



Memorandum Planning Division

August 15, 2018

To: Planning Commission, City of San Clemente
From: Sheri Vander Dussen, Interim City Planner
Subject: Staff Waivers July 11, 2018 through August 14, 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 7/11/2018 thru 8/14/2018

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		Comments
PLN18-468 Perry Re-roof KATIE CROCKETT	7/16/2018 7/16/2018 APPROVED		SW (7/16/2018 8:44 AM KAC) A request for re-roof to replace existing B.U.R. (flat roof) like-for-like. Property abutting two historic properties. No change/effect on abutting historic properties (404 Monterey Ln. and 308 Avenida Victoria).
PLN18-478 Panel Upgrade for 116 E El Portal CHRIS WRIGHT	7/19/2018 7/19/2018 APPROVED	7/19/2019	SW (7/19/2018 3:13 PM CW) A request to replace and increase the height of a riser for a utility connection on a historic residence. The modification is not visible from the street.
PLN18-486 Replace Shingles with Tiles JONATHAN LIGHTFOOT	7/24/2018 7/24/2018 APPROVED		SW A proposal to remove and replace the red composition shingle roofing on units 9 and 10 with two-piece clay tiles. This addresses open code case CE2013-0029.
PLN18-487 Polizzi Triplex Addition JONATHAN LIGHTFOOT	7/24/2018 7/24/2018 APPROVED		SW (7/24/2018 2:33 PM JLF) A request to add 404 sf of living space and 364 sf of deck to an existing triplex within 150 feet of a historic property at Avenida del Mar. The additional floor area is to the rear of the building and not visible from the right of way; the expanded deck is on the front elevation but meets development standards and does not substantially alter the materials or appearance of the front elevation. The deck is set back further than decks at neighboring residences.
PLN18-494 Deck Repair JONATHAN LIGHTFOOT	7/30/2018 7/30/2018 APPROVED		SW (7/30/2018 8:09 AM JLF) A proposal to partially replace rotted beams of the cantilevered deck of Unit N. Beams will be sawcut, with new wood braced with L straps per engineering specs for B18-1060. Work location is on rear elevation.

City of San Clemente
Projects by Type and Date
For the Period 7/11/2018 thru 8/14/2018

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		Comments
PLN18-495	7/31/2018		SW
Lavi Gate Improvement	8/1/2018		(7/31/2018 3:22 PM DCC)
DAVID CARRILLO	APPROVED		A request to consider a six-foot high, driveway metal gate with wood inserts at a residential property located at 162 Avenida Rosa, in the Residential Medium Zoning District and Architectural and Coastal Zone Overlay Districts (RM-A-CZ). The proposed metal gate faces South Ola Vista and is proposed by the applicant to provide security and privacy. The wrought iron gate will have a black finish, consistent with other wrought iron fences on the site and wood inserts will have a dark stain finish. The property abuts a mixed-use property to the north and a residential property to the east. The subject block has some buildings constructed up to property lines with building walls exceeding six feet, creating a non-pedestrian environment. Since the proposed gate does not exceed the maximum height limit of six feet, meets the required street-side yard setback of five feet, and screens a concrete driveway, where parked vehicles may be visible from the public right-of-way, the gate is consistent with the pedestrian-orientation goal of the Architectural Overlay District.
PLN18-496	8/1/2018	8/2/2018	SW
SW MCHP for 218 Ave Serra	8/1/2018		(8/1/2018 8:56 AM VMO)
VERONICA MORONES	APPROVED		A request for minor exterior modifications to a single family residence abutting a historic property at the rear (219 Ave Miramar) and abutting a historic property at the front, across Ave Serra (217 Ave Serra). The applicant requests to infill three (3) existing doors and one (1) window to match existing exterior; replace one (1) window in the rear with a door, and replace one (1) window with a small bathroom window; and replace the front door with a new door.
PLN18-506	8/8/2018		SW
MCHP SW for window to door change and lanc	8/9/2018		
KATIE CROCKETT	APPROVED		
PLN18-512	8/14/2018	8/15/2018	SW
Residential addition	8/14/2018		(8/14/2018 9:12 AM VMO)
VERONICA MORONES	APPROVED		A request for a 128 square foot addition to an existing single-story, nonconforming single-family residence. The residence is nonconforming due to a substandard side yard setback. The addition is located in the rear and interior portions of the lot, and maintain the height of the structure and meet required development standards. The portions of addition will match the exterior of the residence.

9 Project(s) Found

Project Information:

Staff Waiver No: PLN18-468

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 310 Avenida Victoria

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (7/16/2018 8:44 AM KAC)

A request for re-roof to replace existing B.U.R. (flat roof) like-for-like. Property abutting two historic properties. No change/effect on abutting historic properties (404 Monterey Ln. and 308 Avenida Victoria).

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.

Project Information:

Staff Waiver No: PLN18-478

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 116 E El Portal

Architectural Overlay District: No

Historic Resource: Yes

Historic Landmark: No

Mills Act Contract: Yes

Project Description: A request to replace and increase the height of a riser for a utility connection on a historic residence. The modification is not visible from the street.

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. The modification is not visible from the street and the riser will be painted to match the residence.
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. The modification is not visible from the street and the riser will be painted to match the residence.
3. 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. The proposed project involves repairs and preservation measures that are minor in nature and improve the historical integrity of historic resources and landmarks. The modification is not visible from the street and the riser will be painted to match the residence.

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: PLN18-486

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 533 Avenida Victoria

Architectural Overlay District: Yes

Historic Resource: Yes

Historic Landmark: No

Mills Act Contract: No

Project Description: A proposal to remove and replace the red composition shingle roofing on units 9 and 10 with two-piece clay tiles. This addresses open code case CE2013-0029.

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

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.
5. Two-piece clay tile roofing shall be used with booster tiles on the edges and ridges and random mortar packing. The mortar shall be packed on 100 percent of the tiles, consistent with the existing tile roofing at the Beachcomber motel. Mortar packing shall serve as bird stops at the roof edges. The volume of mortar pack to achieve the appropriate thickness shall be equivalent to a 6 inch diameter sphere of mortar applied to each tile. [Citation – City of San Clemente Design Guidelines, November 1991]

Project Information:

Staff Waiver No: PLN18-487

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 226 Avenida Cabrillo

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (7/24/2018 2:33 PM JLF)

A request to add 404 sf of living space and 364 sf of deck to an existing triplex within 150 feet of a historic property at Avenida del Mar. The additional floor area is to the rear of the building and not visible from the right of way; the expanded deck is on the front elevation but meets development standards and does not substantially alter the materials or appearance of the front elevation. The deck is set back further than decks at neighboring residences.

Findings:

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.
6. 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: PLN18-494

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 255 Avenida Lobeiro R-6 (Unit N)

Architectural Overlay District: No

Historic Resource: Yes

Historic Landmark: No

Mills Act Contract: No

Project Description: (7/30/2018 8:09 AM JLF)

A proposal to partially replace rotted beams of the cantilevered deck of Unit N. Beams will be sawcut, with new wood braced with L straps per engineering specs. Work location is on rear elevation.

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

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: PLN18-495

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 162 Avenida Rosa

Architectural Overlay District: Yes

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (7/31/2018 3:22 PM DCC)

A request to consider a six-foot high, driveway metal gate with wood inserts at a residential property located at 162 Avenida Rosa, in the Residential Medium Zoning District and Architectural and Coastal Zone Overlay Districts (RM-A-CZ). The proposed metal gate faces South Ola Vista and is proposed by the applicant to provide security and privacy. The wrought iron gate will have a black finish, consistent with other wrought iron fences on the site and wood inserts will have a dark stain finish. The property abuts a mixed-use property to the north and a residential property to the east. The subject block has some buildings constructed up to property lines with building walls exceeding six feet, creating a non-pedestrian environment. Since the proposed gate does not exceed the maximum height limit of six feet, meets the required street-side yard setback of five feet, and screens a concrete driveway, where parked vehicles may be visible from the public right-of-way, the gate is consistent with the pedestrian-orientation goal of the Architectural Overlay District.

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 preserves and strengthens the pedestrian-orientation of the district.
4. 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 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: SW 18-496

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 218 Avenida Serra

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (8/1/2018 8:56 AM VMO)

A request for minor exterior modifications to a single family residence abutting a historic property at the rear (219 Ave Miramar) and abutting a historic property at the front, across Ave Serra (217 Ave Serra). The applicant requests to remove three (3) existing doors and one (1) window, and infilling the structure to match the exterior color, material and finish of the existing building. Additionally, the applicant proposes to replace one (1) window in the rear with a door, decrease the opening size of a bathroom window, and upgrade the front door in the same location and dimensions.

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, such as setbacks, height, lot coverage, etc., in that the modifications are minor in nature, resulting in no change to the existing footprint of the residential structure, and are to be consistent with the existing finishes of the residence. The modifications are consistent with the General Plan primary goal of the Urban Design Element, which states "...enhance a high-quality, built environment that...maintains our small town beach character..." as the property is maintaining the single-family residential use and requests only minor exterior modifications which intend to improve the overall design of the structure.
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 infill portions of the proposed exterior modifications are to match the existing structure finish in color and material, and the window and door change-outs are to be in the location of an existing door and window opening on the structure.

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, in that the two abutting historic properties are located to the rear and front (across the street) of the property, where in the rear a window is to be infilled and aesthetically enhancing rear door is proposed in its place, and the rear abutting historic property has a detached garage located between the two residential structures obstructing the line-of-sight between the two properties; and the front façade of the property will have an aesthetically enhancing front door replaced in-kind for the existing front door.

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: PLN18-506

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 232 Avenida Serra

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: Minor exterior modification to a triplex abutting a historic property. Replacement of existing 32" window with 32" x 80" glass door at front of property/front unit. Replacement of approximately 420 square feet of artificial grass at front of unit with 14' x 14' gray paver patio and 4' x 8' gray paver walkway with the remaining 192 square feet live landscape. The subject property abuts the corner of a historic property at the rear (235 Avenida Miramar). The modifications of (1) the window to door change and (2) the landscape/hardscape improvements at the front of the subject property will not be visible from nor have any effect on the historic property behind the subject property.

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.

Project Information:

Staff Waiver No: PLN18-512

Permit waived: Minor Architectural Permit

Project Location/Address: 112 Calle Balboa

Architectural Overlay District: No

Historic Resource: No

Project Description: (8/14/2018 9:12 AM VMO)

A request for a 128 square foot addition to an existing single-story, nonconforming single-family residence. The residence is nonconforming due to a substandard side yard setback. The addition is located in the rear and interior portions of the lot, and maintains the height of the structure while meeting the required development standards of lot coverage, and setbacks. The addition will match the exterior of the residence.

Required 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, such as setbacks, height, lot coverage, etc. in that the proposed addition to the residence is within the buildable area of the lot and does not increase the height of the residence. The proposed addition is to match the surrounding exterior of the residence.
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 applicant proposes to match the addition to the residence, and the addition maintains the single-level height of the home. The overall massing of the building is not negatively impacted by the addition as the 128 square foot area of expansion is split between the rear of the structure and an interior area of the residence, splitting the visual impact. The proposed addition is not visible from the public right-of-way.

FOR ADDITIONS:

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 proposed addition enhances and maintains the neighborhood character, inline with Land Use Policy *LU-1.03 – Maintenance of Neighborhood Character* by maintaining the single-level height of the structure; 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 proposed addition to the residence is within the buildable area of the lot and does not increase the height of the residence; and
3. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines, in that the proposed addition is consistent with City Design

Guideline II.B – *Relationship to Neighboring Development* as the addition meets required setbacks and maintains the single-level height of the residence; and

4. The general appearance of the proposal is in keeping with the character of the neighborhood in that the proposed addition is for the expansion of the residential use in a residential neighborhood, and maintains the height of the existing structure;
5. The proposal is not detrimental to the orderly and harmonious development of the City in that the proposed addition is required to comply with building and safety requirements reviewed for through the building permit plan check process. Additionally, the proposed addition is minor in nature, as it expands the existing residence by 6 percent of the total existing floor area, and is consistent with the surrounding neighborhood development.

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.