

These minutes were approved by the Zoning Administrator 6-22-2020

**CITY OF SAN CLEMENTE
MINUTES OF THE ADJOURNED REGULAR MEETING
OF THE ZONING ADMINISTRATOR
JUNE 18, 2020
Council Chambers
100 Avenida Presidio
San Clemente, California 92672
www.san-clemente.org/live or Cox Channel 854**

1. CALL TO ORDER

Zoning Administrator Gallardo-Daly called the Adjourned Regular Meeting of the City of San Clemente Zoning Administrator to order on June 18, 2020 at 3:06 p.m. in Council Chambers located at 100 Avenida Presidio, San Clemente, California. Due to the COVID-19 Pandemic, this meeting was available to the public via live stream from the City's YouTube Channel or live on Cox Channel 854.

Staff Present: *Cecilia Gallardo-Daly, Zoning Administrator
 *Kyle Webber, Community Development Technician

 *Participated in meeting via teleconference

2. MINUTES

- A. The minutes of the Zoning Administrator meeting of May 21, 2020 were received and filed.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARING

- A. **206 Avenida De La Grulla – Minor Exception Permit 19-435/Staff Waiver of a Minor Architectural Permit 19-338 – Grulla Addition** (Webber)

A request to consider a 160 square foot expansion to the rear of a residential building with a minor exception to continue the nonconforming side yard setback. The project includes demolition of unpermitted unit and 183 square foot interior remodel to the kitchen, master bedroom, and family room.

Kyle Webber, Community Development Technician, summarized the staff report, and stated he has received no written public comments, but did receive one phone call expressing concern about construction in the private alley-way at the

rear of the property. The caller was informed those issues would be addressed during the building permit process.

ZA Gallardo-Daly asked staff to clarify if there is a separation between the proposed addition and existing two-car garage as shown on plans.

Staff confirmed there is a 5-foot separation between the proposed addition and the existing garage.

ZA Gallardo-Daly opened the public hearing, and there being no public comment received to this item, closed the public hearing.

ZA Gallardo-Daly stated she read the staff report, findings, conditions of approval, and has reviewed the plans.

ZA Gallardo-Daly approved Minor Exception Permit 19-435 and Staff Waiver of Minor Architectural Permit 19-338 based on the following findings: The continuation of a legal non-conforming side-yard setback within 30-inches of the property line is permitted with the approval of the Minor Exception Permit. The proposed project meets all required development standards except for the existing non-conforming conditions as identified. The proposal is a modest expansion that is compatible with the neighborhood and existing structure on the property. The addition is in character with the scale and massing of buildings in the neighborhood, and maintains the one-story roofline of the existing residence and neighboring properties. The plans for the demolition, remodel, and addition clearly show existing conditions and proposed changes. The approval of 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 the result of the approval of the Minor Exception Permit. The proposed project will not be detrimental to the health, safety or welfare of the general public. Buildings in the neighborhood maintain comparable side-yard setbacks. Building permits are also required to ensure the project complies with all building, fire, and safety standards. The architectural treatment of the project complies with the San Clemente General Plan. The architectural treatment of the project complies with the Zoning Code in areas including height, and other property setbacks. The building's scale, massing, and setbacks are in character with and compatible with adjacent properties. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines. The general appearance of the proposal is in keeping with the character of the neighborhood. 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 15301 (Class 1: Existing Facilities).

Action: The Zoning Administrator approved and adopted Resolution ZA 20-017, Minor Exception Permit 19-435 and Staff Waiver of Minor Architectural Permit 19-338, Grulla Addition, subject to the Conditions of Approval.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

None

7. **ADJOURNMENT**

The meeting adjourned at 3:16 p.m. to the Adjourned Regular Meeting of the Zoning Administrator which will be held Thursday, July 23, 2020 at 3:00 p.m., at Council Chambers, located at 100 Avenida Presidio, San Clemente, California as the July 9, 2020 meeting was previously cancelled.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR



Cecilia Gallardo-Daly, Zoning Administrator