

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING  
OF THE ZONING ADMINISTRATOR  
APRIL 4, 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 April 4, 2024 at 3:00 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  
Zach Rehm, Senior Planner  
Tamara Tatich, Office Specialist

**2. MINUTES**

**A. Received and filed Minutes from the Zoning Administrator Regular Meeting of March 21, 2023.**

**3. ORAL AND WRITTEN COMMUNICATION**

None.

**4. PUBLIC HEARING**

**A. Continued Public Hearing Project (PHP) 23-411, Sunset Shores Façade Remodel, 410 Corto Lane**

The Zoning Administrator will consider the request for a Development Permit (DP) 23-415 for exterior improvements, including a height increase for faux roof extensions, façade improvements, and architectural embellishments, to an existing 18-unit condominium building located at 410 Corto Lane within the Pier Bowl Specific Plan and the Architectural (A) Overlay District.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities).

Senior Planner Zach Rehm summarized the staff report.

Tony Massaro, applicant; and Kelly Shaw, Homeowner Association representative, were available for questions.

Zoning Administrator Atamian opened the public hearing.

Robin Saul, neighboring resident, appreciated the modifications made as a response to the Design Review Subcommittee and local residents' feedback, yet opposed the height of the project.

Zoning Administrator Atamian clarified the location of Ms. Saul's unit in relation to the proposed enhancements. Zoning Administrator Atamian asked staff to confirm the height of the project. Staff explained that the maximum height was unchanged from previous design and complies with code, but that several roof towers were reduced in height, and the parapet wall was reduced in scope to reduce view impacts.

Staff stated that approximately six public comments were received from the Reef Gate residents of the adjacent building located at 423 Avenida Granada. Ms. Shaw, Community Manager for Sunset Shores stated that there have been community meetings with board members from both Reef Gate and Sunset Shores Homeowner Associations with Mr. Massaro and Ms. Shaw. Mr. Massaro stated that they made adjustments to the design as a result of that meeting and believe that the view impacts has been mitigated.

Zoning Administrator Atamian required a Condition be added to modify the u-shaped parapet wall to wrap entirely around the pipes to further reduce visibility from the east.

Zoning Administrator Atamian reviewed the types of materials being used in the remodel with Mr. Massaro.

Zoning Administrator Atamian called out that that the ocean-facing rear decks will need to comply with the City's Design Guidelines and Architectural Overlay using materials that are consistent with Spanish Colonial Revival. The current use of glass will no longer be permitted. Zoning Administrator Atamian explained that staff will be supportive of allowing maintenance of the existing glass deck rail systems, but once the railings require replacement, the materials need to be a wrought iron bolster application that is mindful of Spanish Colonial Revival. Staff called out Special Condition 4.3 that states this requirement.

Ms. Saul questioned the height as presented in the exhibits. Zoning Administrator Atamian stated based on the elements of the roof extension, the distance and the angle of the view, there should be minimal view impacts.

Zoning Administrator Atamian reviewed the Design Review Subcommittee comments and asked Staff if the potential view impacts were discussed in the meeting. Staff stated that the view impacts taken into consideration were the public views from the pier, not private views from the adjacent condominiums, which is why they recommended more embellishments along the east-facing pier-side.

Zoning Administrator Atamian noted that Development Permit Process does allow for projects that are viewed by the Zoning Administrator to be referred to a higher review level, which would be the Planning Commission, but that was not necessary in this case because public comments have been addressed. Zoning Administrator Atamian believes that there will be some impacts to neighboring residents' views; however, the City does not protect private views. Zoning Administrator Atamian complimented the architect for reducing the view impacts considerably while increasing the overall benefit to the community in his design.

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

Zoning Administrator Atamian stated he can make the findings stated in the Staff Report, and expressed appreciation of the Conditions of conformity and consistency in materials and aesthetic on the rear ocean-facing railings, concealing the roofline pipes, and that all the new portion of the roof will be tiled to match the existing roof areas.

Zoning Administrator Atamian determined the project Categorically Exempt from CEQA pursuant to State CEQA Guidelines §15301 (Class 1: Existing Facilities).

**Action:** The Zoning Administrator adopted Resolution ZA24-005, approving Development Permit 23-415, Sunset Shores Façade Remodel, subject to the Conditions of Approval with the additional requirement that the u-shaped parapet wall be extended to wrap entirely around the pipes to further reduce visibility from the east.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

None

7. **ADJOURNMENT**

The meeting adjourned at 3:47 p.m. to the Regular Meeting of the Zoning Administrator, which will be held Thursday, April 18, 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

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Adam Atamian, Zoning Administrator

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