

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING
OF THE ZONING ADMINISTRATOR
OCTOBER 3, 2024
San Clemente City Hall
First Floor Community Room
910 Calle Negocio
San Clemente, California 92673**

1. CALL TO ORDER

Zoning Administrator (ZA) Adam Atamian called the Regular Meeting of the City of San Clemente Zoning Administrator to order on October 3, 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
Jessica Gatny, Assistant Planner
Tamara Tatich, Office Specialist

2. MINUTES

A. Minutes from the Zoning Administrator Regular Meeting of September 19, 2024.

ZA Atamian received and filed the minutes for the regular meeting of September 19, 2024.

3. ORAL AND WRITTEN COMMUNICATION

None.

4. PUBLIC HEARING

A. Public Hearing Project (PHP) 24-200, AT&T Antenna, 401 Calle de los Molinos

A request for the Zoning Administrator to approve Development Permit (DP) 24-205 to allow a new roof-mounted dish antenna with support stand surrounded by a screening tower, located on the second-floor of an existing AT&T Telecommunications Building.

The Zoning Administrator will also consider whether the project is categorically exempt from CEQA pursuant to State CEQA Guidelines §15301.e (Class 1.e: Existing Facilities).

Assistant Planner Jessica Gatny summarized the staff report and introduced Nima Honarbakht, applicant.

ZA Atamian asked the applicant if he had any comments. Mr. Honarbakht stated he appreciated the feedback and was able to fine-tune the project to its current form. Mr. Honarbakht confirmed with staff that the Conditions of Approval will be on the plans being submitted for a building permit.

ZA Atamian opened the public hearing.

ZA Atamian stated that he reviewed the Staff Report, and the Design Review Subcommittee Staff Report and the Minutes from that meeting. ZA Atamian asked the applicant if the treatment of the walls facing Avenida Pico and north, facing the Outlets property have stucco to match the existing stucco. ZA Atamian also asked about the Fiberglass Reinforced (RF) Panel Architectural Screen proposed for the east elevation facing Calle De Los Molinos and not provided west elevation not being stucco. Mr. Honarbakht confirmed that the stucco on the north and south elevations will match the existing building stucco, and that the only RF screen that allows the signal strength to penetrate is east-facing toward Calle De Los Molinos. If driving west on Avenida, traffic will only see stucco.

ZA Atamian asked for clarification of what the materials is used for the fiberglass, because the website only displayed a see-through grate, but there were also solid materials. Mr. Honarbakht stated he is waiting for samples from the representative to ensure that the materials will match the existing building. Mr. Honarbakht stated that he is confident that the manufactured high-grade plastic material will match the stucco based on how the panels are fabricated, and explained the finish process that will be completed in the field to identically match the surfaces. ZA Atamian confirmed that the panel is solid and manufactured to look similar to stucco in the color and texture, and that the process of matching is completed in the field.

ZA Atamian confirmed with staff that the antenna location was modified based on the recommendations by the Design Review Subcommittee, and acknowledged the plans show landscaping installations along the recessed arches along the Avenida Pico façade, stating that it is a great benefit for the project.

Having no further questions, ZA Atamian closed the public hearing

ZA Atamian stated that he can support the proposed project based on the findings in the Resolution with the following changes to the Conditions of Approval:

Add Condition 5.14 to state: Prior to final inspection, the applicant shall provide a sample of the Fibergate FRP Architectural Screen for review and approval by the City Planner prior to installation of the final panel.

Add Condition 1.18 to state: The west elevation of the tower addition will be finished in stucco to match existing building; and the north and south elevations of the tower.

ZA Atamian determined the project Categorical Exempt from CEQA pursuant to State CEQA Guidelines §15301.e (Class 1.e: Existing Facilities).

Action: The Zoning Administrator adopted Resolution ZA24-018 approving Development Permit 24-205, AT&T Telecommunications, 401 Calle De Los Molinos, subject to the Conditions of Approval with the above-references modifications.

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, October 17, 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