



Memorandum Planning Division

January 8, 2019

To: Planning Commission, City of San Clemente
From: Gabriel J. Perez, City Planner
Subject: Staff Waivers December 12, 2018 through January 8, 2019

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 12/12/2018 thru 1/8/2019

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		Comments
PLN18-670 Wooden Fencing at Miramar Alley JONATHAN LIGHTFOOT	12/12/2018 12/12/2018 APPROVED		SW (12/12/2018 10:03 AM JLF) A proposal for temporary fencing to be installed to block access to the walkway between the back side historic Miramar Theater and bowling alley. The fence will be six feet tall and composed of whitewashed wood.
PLN18-676 Solar on Hotel San Clemente JONATHAN LIGHTFOOT	12/21/2018 12/21/2018 APPROVED		SW (12/21/2018 3:00 PM JLF) A proposal to install a new roof mounted solar system at the Historic Hotel San Clemente. The City is unable to review the solar system in a discretionary manner. This waiver is to manage the preservation and relocation of existing clay tiles to minimize any potential impacts to the historic building.
PLN19-001 RE-ROOF KATIE CROCKETT	1/2/2019 1/2/2019 APPROVED	1/2/2019	SW (1/2/2019 8:36 AM KAC) RE-ROOF ENTIRE FLAT ROOF AREA (MANSARD AT FRONT PORTION OF BUILDING TO REMAIN UNCHANGED. ASPHALT AND ROCK BUILT-UP ROOF LIKE FOR LIKE. THE STRUCTURE IS A MULTI-FAMILY DWELLING BOTH ABUTTING AND WITHIN 300 FEET OF SEVERAL HISTORIC STRUCTURES. THE RE-ROOF WILL NOT CHANGE THE APPEARANCE OF THE SUBJECT STRUCTURE NOR WILL IT AFFECT NEARBY HISTORIC STRUCTURES OR THE APPEARANCE OF THE STRUCTURE FROM THE STREET (THE TILE MANSARD ON THE FRONT PORTION OF THE BUILDING IS TO REMAIN AND NOT BE CHANGED).
PLN19-008 Feuerstein Residence DAVID CARRILLO	1/7/2019 1/7/2019 APPROVED		SW (1/7/2019 4:01 PM DCC) A request to consider the replacement of an existing wrought iron guardrail with a white redwood guardrail on a single-family home abutting a historic residence (109 W. Ave Cadiz).

4 Project(s) Found

Project Information:

Staff Waiver No: SW18-670

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 1700 N El Camino Real

Architectural Overlay District: Yes

Historic Resource: Yes

Historic Landmark: Yes

Mills Act Contract: No

Project Description: (12/12/2018 10:03 AM JLF)

A proposal for temporary fencing to be installed to block access to the walkway between the back side historic Miramar Theater and bowling alley. The fence will be six feet tall and composed of whitewashed wood.

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: PLN18-676

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 114 Avenida Del Mar

Architectural Overlay District: Yes

Historic Resource: Yes

Historic Landmark: Yes

Mills Act Contract: No

Project Description: (12/21/2018 3:00 PM JLF)

A proposal to install a new roof mounted solar system at the Historic Hotel San Clemente. The City is unable to review the solar system in a discretionary manner as has been confirmed by a review and memo from BBK on the subject. This waiver is to manage the preservation and relocation of existing clay tiles to minimize any potential impacts to the historic building.

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]*
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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 final inspection, 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. Historic Tiles shall be removed in advance of placement of the solar panels. Applicant shall demonstrate to the City Planner that tiles are being stored safely in a manner that minimizes breakage risks.
6. Tiles shall be re-laid around solar panels to conceal the panels from view of the public street.
7. Booster tiles shall be used on rakes and ridges.
8. The mortar shall be packed on 100 percent of the tiles in the first two rows of tiles and along any rake and ridgeline, and shall be packed on 25 percent of the tiles on the remaining field. 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]
9. Applicant shall designate a storage location if there are remaining tiles.
10. Applicant shall provide a tile location plan prior to re-laying the tiles in accordance with conditions 5-9 above. Plan must be provided to City Planner with a final inspection required.

Project Information:

Staff Waiver No: PLN19-001

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 214 Avenida Rosa

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (1/2/2019 8:36 AM KAC)

RE-ROOF ENTIRE FLAT ROOF AREA (MANSARD AT FRONT PORTION OF BUILDING TO REMAIN UNCHANGED). ASPHALT AND ROCK BUILT-UP ROOF LIKE FOR LIKE. THE STRUCTURE IS A MULTI-FAMILY DWELLING BOTH ABUTTING AND WITHIN 300 FEET OF SEVERAL HISTORIC STRUCTURES. THE RE-ROOF WILL NOT CHANGE THE APPEARANCE OF THE SUBJECT STRUCTURE NOR WILL IT AFFECT NEARBY HISTORIC STRUCTURES OR THE APPEARANCE OF THE STRUCTURE FROM THE STREET (THE TILE MANSARD ON THE FRONT PORTION OF THE BUILDING IS TO REMAIN AND NOT BE CHANGED).

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 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: PLN19-008

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 107 W Avenida Cadiz

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (1/7/2019 4:01 PM DCC)

A request to consider the replacement of an existing wrought iron guardrail with a white redwood guardrail on a single-family home abutting a historic residence (109 W. Ave Cadiz).

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.
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