



Memorandum Planning Division

September 27, 2017

To: Planning Commission, City of San Clemente
From: Amber Gregg, City Planner
Subject: Staff Waivers September 13, 2017 through September 26, 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 9/13/2017 thru 9/26/2017

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		Comments
PLN17-296	9/12/2017		SW
SW of MAP for 300 sf addition to nonconformir	9/13/2017		(9/12/2017 8:51 AM JLF)
JONATHAN LIGHTFOOT	APPROVED		Corresponds to existing permit B16-2164. Permit was approved previously, but staff recognized that a nonconforming setback would require a staff waiver for the peoposed addition to the rear of the existing structure.
PLN17-304	9/15/2017		SW
Landmark Assoc. Exterior Mod.	9/15/2017		(9/15/2017 10:58 AM DCC)
DAVID CARRILLO	APPROVED		Remove existing wood siding & replace with same hardie siding, and also repaint all stucco on a multi-family building in the Pier Bowl Specific Plan and Architectural Overlay Zone. Siding will be khaki brown, exterior wall color will be "winds breath" from Benjamin Moore.
PLN17-306	9/19/2017		SW
Hennings Addition	9/19/2017		(9/19/2017 5:16 PM DCC)
CHRIS WRIGHT	APPROVED		A Staff Waiver request for a bathroom addition and bedroom expansion to a duplex located at 416 North Ola Vista abutting two historic resources (202 Avenida Miramar and 202 W. Avenida Palizada). The addition/expansion is proposed on the west elevation, not visible from abutting historic properties.
PLN17-311	9/21/2017		SW
Electric panel replacement	9/21/2017		no issue with electric panel, but generating a condition to specify that hisoric tile at adjacent proprty shall not be distrubed
JONATHAN LIGHTFOOT	APPROVED		

4 Project(s) Found

Project Information:

Staff Waiver No: PLN17-296

Permit waived: Minor Architectural Permit

Project Location/Address: 124 W Paseo De Cristobal

Architectural Overlay District: No

Historic Resource: No

Project Description: (9/12/2017 8:51 AM JLF)

Corresponds to existing permit B16-2164. Permit was approved previously, but staff recognized that a nonconforming side setback would require a staff waiver for the proposed 300 sf addition to the rear of the existing structure.

Required Findings:

FOR ADDITIONS, NEW ACCESSORY STRUCTURES:

The proposed project meets the required findings for the Minor Architectural Permit being waived for the following reasons:

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.

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: PLN17-304

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 320 Encino Ln

Architectural Overlay District: Yes

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (9/15/2017 10:58 AM DCC)

Remove existing upper siding & replace with same hardie siding, and also repaint all stucco on a multi-family building in the Pier Bowl Specific Plan and Architectural Overlay Zone. Siding will be khaki brown, exterior wall color will be "winds breath" from Benjamin Moore.

Findings:

1. The proposed project is consistent with the Design Guidelines, Centennial General Plan, Zoning Code, Pier Bowl Specific Plan, 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. The proposed color palette of Khaki Brown upper siding and Wind Breath stucco improves the overall aesthetics of the property.
4. The proposed project/use preserves and strengthens the pedestrian-orientation of the district and/or San Clemente's historic identity as a Spanish village.
5. 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.
6. 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 three (3) years 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 SMC]*

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: PLN17-306

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 416 NORTH OLA VISTA

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (9/19/2017 5:16 PM DCC)

A request for a 120 square foot addition to a duplex located at 416 North Ola Vista abutting two historic resources (202 Avenida Miramar and 202 W. Avenida Palizada), across Avenida Palizada and to the rear. The addition is proposed on the west elevation, screened and set back from abutting historic properties. The project maintains the one-story buildings height, materials, and architecture.

Findings:

1. The architectural treatment of the project complies with the San Clemente General Plan, in that the project is a modest addition to a duplex as allowed by the RM (CZ) Zone.
2. The architectural treatment of the project complies with the Zoning Code in areas including, but not limited to, height, setback color, etc.
3. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines, in that the addition is in character with the neighborhood and existing house. The project is screened and set back from the street.
4. The general appearance of the proposal is in keeping with the character of the neighborhood in that the project is a one-story addition/expansion in a neighborhood consisting of one and two-story buildings.
5. The proposal is not detrimental to the orderly and harmonious development of the City. The project meets development standards and is in character with the neighborhood.
6. The proposed project will not have negative visual or physical impacts upon the abutting historic properties in that the project is located on the west elevation where it is screened and set back from historic resources.

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 three (3) years 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: PLN17-311

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 310 W Paseo De Cristobal

Architectural Overlay District: Yes/No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: Undergrounding an electric panel, and generating a condition to specify that hisoric tile at adjacent property shall not be disturbed.

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 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. Project shall not disturb the historic tiles at the adjacent property, 306 W Paseo de Cristobal.