



Memorandum Planning Division

February 2, 2017

To: Planning Commission, City of San Clemente
From: Amber Gregg, Interim City Planner
Subject: Staff Waivers January 11, 2017 through January 31, 2017

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 1/11/2017 thru 1/31/2017

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Comments
Planner	Status of Project		
PLN17-029	1/11/2017		SW
SC Cove Access Upgrade	1/11/2017	1/11/2019	(1/11/2017 11:07 AM CW)
CHRIS WRIGHT	APPROVED		Minor exterior site upgrades. A request to add an access gate and sidewalk from the garage to the sidewalk and Pier Bowl mixed use district. Exterior upgrades are limited to: 1) adding an access gate, 2) adding low-level retaining walls with a white stucco finish, 3)) moving security fencing (to be set back and screened more from street), and 4) removing a podocarpus shrub along the street for the new sidewalk.

1 Project(s) Found

Project Information:

Staff Waiver No: PLN17-029

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 104 S Alameda Lane

Architectural Overlay District: Yes

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: Minor exterior site upgrades of a timeshare abutting a historic structure to the rear. A request to add an access gate and sidewalk from the garage to the sidewalk and Pier Bowl mixed use district. Exterior upgrades are limited to: 1) adding an access gate, 2) adding two low-level retaining walls (ranging from 1-3 feet high) with a white stucco finish, 3) moving security fencing (to be set back and screened more from street), and 4) removing a podocarpus shrub along the street for the new sidewalk. The exterior upgrades are screened significantly from the street, except for a portion of the low-level walls (about 1-foot high), the sidewalk, and shrub removal.

Findings:

MINOR DESIGN CHANGE AND ACCESSORY STRUCTURES

1. The architectural treatment of the project complies with the San Clemente General Plan. The project strengthens the pedestrian-orientation of the district and/or San Clemente's historic identity as a Spanish village by improving access to the beach and Pier Bowl mixed-use district with limited exterior changes. The exterior changes have a finish, materials, and design that is in character with the building, Architectural Overlay Design Guidelines, improve pedestrian access, and maintain the quality appearance of the street scene. The exterior upgrades are screened significantly from the street, except for a portion of the low-level walls (about 1-foot high), the sidewalk, and shrub removal.
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. The project has walls that comply with height limitations with a finish, materials, and design consistent with Architectural Overlay Design Guidelines.
3. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines as described above.
4. The general appearance of the proposal is in keeping with the character of the neighborhood as described above.
5. The proposal is not detrimental to the orderly and harmonious development of the City. The project strengthens the pedestrian-orientation of the district and/or San Clemente's historic identity as a Spanish village by improving access to the beach and Pier Bowl mixed-use district with limited exterior changes.
6. The proposed project preserves and strengthens the pedestrian-orientation of the district and/or San Clemente's historic identity as a Spanish village. The project improves pedestrian access to the street, Mixed Use district, and Pier Bowl pedestrian area.