



Memorandum Planning Division

August 26, 2015

To: Planning Commission, City of San Clemente
From: Jim Pechous, City Planner
Subject: Staff Waivers August 12, 2015 through August 25, 2015

This memorandum provides details regarding Staff Waivers recently approved by the Planning Division.

Analysis

Pursuant to San Clemente Municipal Code (Section 17.16.110), staff waivers may be requested for any exterior modifications, alterations, or additions requiring an Architectural/Cultural Heritage Permit or Minor Architectural/Cultural Heritage Permit. The purpose of the staff waiver is to streamline the permitting process for projects so minor in scope they do not substantially alter the visual appearance or architectural integrity of the subject property or structure.

Conclusion

Following my review in light of the Municipal Code and the interests of the community, I have approved the requests listed on the following page. These waivers shall remain in effect unless appealed to the Planning Commission pursuant to Section 17.12.140 of the Zoning Ordinance.

Attachments

City of San Clemente
Projects by Type and Date
For the Period 8/12/2015 thru 8/25/2015

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		Comments
PLN15-286	8/18/2015		SW
Victoria Shores Wrought Iron Replacement	8/18/2015		(8/18/2015 4:44 PM CJ)
CLIFF JONES	APPROVED		A request to replace the wrought-iron railing and entry gates. Finsihed in a black color.
PLN15-287	8/19/2015		SW
Price Triplex Garage Doors	8/19/2015		(8/19/2015 8:36 AM AMA)
CHRIS WRIGHT	APPROVED		Request to convert three carports located at front of two-story triplex building into garages by installing three roll-up garage doors. The triplex is located within 300 feet of a designated Historic Property.

2 Project(s) Found

Project Information:

Staff Waiver No. SW MCHP 15-286

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 608 Avenida Victoria

Architectural Overlay District: Yes

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: A request to replace the wrought-iron railing and entry gates. Finished in a black color.

Findings:

FOR MINOR MATERIAL/DESIGN CHANGE:

1. The proposed project is consistent with the Design Guidelines, Centennial General Plan, Zoning Code, Specific Plan (if applicable), policy statements, and development standards, such as setbacks, height, lot coverage, etc.
2. The proposed project essentially maintains the building's design, footprint, massing, and height so it is minor in nature. The proposed project has materials, finishing, and design elements that further goals to improve the architectural integrity and appearance of buildings and enhance neighborhoods.
3. The proposed project is consistent with goals of the Architectural Overlay district. It meets General Plan goals and policies that promote architectural changes that incrementally moves the building into closer character with the required architectural style.
4. The proposed project will not have negative visual or physical impacts upon the historic structure.
5. The proposed project complies with the purpose and intent of the Architectural Overlay District, Section 17.56.020.

Conditions of approval:

1. Thirty (30) days after project approval, the owner or designee shall submit written consent to all of these imposed conditions of approval to the Community Development Director or designee. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]*
2. The staff waiver shall become null and void if the project is not commenced within one (1) year from the date of the approval thereof. If a building permit is required, the project is commenced on the date that a building permit is issued. If a building permit is not required, then the project is commenced on the date that the project is completed to the satisfaction of the City Planner. *[Citation - Section 17.12.150.A.1 of the SCMC]*
3. The project shall be completed in conformance with application materials approved by the City Planner and amended by any conditions. *[Citation - Section 17.12.180 of the SCMC]*

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4. Prior to issuance of certificates of occupancy, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that the project has been constructed in conformance with the approved application materials and all applicable, codes, ordinances, and standards.

Project Information:

Staff Waiver No: PLN15-287

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 235 Avenida Aragon

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (8/19/2015 8:36 AM AMA)

Request to convert three carports located at front of two-story triplex building into garages by installing three roll-up garage doors. The triplex is located within 300 feet of a designated Historic Landmark, St. Clement's By the Sea Episcopal Church, and multiple Historic Properties.

Findings:

FOR MINOR MATERIAL/DESIGN CHANGE:

1. The proposed project is consistent with the Design Guidelines, Centennial General Plan, Zoning Code, Specific Plan (if applicable), policy statements, and development standards, such as setbacks, height, lot coverage, etc. because the new garage doors improve the architecture of the triplex, and will obscure the view of vehicles parked on-site. The design of the doors is consistent with the existing design of the triples in terms of its color, style and installation.
2. The proposed project essentially maintains the building's design, footprint, massing, and height so it is minor in nature. The proposed project has materials, finishing, and design elements that further goals to improve the architectural integrity and appearance of buildings and enhance neighborhoods. This project also involves relocating the side entry gate, and the overall effect of the project will improve the architectural compatibility of this triplex with the surrounding neighborhood.
3. The proposed project will not have negative visual or physical impacts upon the historic structure, in that there is no direct line of site between the triplex and the Historic Landmark, and the project improves the architecture of the subject triplex in a way that will not detract from the historic value of the nearby Historic Properties.

Conditions of approval:

1. Thirty (30) days after project approval, the owner or designee shall submit written consent to all of these imposed conditions of approval to the Community Development Director or designee. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]*
2. The staff waiver shall become null and void if the project is not commenced within one (1) year from the date of the approval thereof. If a building permit is required, the project is commenced on the date that a building permit is issued. If a building permit is not required, then the project is commenced on the date that the project is completed to the satisfaction of the City Planner. *[Citation - Section 17.12.150.A.1 of the SCMC]*

3. The project shall be completed in conformance with application materials approved by the City Planner and amended by any conditions. *[Citation - Section 17.12.180 of the SCMC]*
4. Prior to issuance of certificates of occupancy, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that the project has been constructed in conformance with the approved application materials and all applicable, codes, ordinances, and standards.
5. The side entry gate (on the left side of the building) shall be set back from its current location by approximately 8 feet to be aligned with the second carport column along the left side of the building.
6. The materials and height of the relocated side entry gate shall match the existing gate.