

These minutes were approved by the Zoning Administrator 2-12-2020

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING
OF THE ZONING ADMINISTRATOR
FEBRUARY 6, 2020**

1. CALL TO ORDER

The Regular Meeting of the City of San Clemente Zoning Administrator was called to order on February 6, 2020 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; Erin Guy, Community Development Technician; Lisa Acosta, Office Specialist I.

2. MINUTES

- A. The minutes of the Zoning Administrator meeting of January 23, 2020 were received and filed.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARING

- A. **220 Avenida Pelayo – Minor Architectural Permit 19-484/Minor Exception Permit 19-485 – McMains Residence Addition** (Guy)

A request to consider approximately 700 square feet of additions to an existing single family residence that would continue a legal nonconforming side yard setback of 4 feet 7 inches where 5 feet is required. The site is zoned Residential Medium (RM) and is within the Coastal Exclusion Order Area.

Erin Guy, Community Development Technician, summarized the staff report.

Curt McMains, homeowner, was present and available for questions.

ZA Gallardo-Daly asked staff to verify if the proposed addition is in compliance with all other development standards of the zone, and if the color and materials of the existing structure will be updated to match the proposed addition.

Staff confirmed that the proposed addition is in compliance with all development standards of the zone, with the exception of the minor exception to the side yard setback requested.

Curt McMains, confirmed the color and materials of the entire structure will be updated to match the color and materials of the proposed addition.

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 and findings, location, reviewed the plans, and the conditions of approval.

ZA Gallardo-Daly approved Minor Architectural Permit 19-484 and Minor Exception Permit 19-485 based on the following findings: The architectural treatment of the project complies with the San Clemente General Plan. The project improves the aesthetic condition of the property by providing updated building materials and architectural design including new siding, new roofing materials, and a new garage door. The building's scale and massing are in character with the neighborhood and is compatible with adjacent properties, as it maintains the existing one-story roofline. Except for the nonconforming side-yard setback, the project complies with the requirements of the Zoning Code. The architectural treatment of the project complies with the architectural guidelines of the City's Design Guidelines. The addition to the structure is at the rear of the property and is not visible from the public right of way. The general appearance of the proposal is in keeping with the character of the neighborhood. The proposed project maintains the single story structure, and is within a neighborhood with a mix of single and two story buildings and incorporates similar building elements to structures that surround it. There are properties at 214 and 216 Avenida Pelayo which currently maintain legal nonconforming side-yard setbacks of less than 5-feet. The proposal is not detrimental to the orderly and harmonious development of the City. The minor exception permit will not interfere with the purpose of the zone or the standards of the zone. The neighboring properties will not be adversely affected as a result of the Minor Exception Permit. The approval of the minor exception permit will not be detrimental to the health, safety or welfare of the general public. The project meets all the requirements for approval of a minor architectural permit and minor exception permit.

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 20-007, Minor Architectural Permit 19-484 and Minor Exception Permit 19-485, McMains Residence Addition, subject to the Conditions of Approval.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

None

7. **ADJOURNMENT**

The meeting adjourned at 3:08 p.m. to the Regular Meeting of the Zoning Administrator which will be held Thursday, March 5, 2020 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