



# Memorandum Planning Division

November 1, 2017

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

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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 10/11/2017 thru 10/31/2017**

| Project Number<br>Project Name<br>Planner  | Date Applied<br>Date Approved<br>Status of Project                   | Date Closed<br>Date Expired | Project Type<br>Comments   |
|--|--|-----------------------------|--|
| PLN17-283<br>Greene Residence<br>VERONICA MORONES  | 9/1/2017<br>10/16/2017<br>APPROVED                                   |                             | SW<br>(9/1/2017 11:37 AM VMO)<br>A request to consider a 75 square foot addition to the rear of a detached garage with a nonconforming front setback. The addition meets development standards.  |
| PLN17-325<br>Hardie siding to replace existing wood siding<br>JONATHAN LIGHTFOOT                     | 10/10/2017<br>10/11/2017<br>APPROVED                                 |                             | SW   |
| PLN17-326<br>Callender Addition<br>DAVID CARRILLO  | 10/10/2017<br>10/11/2017<br>APPROVED                                 |                             | SW<br>(10/11/2017 2:05 PM DCC)<br>A request for an addition less than 50 percent of the existing gross floor area to a nonconforming single-family residence. The addition meets all development standards and will be designed to match existing materials and style of architecture.   |
| <del>PLN17-332</del><br><del>Replace 4 windows, like for like</del><br><del>JONATHAN LIGHTFOOT</del> | <del>10/12/2017</del><br><del>10/12/2017</del><br><del>PENDING</del> |                             | <del>SW</del>  |
| PLN17-333<br>Replace 6 windows<br>JONATHAN LIGHTFOOT   | 10/12/2017<br>10/12/2017<br>APPROVED                                 |                             | SW<br>(10/12/2017 11:40 AM JLF)<br>A request to replace 4 windows, like for like, in a multi unit (18) structure within 300 feet of a historic structure   |
| PLN17-335<br>Harvey Window and Facade Improvements<br>DAVID CARRILLO                                 | 10/13/2017<br>10/11/2017<br>APPROVED                                 |                             | SW<br>(10/13/2017 11:13 AM DCC)<br>A request to allow the replacement of 29 aluminum windows, on the first and second level, with white trim vinyl windows and repainting of stucco, siding, and trim (e.g. fascia, stairways, garage trim) on a multi-family building abutting a historic resource. The new color palette consists of white trim, light gray stucco, and navy blue siding. The white trim was added to the scope to match the white vinyl windows for a more cohesive design. |
| PLN17-337<br>Viloria Exterior Remodel<br>DAVID CARRILLO  | 10/16/2017<br>10/16/2017<br>APPROVED                                 |                             | SW<br>(10/16/2017 10:06 AM DCC)<br>A request for exterior modifications to a single-family residence abutting two historic resources (225 & 228 W. Marquita). Modifications include a new black standing seam roof, new board and batten siding, new coral veneer, and new landscaping along W. Marquita.  |
| PLN17-341<br>Powell Addition<br>VERONICA MORONES   | 10/17/2017<br>10/19/2017<br>APPROVED                                 |                             | SW<br>(10/17/2017 4:45 PM VMO)<br>A request to consider a 448 square foot addition to the front of a single family residence with a nonconforming front and side yard setback. The addition meets development standards.   |

**City of San Clemente**  
**Projects by Type and Date**  
**For the Period 10/11/2017 thru 10/31/2017**

| <b>Project Number</b>              | <b>Date Applied</b>      | <b>Date Closed</b>  | <b>Project Type</b>   |
|------------------------------------|--------------------------|---------------------|---|
| <b>Project Name</b>                | <b>Date Approved</b>     | <b>Date Expired</b> | <b>Comments</b>   |
| <b>Planner</b>                     | <b>Status of Project</b> |                     |   |
| PLN17-342                          | 10/18/2017               |                     | SW  |
| Reroof abutting historic homes     | 10/23/2017               |                     | (10/18/2017 11:49 AM JLF)   |
| JONATHAN LIGHTFOOT                 | APPROVED                 |                     | Propose roof replacement with laminate shingle with "willow wood" color from Malarkey Roofing Products. Also proposed removal of tile that lines the ridge. |
| PLN17-343                          | 10/18/2017               |                     | SW  |
| Landscape refresh at historic home | 10/18/2017               |                     | (10/18/2017 3:10 PM JLF)  |
| JONATHAN LIGHTFOOT                 | APPROVED                 |                     | Landscape update to remove 75% of existing grass and replace with DG and drought tolerant native plantings.   |
| PLN17-351                          | 10/23/2017               |                     | SW  |
| Repaint Hisoric Home White         | 10/23/2017               |                     | (10/23/2017 4:23 PM JLF)  |
| JONATHAN LIGHTFOOT                 | APPROVED                 |                     | Green Gulf trim + Whisper White (DEW340, LRV87)   |
| PLN17-357                          | 10/31/2017               |                     | SW  |
| Bennet Residence Addition          | 10/31/2017               |                     | (10/31/2017 9:52 AM JLF)  |
| JONATHAN LIGHTFOOT                 | APPROVED                 |                     | Expand existing bedroom; add master bathroom. Materials to match existing; new retrofit windows to match existing and a wood solid core door.               |

**12 Project(s) Found**

## **Project Information:**

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**Staff Waiver No: PLN17-283**

**Permit waived:** Minor Architectural Permit

**Project Location/Address:** 221 Calle De Anza

**Architectural Overlay District:** No

**Historic Resource:** No

**Project Description:** (9/1/2017 11:37 AM VMO)

**A request to consider a 75 square foot addition to the rear of a detached garage with a nonconforming front setback. The addition meets development standards.**

## **Required Findings:**

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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 in that the addition expands a permitted residential use in a residential zone in compliance with standards and in a manner that is compatible with surrounding properties; and
2. The architectural treatment of the project complies with the Zoning Code in areas including, but not limited to, height, setback, color, etc. in that the project fully complies with standards of the residential low (RL) zone; and
3. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines in that the size, scale, materials, and design of the addition are compatible with the residence and neighborhood; and
4. The general appearance of the proposal is in keeping with the character of the neighborhood in that the addition is to match the existing structure and the proposed addition meets standards; and
5. The proposal is not detrimental to the orderly and harmonious development of the City in that the project meets standards, is in character with the neighborhood, and is located in the rear of the structure.

## **Conditions of approval:**

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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:**

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Staff Waiver No: <sup>SW</sup> ~~PLN~~17-325

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 424 Avenida Granada

Architectural Overlay District: Yes

Historic Resource: Yes

Historic Landmark: Yes

Mills Act Contract: Yes

**Project Description:** A proposal to replace the existing siding with Hardie siding and painted to match the existing color. The building has 8 units and is within 300 feet of 2 historic residences which triggers the waiver of the MCHP for minor exterior improvements.

**Findings:**

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***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.

***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.

**Conditions of approval:**

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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. New hardie siding shall be painted to match the existing color.

## **Project Information:**

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**Staff Waiver No:** PLN17-326

**Permit waived:** Minor Architectural Permit

**Project Location/Address:** 125 Avenida Dominguez

**Architectural Overlay District:** No

**Historic Resource:** No

**Project Description:** (10/11/2017 2:05 PM DCC)

**A request for an addition less than 50 percent of the existing gross floor area to a nonconforming single-family residence. The addition meets all development standards and will be designed to match existing materials and style of architecture.**

## **Required Findings:**

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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 in that the project adds a plane break to the south elevation consistent with the General Plan (GP) Policy LU-1.04, "We require that single-family houses and sites be designed to convey a high level of architectural and landscape quality... avoiding undifferentiated "box-like" structures". The project also involves the removal of one of two concrete driveways to be replaced with landscaping, in which GP Policy LU-1.04 also states that paving in front yards for driveways and garages should be reduced.
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.
4. The general appearance of the proposal is in keeping with the character of the neighborhood in that the addition maintains the existing use of the lot as a single-family residence in a single-family neighborhood.
5. The proposal is not detrimental to the orderly and harmonious development of the City in that the project is required to comply with the California Building Code and OCFA requirements.

## **Conditions of approval:**

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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:**

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Staff Waiver No: <sup>SW</sup> PLN17-333

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: (10/12/2017 11:40 AM JLF)

A request to replace 6 windows, like for like, in a multi unit (18) structure in the Architecture overlay zone and within 300 feet of a historic structure

**Findings:**

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***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.

***For new structures and remodels in the Architectural Overlay District, one of the following findings (6 or 7) 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
2. 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.

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

3. The proposed project will not have negative visual or physical impacts upon the historic structure.



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

4. The proposed project complies with the purpose and intent of the Architectural Overlay District, Section 17.56.020.

**Conditions of approval:**

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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:**

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**Staff Waiver No:** PLN17-335

**Permit waived:** Minor Cultural Heritage Permit

**Project Location/Address:** 131 Avenida De La Grulla

**Architectural Overlay District:** No

**Historic Resource:** No

**Historic Landmark:** No

**Mills Act Contract:** No

**Project Description:** (10/13/2017 11:13 AM DCC)

A request to allow the replacement of 29 aluminum windows, on the first and second level, with white trim vinyl windows and repainting of stucco, siding, and trim (e.g. fascia, stairways, garage trim) on a multi-family building abutting a historic resource. The new color palette consists of white trim, light gray stucco, and navy blue siding. The white trim was added to the scope to match the white vinyl windows for a more cohesive design.

## **Findings:**

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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.
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 the surrounding neighborhoods. The project only involves window replacements and exterior paint.
3. The proposed project will not have negative visual or physical impacts upon the historic structure. The project does not involve any height or footprint expansions that will create any massing impact concerns. The proposed color palette was chosen to allow new windows to be in harmony with the building and provide a cohesive design.

## **Conditions of approval:**

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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:**

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**Staff Waiver No:** PLN17-337

**Permit waived:** Minor Cultural Heritage Permit

**Project Location/Address:** 225 W Marquita

**Architectural Overlay District:** No

**Historic Resource:** No

**Historic Landmark:** No

**Mills Act Contract:** No

**Project Description:** (10/16/2017 10:06 AM DCC)

**A request to allow exterior modifications to a single-family residence abutting two historic resources (225 & 228 W. Marquita). Modifications include a new black standing seam roof, new board and batten siding, new coral veneer, and new landscaping along W. Marquita.**

## **Findings:**

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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 is consistent with General Plan (GP) Policy LU-1.04, "We require that single-family houses and sites be designed to convey a high level of architectural and landscape quality.."
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 will not have negative visual or physical impacts upon the historic structure. The project does not increase the building's height and does not create any massing impacts.

## **Conditions of approval:**

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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. Per the applicant, all improvements listed in the scope of work, on the approved elevation, will be completed by 2019. 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:**

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**Staff Waiver No: PLN17-341**

**Permit waived:** Minor Architectural Permit

**Project Location/Address:** 433 Avenida Vaquero

**Architectural Overlay District:** No

**Historic Resource:** No

**Project Description:** (10/17/2017 4:45 PM VMO)

**A request to consider a 448 square foot addition to the front of a single family residence with a nonconforming front and side yard setback. The addition meets development standards.**

## **Required Findings:**

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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 in that the addition expands a permitted residential use in a residential zone, in compliance with standards and in a manner that is compatible with surrounding properties; and
2. The architectural treatment complies with the Zoning Code in areas including, but not limited to, height, setback, color, etc. in that the project fully complies with standards of the Residential Low (RL) zone, Special Residential Overlay 11 (SR11), and Coastal Zone Overlay (CZ); and
3. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines in that size, scale, materials, and design of the addition are compatible with the residence and neighborhood; and
4. The general appearance of the proposal is in keeping with the character of the neighborhood in that the addition is to match the existing structure and the proposed addition meets minimum development standards;
5. The proposal is not detrimental to the orderly and harmonious development of the City in that the project meets minimum development standards and is in character with the neighborhood.

## **Conditions of approval:**

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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:**

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**Staff Waiver No: PLN17-342**

**Permit waived:** Minor Cultural Heritage Permit

**Project Location/Address: 207 Calle Seville**

**Architectural Overlay District:** No

**Historic Resource:** No

**Historic Landmark:** No

**Mills Act Contract:** No

**Project Description: (10/18/2017 11:49 AM JLF)**

**Propose roof replacement with laminate shingle with "willow wood" color from Malarkey Roofing Products. Also proposed removal of tile that lines the ridge.**

## **Findings:**

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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 is not increasing the height of the roof and maintains the existing roof pitch.
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 will not have negative visual or physical impacts upon the historic structures, located at 205, 208, and 210 S. Calle Seville, in that the project only involves a roof material change.

## **Conditions of approval:**

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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:**

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**Staff Waiver No:** PLN17-343

**Permit waived:** Minor Cultural Heritage Permit

**Project Location/Address:** 209 Avenida La Cuesta

**Architectural Overlay District:** No

**Historic Resource:** Yes

**Historic Landmark:** No

**Mills Act Contract:** Yes

**Project Description:** (10/18/2017 3:10 PM JLF)

A proposal to update the landscaping remove 75% of existing grass and replace with DG and drought tolerant native plantings. There will be no removal of trees, and existing drought tolerant plants will be preserved and replanted.

**Findings:**

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***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 #4 below if the project involves historic resource/landmark***

3. The proposed project involves repairs and preservation measures that are minor in nature and improve the historical integrity of historic resources and landmarks.

***For historic resources, the following findings (8 and 9) shall also be made:***

1. 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
2. For resources on the City's Landmarks List, the proposed rehabilitation, restoration, preservation, or reconstruction, including modifications, alterations, or additions, are found to be in conformance with the Secretary of the Interior Standards for the Treatment of Historic Properties and preserve to the extent feasible the character defining features.

## **Conditions of approval:**

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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:**

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**Staff Waiver No:** PLN17-351

**Permit waived:** Minor Cultural Heritage Permit

**Project Location/Address:** 215 Avenida Victoria

**Architectural Overlay District:** No

**Historic Resource:** Yes

**Historic Landmark:** No

**Mills Act Contract:** No

**Project Description:** (10/23/2017 4:23 PM JLF)

**Green Gulf trim + Whisper White (DEW340, LRV87)**

**Findings:**

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***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 and landmarks.

***For historic resources, the following findings (8 and 9) shall also be made:***

1. 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
2. For resources on the City's Landmarks List, the proposed rehabilitation, restoration, preservation, or reconstruction, including modifications, alterations, or additions, are found to be in conformance with the Secretary of the Interior Standards for the Treatment of Historic Properties and preserve to the extent feasible the character defining features.

**Conditions of approval:**

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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:**

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**Staff Waiver No:** PLN17-357

**Permit waived:** Minor Cultural Heritage Permit

**Project Location/Address:** 164 W Mariposa

**Architectural Overlay District:** No

**Historic Resource:** No

**Historic Landmark:** No

**Mills Act Contract:** No

**Project Description:** (10/31/2017 9:52 AM JLF)

A proposal for an addition at a residence abutting a historic structure. Expand existing bedroom; add master bathroom. Materials to match existing; new retrofit windows to match existing and a wood solid core door.

**Findings:**

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***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.

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

6. The proposed project will not have negative visual or physical impacts upon the historic structure.

**Conditions of approval:**

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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]*

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