



Memorandum Planning Division

August 3, 2016

To: Planning Commission, City of San Clemente
From: Jim Pechous, City Planner
Subject: Staff Waivers October 19, 2016 through November 09, 2016

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 10/19/2016 thru 11/9/2016

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		Comments
PLN16-389 Pouy guardrail CHRIS WRIGHT	10/31/2016 10/31/2016 APPROVED	10/31/2017	SW (10/31/2016 9:10 AM CW) A request to replace a metal guardrail with glass on the ocean-facing elevation of a multi-family residential building at 410 Corto Lane. The site is in the architectural overlay. The improvements are not visible from the street. The association has approved the use of the guardrail design for the building.
PLN16-392 Gibney 5-Plex Remodel CHRIS WRIGHT	10/31/2016 11/9/2016 APPROVED	11/9/2017	SW (11/9/2016 5:26 PM CW) Minor exterior changes. A request to remove and replace landscaping and add a driveway extension in the front yard of a five-unit residential building within 300 feet of a historic residence. Other changes are proposed that are not visible from the historic building so they are exempt from architectural review.

2 Project(s) Found

Project Information:

Staff Waiver No: PLN16-389

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 410 Corto Ln 5

Architectural Overlay District: Yes

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (10/31/2016 9:10 AM CW)

Minor material change. A request to replace a metal guardrail with glass on the ocean-facing elevation of a multi-family residential building at 410 Corto Lane. The site is in the architectural overlay. The improvements are not visible from the street. The association has approved the use of the guardrail design for the building.

Findings:

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. The guardrail is not visible from streets and abutting lots on each side.
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 guardrail is in character with other improvements made on the same elevation in recent years.
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 guardrail is screened so has no effect in regards to changes visible from the street.
4. 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]*

Project Information:

Staff Waiver No: PLN16-392

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 254 La Paloma

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (11/9/2016 5:26 PM CW)

Minor exterior changes. A request to remove and replace landscaping and add a driveway extension in the front yard of a five-unit residential building within 300 feet of a historic residence. Other changes are proposed that are not visible from the historic building so they are exempt from architectural review.

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. The project does not modify the structure in any way that is visible from the historic structure. The exterior changes are limited to minor landscaping replacement and the extension of a driveway. The new landscaping will be a visual improvement.
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 project does not modify the structure in any way that is visible from the historic structure. The exterior changes are limited to minor landscaping replacement and the extension of a driveway. The new landscaping will be a visual improvement.
3. The proposed project will not have negative visual or physical impacts upon the historic structure. The project will replace a hedge that restricts visibility within the street scene with drought tolerant, more attractive plant material.

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 planting landscaping, the owner or designee shall submit and obtain approval of a landscape plant list and/or planting plan that confirms landscaping changes bring the site into closer conformance with landscaping general requirements in the Zoning Code, to the satisfaction of the City planner or designee.
5. 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.