



Memorandum Planning Division

July 13, 2017

To: Planning Commission, City of San Clemente
From: Amber Gregg, City Planner
Subject: Staff Waivers June 16, 2017 through July 13, 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 6/2/2017 thru 7/11/2017

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		Comments
PLN17-193	6/14/2017		SW
Hardeman residence	6/14/2017	6/14/2019	(6/14/2017 4:20 PM CW)
CHRIS WRIGHT	APPROVED		A request to make historic preservation improvements, including: 1) replacing wood windows with wider divided light window panes (consistent with other historic residences) and enlarging a window to its original historic size (to match other window on front), 2) replacing clay bird stops with mortar and installing random mortar pack in the first rows of tile, 3) removing nontraditional white aluminum rain gutters, and 4) and changing the paint color of trim from an orange brown color to a traditional dark brown.
PLN17-195	6/15/2017		SW
Staff Waiver for windows/sliding doors replace	6/15/2017		(6/15/2017 12:20 PM LVO)
LINDA VO	APPROVED		A request for windows and sliding doors replacement for a residence abutting a historic site to the west and south.
PLN17-202	6/22/2017		SW
Darden residence	6/22/2017		(6/22/2017 4:01 PM CW)
CHRIS WRIGHT	APPROVED		A request to replace an aluminium window with wood on the side yard of a historic residence toward the rear of the site.

3 Project(s) Found

Project Information:

Staff Waiver No: PLN17-193

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 240 Avenida Del Poniente

Architectural Overlay District: No

Historic Resource: Yes

Historic Landmark: No

Mills Act Contract: Yes

Project Description: (6/14/2017 4:20 PM CW)

A request to make historic preservation improvements, including: 1) replacing wood windows with wider divided light window panes (consistent with other historic residences) and enlarging a window to its original historic size (to match other window on front), 2) replacing clay bird stops with mortar and installing random mortar pack in the first rows of tile, 3) removing nontraditional white aluminum rain gutters, and 4) and changing the paint color of trim from an orange brown color to a traditional dark brown.

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.
3. The proposed project involves repairs and preservation measures that are minor in nature and improve the historical integrity of historic resources 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. The proposed materials and design are consistent with Design Guidelines for Spanish Colonial Revival and the restoration of historic structures, as encouraged by the General Plan and Secretary of Interior Standards.

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 SMC]*
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: PLN17-195

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 233 W El Portal

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (6/15/2017 12:20 PM LVO)

A request for windows and sliding doors replacement for a residence abutting a historic site to the west and south.

Findings:

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.
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.
4. The proposed project/use is a minor remodel and it is not practical or desirable, in this particular case, to attempt conversion to a pedestrian-orientation and/or Spanish Colonial Revival style. The proposed changes, however, improve the quality and architectural integrity of the proposed project.
5. The proposed project will not have negative visual or physical impacts upon the historic structure.

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: PLN17-202

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 166 W Avenida Alessandro

Architectural Overlay District: No

Historic Resource: Yes

Historic Landmark: No

Mills Act Contract: No

Project Description: (6/22/2017 4:01 PM CW)

A request to replace an aluminium window with wood on the side yard of a historic residence toward the rear of the site.

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, etc.
2. The proposed project 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. The project restores the material of a window by replacing aluminum with wood.
4. 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.