

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING
OF THE ZONING ADMINISTRATOR
March 21, 2024
San Clemente City Hall
First Floor Community Room
910 Calle Negocio
San Clemente, California 92673**

1. CALL TO ORDER

Zoning Administrator Adam Atamian called the Regular Meeting of the City of San Clemente Zoning Administrator to order on March 7, 2024 at 3:01 p.m. The meeting was held in the First Floor Community Room of City Hall, 910 Calle Negocio, San Clemente, California.

Staff Present: Adam Atamian, Zoning Administrator
John Ciampa, Contract Planner
Tamara Tatich, Office Specialist

2. MINUTES

A. Receive and file Minutes from the Zoning Administrator Regular Meeting of March 7, 2023.

3. ORAL AND WRITTEN COMMUNICATION

None.

4. PUBLIC HEARING

A. City Antennae Permit (CAP) 23-246, AT&T Wireless Facility, 2916 Via San Gorgonio

A request to replace a field light standard pole and install antennas and equipment on the new pole. The project also includes the expansion of an existing equipment enclosure utilized by an adjacent wireless facility to accommodate new AT&T ground mounted equipment in the Open Space Public (OS1) zone at 2916 Via San Gorgonio.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines §15303 (Class 3: New Construction or Conversion of Small Structures).

Contract Planner John Ciampa summarized the staff report and stated that the applicant, Chris Doheny was available to answer questions on behalf of his client AT&T and that there is a presentation if requested.

Zoning Administrator Atamian asked if the adjacent enclosure was an exposed block wall, whereby Mr. Doheny stated that the enclosure was a chain-linked fence with green mesh screening that was installed over ten years ago. Zoning Administrator Atamian confirmed with the applicant that the new wall would be consistent with the other structures in the park inclusive of landscaping to soften.

Zoning Administrator Atamian confirmed with staff that the City owned the light structure and that the applicant would bear the cost of any replacements needed to facilitate the new wireless equipment.

Zoning Administrator Atamian asked about density of facilities at the location, whereby Mr. Doheny delivered a presentation that included a visual map of current coverage and a map of projected coverage once the new equipment is activated. The presentation included compliancy details with Federal guideline and renderings to demonstrate a visual low impact to the surrounding area.

Having no further questions, Zoning Administrator Atamian opened the public hearing.

Zoning Administrator Atamian stated that he reviewed the information in the report and confirmed that City staff is recommending approval based on the Design Review Subcommittee support since the requested changes were incorporated into the design.

Zoning Administrator Atamian visited the site and believes this to be a better location than other options since it's adjacent to the freeway and provides better coverage for both freeway and residences on the east side of the freeway. Zoning Administrator Atamian acknowledged that the enclosure is expanding its footprint, but it isn't a primary useable area of the park. Zoning Administrator Atamian believes this sets a precedent on enhanced design.

Zoning Administrator Atamian asked if there were any public comments, and staff confirmed that none have been received. There be no comments from the public in attendance, Zoning Administrator Atamian closed the public hearing.

Zoning Administrator Atamian stated that he can meet the findings in that the height will not be taller that the existing standard. The existing lights will still be used, which helps with timers and evening activities. The design and location of the facility will not interfere with transmissions of other signals within the City. The project does not create adverse visual impacts to the surrounding area. The design is an improvement to what was previously required.

Zoning Administrator Atamian determined the project be found Categorically Exempt from CEQA pursuant to State CEQA Guidelines §15303 (Class 3: New Construction or Conversion of Small Structures).

Action: The Zoning Administrator adopted Resolution ZA24-006, approving City Antennae Permit 23-246, AT&T Wireless Facility, 2916 Via San Gorgonio, subject to the Conditions of Approval.

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, April 4, 2024 at 3:00 p.m. at Community Development Department, City Hall, First Floor Community Room, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR

Adam Atamian, Zoning Administrator