

Project Information:

Staff Waiver No: PLN16-196

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 201 W Esplanade

Architectural Overlay District: No

Historic Resource: Yes

Historic Landmark: No

Mills Act Contract: Yes

Project Description: (5/17/2016 12:27 PM AMA)

Replacing one fiberglass window, approximately 56" x 24" at rear of house, with wood window to match original windows on historic structure.

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. in that the new window is a wood window, custom made to match the original windows on the house.
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 involves repairs and preservation measures that are minor in nature and improve the historical integrity of historic resources and landmarks.

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 new window shall match the materials, color, finish, and design details of the house's original windows.

Project Information:

Staff Waiver No: PLN16-200

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 210 W Avenida Alessandro

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (5/18/2016 3:08 PM CW)

Exterior minor site modifications and accessory structures. A request to consider improvements in the rear yard of a residence. The project is not visible from the abutting historic structure (217 W. San Antonio) because the height of the improvements (gate, pool, spa, firepit, etc.) have a height at-or-below the scale of an existing perimeter site wall.

Findings:

NEW ACCESSORY STRUCTURES:

1. The architectural treatment of the project complies with the San Clemente General Plan in that the rear yard improvements are screened by an existing block wall along the perimeter of the site so the project does not impact historic resources; 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 in that the rear yard improvements are screened by an existing block wall along the perimeter of the site so the project does not impact historic resources; and
4. The general appearance of the proposal is in keeping with the character of the neighborhood in that the rear yard improvements are screened by an existing block wall along the perimeter of the site;
5. The proposal is not detrimental to the orderly and harmonious development of the City in that the rear yard improvements are screened by an existing block wall along the perimeter of the site.

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 in that the rear yard improvements are screened by an existing block wall along the perimeter of the site.

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: Window enlargements

Staff Waiver No: PLN16-204

Permit waived: Minor Architectural Permit

Project Location/Address: 229 Avenida Fabricante

Architectural Overlay District: No

Historic Resource: No

Project Description: Modify three existing small windows to three larger windows

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.
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]*
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.