



# Memorandum Planning Division

October 28, 2015

To: Planning Commission, City of San Clemente  
From: Jim Pechous, City Planner  
Subject: Staff Waivers October 14, 2015 through October 27, 2015

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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 10/14/2015 thru 10/27/2015**

<b>Project Number</b>	<b>Date Applied</b>	<b>Date Closed</b>	<b>Project Type</b>
<b>Project Name</b>	<b>Date Approved</b>	<b>Date Expired</b>	<b>Comments</b>
<b>Planner</b>	<b>Status of Project</b>		
PLN15-280 Monterey Lane Apartment Facade Upgrade ADAM ATAMIAN	10/20/2015 10/20/2015 APPROVED	10/21/2015	SW (10/20/2015 3:13 PM AMA) New off-white/earth tone paint scheme and wrought-iron railings and gates on non-Spanish style apartment building in the Pier Bowl.
PLN15-374 McMullen Roof Deck AMBER GREGG	10/20/2015 10/20/2015 APPROVED		SW (10/20/2015 3:32 PM SN) Modifications to existing decks and adding a new roof deck.
PLN15-375 Presidio Plaza AC Changeout SEAN NICHOLAS	10/20/2015 10/20/2015 APPROVED		SW (10/20/2015 3:54 PM SN) Changeout of AC unit on roof, like for like, and below parapet.
PLN15-393 ReRoof of historic Mixed use building JOHN CIAMPA	10/21/2015 10/21/2015 APPROVED		SW (10/21/2015 4:33 PM JC) Proposed reroof of historic mixed use building. new tile to match the old tile and mortar parking.

**4 Project(s) Found**

## **Project Information:**

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**Staff Waiver No: PLN15-280**

**Permit waived:** Minor Cultural Heritage Permit

**Project Location/Address: 505 Monterey Ln**

**Architectural Overlay District: Yes**

**Historic Resource: No**

**Historic Landmark: No**

**Mills Act Contract: No**

**Project Description: New off-white/earth tone paint scheme, wrought-iron railings and gates, and mailbox, on non-Spanish style apartment building in the Pier Bowl.**

## **Findings:**

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### ***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., in that the materials and colors proposed are encouraged by the Design Guidelines, such as earth-tone color walls, and wrought-iron.
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 proposed paint-scheme increases the building's compatibility with the Spanish Colonial Revival structures in the surrounding area, and the historic nature of the Pier Bowl.
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. The existing blue and white paint scheme is being replaced with light whites, light brown earth tones, and dark brown accent trim colors. The project also replaces dilapidated railings and gates with new, wrought-iron railings and gates that include Spanish-style details.
4. The proposed project is a minor remodel and it is not practical or desirable, in this particular case, to attempt conversion to a pedestrian-orientation and/or Spanish Colonial Revival style. The proposed changes, however, improve the quality and architectural integrity of the proposed project. All design changes proposed bring the building closer to Spanish Colonial Revival style than what exists now, to the extent feasible based on the minor nature of the remodel.
5. The proposed project will not have negative visual or physical impacts upon the historic structure, in that the project increases the building's compatibility with the Spanish Colonial Revival structures in the surrounding area, and the historic nature of the Pier Bowl.
6. The proposed project complies with the purpose and intent of the Architectural Overlay District, Section 17.56.020, in that the proposed design elements improve and maintain a high quality of design consistent with the City's history.

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**Conditions of approval:**

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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.

## **Project Information:**

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**Staff Waiver No: PLN15-374**

**Permit waived: Minor Cultural Heritage Permit**

**Project Location/Address: 248 Avenida Victoria**

**Architectural Overlay District: No**

**Historic Resource: No**

**Historic Landmark: No**

**Mills Act Contract: No**

**Project Description: Modifications to existing decks and adding a new roof deck.**

## **Findings:**

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### ***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 will not have negative visual or physical impacts upon the historic structure in that the historic structure is located in the rear of the project site and improvements will not be visible from the historic residence.

## **Conditions of approval:**

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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.

**Project Information:**

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**Staff Waiver No: PLN15-375**

**Permit waived: Minor Architectural Permit**

**Project Location/Address: 401 S El Camino Real**

**Architectural Overlay District: No**

**Historic Resource: No**

**Project Description: Changeout of AC unit on roof, like for like, and below parapet.**

**Required Findings:**

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***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.

**Conditions of approval:**

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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.

## **Project Information:**

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**Staff Waiver No: PLN15-393**

**Permit waived:** Minor Cultural Heritage Permit

**Project Location/Address:** 127 Avenida Del Mar

**Architectural Overlay District:** Yes

**Historic Resource:** Yes

**Historic Landmark:** No

**Mills Act Contract:** No

**Project Description:** (10/21/2015 4:33 PM JC)

**Proposed reroof of historic mixed use building. New tile to match the old tile and mortar parking and birdstops.**

## **Findings:**

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### ***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.

### ***Include #3 below if project site is within the Architectural Overlay District***

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.

### ***Include #4 below if the project involves historic resource/landmark***

4. The proposed project involves repairs and preservation measures that are minor in nature and improve the historical integrity of historic resources and landmarks.

### ***For historic resources, the following finding shall also be made:***

1. The City finds that the proposed modifications, alterations, or additions are sufficiently in conformance with the Secretary of the Interior Standards for the Treatment of Historic Properties and the San Clemente Design Guidelines to substantially further the City's goals of historic preservation, in that the original roof tile will be used in the areas visible from the street and the new tile that will be out of view will match the original tile. The new roof will match the original 100% mortar packing and birdstops.

### ***For projects reviewed because they are in the Architectural Overlay District, the following finding shall also be made:***

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2. The proposed project complies with the purpose and intent of the Architectural Overlay District, Section 17.56.020.

**Conditions of approval:**

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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 original roof tile will be used in the areas visible from the street and the new tile that will be out of view will match the original tile. The new roof will match the original 100% mortar packing and birdstops.