



Memorandum Planning Division

April 24, 2018

To: Planning Commission, City of San Clemente
From: Amber Gregg, City Planner
Subject: Staff Waivers April 11, 2018 through April 24, 2018

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 4/11/2018 thru 4/24/2018

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		Comments
PLN18-186 Marine Safety Building modification and repairs VERONICA MORONES	4/9/2018 4/13/2018 APPROVED	4/13/2018	SW (4/9/2018 10:20 AM VMO) A request to consider structural repairs and minor exterior modifications to an existing, nonresidential building. The applicant proposes to repair and replace structural support members, remove an existing exterior catwalk, repair an existing wood deck, make required ADA improvements, and make modifications to exterior windows and doors (removal and infill).
PLN18-197 Weather Vane Replica JONATHAN LIGHTFOOT	4/12/2018 4/12/2018 APPROVED		SW (4/12/2018 2:55 PM JLF) A proposal to install a replica of the "diving girl" weather vane as seen from historic photos of the beach club. The San Clemente Historic Society created a preliminary weather vane for temporary placement. Photographs of the first replica indicated that the size/scale of the vane should be increased to be historically accurate. This project meets the Secretary of the Interior standards for reconstruction in that exterior architectural details are being recreated to meet proportions and materials indicated by photographic evidence of the historic structure.
PLN18-204 Replace sliding glass doors STEPHANIE ROXAS	4/13/2018 4/13/2018 APPROVED		SW (4/13/2018 8:59 AM DCC) Replace sliding glass doors on second floor balcony of Unit A in 3-unit condo building within 115 feet of historic resource. No changes to size or location of door opening.

3 Project(s) Found

Project Information:

Staff Waiver No: PLN18-186

Permit waived: Minor Architectural Permit

Project Location/Address: 620 Del Mar Ave

Architectural Overlay District: No

Historic Resource: No

Project Description: (4/9/2018 10:20 AM VMO)

A request to consider structural repairs and minor exterior modifications to an existing, nonresidential building. The applicant proposes to repair and replace structural support members, remove an existing exterior catwalk, repair an existing wood deck, make required ADA improvements, and make modifications to exterior windows and doors (remove and replace shutters, removal of 3 windows and infill).

Required Findings:

FOR MINOR MATERIAL/DESIGN CHANGE:

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., in that the proposed changes are minor modifications that leave the existing building intact, and the proposed changes are designed to be compatible with the existing building and surrounding sandy beach area, and the project meets development standards in the Pier Bowl Specific Plan.
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 in that the proposed exterior changes are in keeping with the existing design of the building, and improve the aesthetics of the building by repairing and replacing exterior siding and finishes that are in disrepair. The building's immediate surroundings are that of sandy beach and the lack of adjacent residential and commercial structures makes the proposed changes consistent with the immediate surroundings.

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: SW18-197

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 105 Avenida Pico

Architectural Overlay District: No

Historic Resource: Yes

Historic Landmark: Yes

Mills Act Contract: No

Project Description: (4/12/2018 2:55 PM JLF)

A proposal to install a replica of the "diving girl" weather vane as seen from historic photos of the beach club. The San Clemente Historic Society created a preliminary weather vane for temporary placement. Photographs of the first replica indicated that the size/scale of the vane should be increased to be historically accurate. This project meets the Secretary of the Interior standards for reconstruction in that exterior architectural details are being recreated to meet proportions and materials indicated by photographic evidence of the historic structure.

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 and landmarks.

For historic resources, the following findings 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:

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: PLN18-204

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 255 La Paloma A

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (4/13/2018 8:59 AM SR)

Replace sliding glass doors on second floor balcony of Unit A in 3-unit condo building within 115 feet of historic resource. No changes to size or location of door opening.

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.
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.

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.