These minutes were approved by the Zoning Administrator on 04-18-14.

5-6-14
6-B (1)

CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
April 16, 2014

Staff Present: James Holloway, John Ciampa, Adam Atamian, and Kimberly Maune

2.   MINUTES

Minutes of the Zoning Administrator meeting of April 2, 2014 received and filed.

3.   ORAL AND WRITTEN COMMUNICATION

None

4.   PUBLIC HEARING

A.   119 Boca De La Playa – Tentative Parcel Map 2014-105 – 119 Boca De La Playa (Ciampa)

A request to consider a Tentative Parcel Map for the conversion of a residential duplex that is under construction into two condominium units. The subject site is in the Residential Medium zoning district and within the Architectural and Coastal Zone Overlays (RM-A-CZ) at 119 Boca De La Playa. The site's legal description is Lot 45, Block 4 of Tract 821 and Assessor's Parcel Number 692-121-02

Associate Planner John Ciampa summarized the staff report.

Applicant Joseph Bulwa was present; he had no comments.

There were no members of the public present to address this item.

Mr. Holloway stated this is an air space subdivision. He informed Mr. Bulwa of the ten day appeal period and he thanked him for working with staff.

Action: The Zoning Administrator approved Tentative Parcel Map 2014-105, 119 Boca De La Playa, subject to Resolution ZA 14-017 with attached Conditions of Approval.

ACTION SUBJECT TO APPEAL TO OR CALL-UP BY CITY COUNCIL

5.   NEW BUSINESS

A.   <u>805 Buena Vista – Waiver of Minor Cultural Heritage Permit 14-134 –
      Stallings Residence Exterior Alterations</u> (Atamian)

A request to consider window and roof alterations to a previously
approved addition adjacent to a historic property. The property is located
in the Residential Medium (RM-CZ) zoning district at 805 Buena Vista,
legal description being Lot 4, of Block 7, of Tract 794, Assessor's Parcel
Number 692-082-41.

Assistant Planner Adam Atamian summarized the staff report. He stated
the applicant was unable to attend this meeting, he lives out of state. Mr.
Atamian reviewed the staff report with the applicant and he concurs with
staff.

There were no members of the public present to address this item.

Mr. Holloway stated this is a great example of a very streamlined process
which will enhance the quality of life for this neighborhood. The visual
representations and the written description clearly indicate this project is
going to improve the overall aesthetics of the project and the building.
Additionally, this project is going to improve the architectural consistency
of the house and be very compatible with the adjacent historic structure.
This project will enhance the overall neighborhood aesthetics and the
compatibility with the historic structure.

Mr. Holloway stated he is pleased that staff used the most streamlined
process that was possible and appropriate for processing this request. He
thanked staff and stated this project required staff review because it is in a
very prominent location on a coastal bluff and it is adjacent to a historic
structure.

Mr. Holloway stated that processing applications for Waivers of Minor
Cultural Heritage Permits are free. The justification is that these aesthetic
improvements will benefit the neighborhood and community at large.
These architectural additions and refinements are going to create more
compatibility with the adjacent historic structure. Therefore this is why the
streamlined no fee waiver process is warranted.

Mr. Holloway stated there is a ten day appeal period.

Action: The Zoning Administrator approved Waiver of Minor Cultural
Heritage Permit 14-134, Stallings Residence Exterior Alterations, subject
to Resolution ZA 14-016 with attached Conditions of Approval.

ACTION SUBJECT TO APPEAL TO OR CALL-UP BY CITY COUNCIL

6.   OLD BUSINESS

None

ADJOURNMENT

The meeting adjourned at 3:15 p.m. to the regular Zoning Administrator meeting to be held on May 7, 2014 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

James Holloway