



Memorandum Planning Division

November 12, 2015

To: Planning Commission, City of San Clemente
From: Jim Pechous, City Planner
Subject: Staff Waivers October 28, 2015 through November 11, 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 10/28/2015 thru 11/11/2015

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		Comments
PLN15-425	11/10/2015		SW
Rivera Accessory Structure	11/10/2015		(11/10/2015 4:07 PM CJ)
CLIFF JONES	APPROVED		A request for a 252 square foot accessory structure located behind the main residence.
PLN15-429	11/11/2015	11/11/2015	SW
Trigg Residence Shed	11/11/2015		
ADAM ATAMIAN	APPROVED		

2 Project(s) Found

Project Information:

Staff Waiver No: PLN15-425

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 128 E Escalones

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (11/10/2015 4:07 PM CJ)

A request for a 252 square foot accessory structure located behind the main residence.

Findings:

FOR ADDITIONS, NEW ACCESSORY STRUCTURES:

1. The architectural treatment of the project complies with the San Clemente General Plan; and
2. The architectural treatment of the project complies with any applicable specific plan and the Zoning Code in areas including, but not limited to, height, setback color, etc.; and
3. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines; and
4. The general appearance of the proposal is in keeping with the character of the neighborhood;
5. The proposal is not detrimental to the orderly and harmonious development of the City.

For projects reviewed because they are abutting or within 300 feet of an historic property, the following finding shall also be made:

6. The proposed project will not have negative visual or physical impacts upon the historic structure because the structure is mostly screened from view from the public right-of-way.

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: PLN15-429

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 228 Avenida La Cuesta

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: 440 square foot, non-habitable shed at rear of property across the street from a historic resource at 233 Avenida La Cuesta. Shed is less than 15' tall, and not visible from the public right of way between subject property and historic property. Ridge of shed is approximately 23 feet below ridge of the main house.

Findings:

1. The architectural treatment of the project complies with the San Clemente General Plan because the shed is a minor accessory structure that is compatible in scale with surrounding development, and does not visually impact abutting historic structure; and
2. The architectural treatment of the project complies with any applicable specific plan and the Zoning Code in areas including, but not limited to, height, setback color, etc. because the shed structure is less than 15 feet tall, and provides setbacks in excess of the minimum required; and
3. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines because the structure is compatible in scale with the primary residence, finish materials are stucco and tile roof to match residence, and the project is built to, along with the entire development, to follow the natural topography; and
4. The general appearance of the proposal is in keeping with the character of the neighborhood because the design and finish materials of the shed matches the main residence;
5. The proposal is not detrimental to the orderly and harmonious development of the City because the shed is scaled appropriately with the existing development in the neighborhood.
6. The proposed project will not have negative visual or physical impacts upon the historic structure because the height of the shed is significantly below the height of the main residence, and is not visible from the public right-off-way between the subject property and the historic property.

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]*

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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 shed shall incorporate finish materials (stucco walls, tile roof, doors and windows) and colors to match the main residence.