbacks, height, landscape and lot coverage with the exception of the existing nonconforming setbacks. The proposed massing of the addition and the visual relief in the offsets is well designed and in scale with the neighborhood. The new standing seam metal roof and the new windows and doors will provide an attractive upgrade to the property.

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 19-021, Minor Architectural Permit 18-643, Avalos Residence, subject to the Conditions of Approval.

B. 314 La Rambla – Minor Architectural Permit 19-261/In-Concept Review 19-176 – Pickle Residence (Guy)

A request to consider an 83 square foot addition to an existing legal non-conforming structure, and the construction of a new detached two-story single family residence at 314 La Rambla.

Action: The Zoning Administrator continued this item to the regularly scheduled Zoning Administrator meeting of December 19, 2019 to allow staff to supplement the findings to address the Local Coastal Program Land Use Plan.

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, December 19, 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