

These minutes were approved by the Zoning Administrator 11/23/2020

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING  
OF THE ZONING ADMINISTRATOR  
NOVEMBER 19, 2020  
Teleconference Only via  
[www.san-clemente.org/live](http://www.san-clemente.org/live)**

**1. CALL TO ORDER**

Zoning Administrator Perez called the Regular Meeting of the City of San Clemente Zoning Administrator to order on November 19, 2020 at 3:01 p.m. The meeting was offered teleconference only due to the COVID-19 Pandemic, and available to the public via live stream from the City's YouTube Channel.

Staff Present:            \*Cecilia Gallardo-Daly, Zoning Administrator  
                                  \*Christopher Wright, Associate Planner II  
  
                                  \*Participated in meeting via teleconference

**2. MINUTES**

- A. The minutes of the Zoning Administrator meeting of October 22, 2020 were received and filed.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARING**

- A. **155 Avenida Del Mar – Amendment to Site Plan Permit 17-113 (PLN20-286) – Zov's Restaurant** (Wright)

A request to consider modifications to a site plan for an approved two-story 4,780 square-foot commercial building. The proposal involves minor site design changes for trash storage, circulation, parking and parking lot landscape. The application does not include changes to the type and intensity of development, the use, and the number of parking spaces. The site includes two parcels to be merged, located in the Mixed Use 3.0 Zoning District, Central Business, Architectural, and Coastal Zone Overlays (MU 3.0-CB-A-CZ) at 155 Avenida Del Mar and 154 Avenida Granada. The site's legal description is Lots 5 and 36, Block 6 of Tract 779 and Assessor's Parcel Numbers are 058-082-05 and 058-082-36.

Christopher Wright, Associate Planner II, summarized the staff report, and noted he has not received any public comment regarding this project.

ZA Gallardo-Daly opened the public hearing.

Lindsey Ortega, applicant, stated she has reviewed and agrees to the Conditions of Approval, and is available to answer any questions.

ZA Gallardo-Daly closed the public hearing.

ZA Gallardo-Daly stated he reviewed the staff report, plans, findings, conditions of approval, and visited the site.

ZA Gallardo-Daly approved Amendment to Site Plan Permit 17-113 (PLN20-286) based on the following findings: The proposed development is permitted within the subject zone and complies with all the applicable provisions of the Zoning Ordinance, the goals, and objectives of the San Clemente General Plan, and the Coastal Land Use Plan. The site is suitable for the type and intensity of development that is proposed. The project as amended meets development standards of the zone that define the intended scale and size of development in the neighborhood, including urban open area, landscaping, building height, lot coverage, number of stories, density, and parking. While the modifications to the property are intended to eliminate the need for reciprocal access easement with the adjacent property, the applicant has been able to meet the landscaping, parking, and circulation requirements. The proposed development will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity. The project will be required to meet the California Building Code and Orange County Fire Authority Regulations. The design modification brings the parking lot into compliance with requirements for landscaping, accessibility, and electric vehicle charging. The proposed development will not be unsightly or create disharmony with its locale and surroundings. The project includes a restaurant with outdoor dining, a pedestrian oriented visitor serving commercial use that is encouraged in the General Plan and Coastal Land Use Plan in the Del Mar and Downtown area. The two-story front elevation is consistent with the surrounding neighborhood that includes a mix of small-scale Commercial and Mixed-Use developments with one- and two-stories, and the project includes an outdoor patio for restaurant dining that is accessible and visible from the adjacent sidewalk along Avenida Del Mar similar to other restaurants in the area. The proposed development will minimize or eliminate adverse physical or visual affects which might otherwise result from unplanned or inappropriate development. The project proposes high quality architecture and site improvements that follows the City's Spanish Colonial Revival Architecture Guidelines as required in the Architecture and Central Business Overlays. The building has varied rooflines with shed and flat roof elements. The building has articulation and offsets. These massing offsets reduce the bulk and scale of the building for compatibility with surrounding properties.

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

Action: The Zoning Administrator approved and adopted Resolution ZA 20-027, Amendment to Site Plan Permit 17-113 (PLN20-286), Zov's Restaurant, subject to the Conditions of Approval.

**B. 614 East Avenida San Juan – Minor Architectural Permit 20-205 – Ford Residence** (Wright)

A request to consider the addition of 867 square feet of living area to a 1,758 square-foot nonconforming residence and a 431 square-foot attached garage. The site is located at 614 East Avenida San Juan within the Residential-Low Density Zoning district and Special Residential Overlay 1 (RL-SR1). The site's legal description is Tract 3981 Lot 3, and Assessor's Parcel Number is 690-173-07.

Christopher Wright, Associate Planner II, summarized the staff report.

ZA Gallardo-Daly asked staff if the proposed addition is adding to the non-conformity.

Staff clarified that the project is not adding to the non-conformity of the existing residence.

ZA Gallardo-Daly opened the public hearing.

Chris Foerstel, applicant, was available for questions.

Vivian and Steve Ford, homeowners, were available for questions.

ZA Gallardo-Daly closed the public hearing.

ZA Gallardo-Daly stated he reviewed the staff report, plans, findings, conditions of approval, and visited the site.

ZA Gallardo-Daly approved Minor Architectural Permit 20-205 based on the following findings: The architectural treatment of the project complies with the San Clemente General Plan. The project's size, scale, architecture, setbacks, and materials are consistent with applicable development standards and design guidelines. The proposed residential addition's scale and massing is in character with and compatible with the adjacent properties. The architectural treatment of the project complies with the Zoning Code in areas including height and setbacks. The project maintains the two-story scale of the residence with the balance of square footage being added to the first and second floors. The

architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines in that the project is in character with the scale and size of residences in the neighborhood. The general appearance of the proposal is in keeping with the character of the neighborhood. The proposed project complies with the development standards of the zone. The residence maintains the two-story character in an area with one- and two-story houses. The massing and scale of the residence steps down a slope to follow the topography of the street and properties in the area. The proposed residential addition is not detrimental to the orderly and harmonious development of the City. The project meets minimum development standards set forth by the Zoning Ordinance. The proposed use is on a developed site and will be required to meet the California Building Code and Orange County Fire Authority requirements.

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 20-024, Minor Architectural Permit 20-205, Ford Residence, subject to the Conditions of Approval.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

None

7. **ADJOURNMENT**

The meeting adjourned at 3:22 p.m. to the Regular Meeting of the Zoning Administrator which will be held Thursday, December 17, 2020 at 3:00 p.m., via teleconference.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR

  
Cecilia Gallardo-Daly, Zoning Administrator