



Memorandum Planning Division

December 12, 2018

To: Planning Commission, City of San Clemente
From: Gabriel J. Perez, City Planner
Subject: Staff Waivers November 28, 2018 through December 11, 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 11/28/2018 thru 12/11/2018

Project Number	Date Applied	Date Closed	
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		Comments
PLN18-625	11/8/2018		SW
Heritage Christian Fellowship Shade Structure	11/28/2018		(11/8/2018 2:40 PM DCC)
DAVID CARRILLO	APPROVED		A request to consider a shade structure at the rear of the building adjacent to the playground area. The shade structure would be accessory to the church.
PLN18-660	12/6/2018		SW
Deck Maintenance and Railing Replacement for	12/6/2018		(12/6/2018 9:52 AM KAC)
KATIE CROCKETT	APPROVED		Deck maintenance (replace deck surface) and remove and replace railing for existing commercial building (Fred's Liquor) in the architectural overlay. The new railing will be galvanized metal with knuckle detail in dark brown to match the building trim.
			(12/6/2018 10:19 AM KAC)
			Plans are attached in SW binder.

2 Project(s) Found

Project Information:

Staff Waiver No: PLN18-625

Permit waived: Minor Architectural Permit

Project Location/Address: 190 Avenida La Pata

Architectural Overlay District: No

Historic Resource: No

Project Description: (11/8/2018 2:40 PM DCC)

A request to consider a shade structure at the rear of the building adjacent to the playground area. The shade structure is 13 feet maximum in height, not visible from the public street, and accessory to the church. The proposed shade material is beige fireproof fabric.

Required Findings:

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]*
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: PLN18-660

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 202 Avenida Victoria/220 S. Ola Vista

Architectural Overlay District: Yes

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: Deck maintenance (replace deck surface) and remove and replace railing for existing commercial building (Fred's Liquor) in the architectural overlay. Existing railing is not complaint with CA Building Code. The new metal railing will be Building Code compliant with knuckle detail in dark brown to match the building trim.

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.

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