



Memorandum Planning Division

September 30, 2015

To: Planning Commission, City of San Clemente
From: Jim Pechous, City Planner
Subject: Staff Waivers September 9, 2015 through September 29, 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 9/9/2015 thru 9/29/2015

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		Comments
PLN15-316	9/10/2015		SW
Yoder reroof	9/10/2015	9/10/2016	(9/10/2015 4:33 PM CW)
CHRIS WRIGHT	APPROVED		This is a proposed minor exterior change to a residence not in an architectural overlay. A request to consider a roof material change on a duplex across the street from a historic structure (at 319 Cabrillo). The existing roof is gravel over asphalt. The proposed roof is a "coof roof" PVC smooth coating. The residence's roof has a low pitch so a majority of the roof material would not be visible from the historic residence. Some of the proposed material would not be visible that is behind the ridgeline.
PLN15-323	9/24/2015		SW
Com Dev Glass Doors	9/24/2015		(9/24/2015 11:13 AM JC)
JOHN CIAMPA	APPROVED		Replace the existing glass doors with new sliding glass doors.

2 Project(s) Found

Project Information:

Staff Waiver No: PLN15-316

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 308 Avenida De Las Palmeras

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (9/10/2015 4:33 PM CW)

This is a proposed minor exterior change to a residence not in an architectural overlay. A request to consider a roof material change on a duplex across the street from a historic structure (at 319 Cabrillo). The existing roof is gravel over asphalt. The proposed roof is a "coof roof" PVC smooth coating. The residence's roof has a low pitch so a majority of the roof material would not be visible from the historic residence. Some of the proposed material would not be visible that is behind the ridgeline.

Findings:

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.

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]*

Project Information:

Staff Waiver No: PLN15-323

Permit waived: Minor Architectural Permit

Project Location/Address: 910 Calle Negocio

Architectural Overlay District: No

Historic Resource: No

Project Description: (9/24/2015 11:13 AM JC)

Replace the existing glass doors with new sliding glass doors that are almost identical in design.

Required 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. The new doors are a consistent design with the building and are almost an identical design to the original doors.
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. The new doors do not change the buildings design and are almost identical design to the original doors.

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.