

Project Information:

Staff Waiver No: PLN16-234

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 146 Avenida Serra

Architectural Overlay District: Yes

Historic Resource: Yes

Historic Landmark: No

Mills Act Contract: Yes

Project Description: (6/16/2016 10:15 AM JC)

Re-Roof flat portion of a hisotirc house. Material will match existing for the roof.

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.

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 new structures and remodels in the Architectural Overlay District, one of the following findings shall also be made:

1. The proposed project/use preserves and strengthens the pedestrian-orientation of the district and/or San Clemente's historic identity as a Spanish village; or

For historic resources, the following findings shall also be made:

2. 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, or

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

3. 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]*
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: PLN16-239

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 423 Avenida Granada 46

Architectural Overlay District: Yes

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (6/29/2016 8:27 AM CW)

Minor exterior change. A request to allow the replacement of aluminum windows with vinyl on a fourth floor of multi-family residential building that abuts the Casa Romantica historic landmark. The windows are not visible from the street or historic structure.

Findings:

FOR MINOR MATERIAL/DESIGN CHANGE:

1. The proposed project is consistent with the Design Guidelines, Centennial General Plan, Zoning Code, policy statements, and development standards, such as setbacks, height, lot coverage, etc, in that the proposed windows and doors: A) are not visible from public property and historic structures, B) the project changes the material type of the windows and doors but the color and design are similar in appearance to other windows in the building, and C) the proposed materials are consistent with policies for window changes in the Architectural Overlay.
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 because the project improves the condition and appearance of the building, while preserving the integrity of historic building and keeping the character of the building intact.
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 proposed project is consistent with window and door policies for the Architectural Overlay district.

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

1. The proposed project will not have negative visual or physical impacts upon the historic structure because the proposed exterior changes are not visible from the historic structure.
2. The proposed project complies with the purpose and intent of the Architectural Overlay District, Section 17.56.020, in that the proposed windows and doors: A) are not visible from public property and historic structures, B) the project changes the material type of

the windows and doors but the color and design are similar in appearance to other windows in the building, and C) the proposed materials are consistent with policies for window changes in the Architectural Overlay.

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: PLN16-198

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 202 Avenida Aragon

Architectural Overlay District: No

Historic Resource: Yes

Historic Landmark: Yes

Mills Act Contract: Yes

Project Description: (5/18/2016 9:41 AM SN)

New sign for St Clements Church

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.
6. 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.

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. For sign for the Church. Meets requirements and consistent with the architecture of the church.

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
JULY 06, 2016**

1. CALL TO ORDER

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on July 06, 2016 at 3:00 p.m. in Conference Room A of the Community Development Department, located at 910 Calle Negocio, San Clemente, California, by Zoning Administrator Jim Pechous.

Staff Present: Jim Pechous, Zoning Administrator (ZA); Meredith Scott, Administrative Assistant

2. MINUTES

The minutes of the Zoning Administrator meeting of June 22, 2016 were approved.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 111 West Avenida Palizada, Suite G – Minor Conditional Use Permit 16-143 – Guido Trattoria Restaurant Beer and Wine (Ciampa)

Public Hearing to request to allow a restaurant to allow the sale of beer and wine for on-site consumption indoors, located in a historic building at 111 West Avenida Palizada Suite G. The project site is located in the Mixed Use zoning district and Architectural Overlay (MU.3.1-A), legal description being Lots 9, 10, 11, and 23-27, Block 2 of Tract 779, Assessor's Parcel Number 058-071-43.

Staff recommended that this item be continued to the next regularly scheduled meeting of July 20, 2016 in order for the applicant to address some Code Enforcement issues and violations at the site.

Action: The Zoning Administrator approved the recommendation.

B. 140 W. Avenida Pico – Special Activities Permit 16-235 – Casino 2016

Public Hearing to consider a request for fourteen (14) special activity events with amplified sound to occur between July 20, 2016 and December 31, 2016 at the Historic Casino located at 140 West Avenida Pico within the Commercial (C-2) zoning designation. The legal description is Lot 23, of Tract 972, Assessor's Parcel Number 057-193-02.

Staff recommended that this item be continued to the next regularly scheduled meeting of July 20, 2016 due to an error with legal noticing.

Action: The Zoning Administrator approved the recommendation

5. NEW BUSINESS

None

6. OLD BUSINESS

None

ADJOURNMENT

The meeting adjourned at 3:10 p.m. to the next Regular Zoning Administrator meeting of July 20, 2016 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR



Jim Pechous