



Memorandum Planning Division

January 30, 2019

To: Planning Commission, City of San Clemente
From: Gabriel J. Perez, City Planner
Subject: Staff Waivers January 9, 2019 through January 29, 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 1/9/2019 thru 1/29/2019

Project Number	Date Applied	Date Closed	
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		Comments
PLN18-648 Parking Lot and Landscape Modifications KATIE CROCKETT	11/20/2018 1/14/2019 APPROVED		SW
PLN19-012 A/C Screening JONATHAN LIGHTFOOT	1/9/2019 1/9/2019 APPROVED		SW (1/9/2019 3:06 PM JLF) A proposal to extend an existing block wall on the west elevation to more fully screen the ground mounted A/C equipment and to screen the A/C unit on eastern side of the building by either continuing the wood plank screening or using appropriate landscaping.
PLN19-013 JD's outdoor TV on non-historic wall STEPHANIE ROXAS	1/4/2019 1/10/2019 APPROVED		SW
PLN19-030 224 Ave. Del Mar Building Repaint DAVID CARRILLO	1/22/2019 1/22/2019 APPROVED		SW (1/22/2019 4:32 PM DCC) A request to consider a commercial building, located in Downtown, to be repainted. The stucco portion will be repainted white and the trims will be painted brown to match the neighboring building at 226 Avenida Del Mar.
PLN19-037 California Bank and Trust ATM DAVID CARRILLO	1/29/2019 1/29/2019 APPROVED		SW (1/29/2019 3:14 PM DCC) A request to consider the installation of an ATM or the front elevation of suite P. The ATM will replace a fixed window assembly and the opening will be filled in with stucco to match existing.

5 Project(s) Found

Project Information:

Staff Waiver No: PLN18-648

Permit waived: Minor Architectural Permit

Project Location/Address: 1120 Via Callejon

Architectural Overlay District: No

Historic Resource: No

Project Description: Minor exterior site improvements on a commercial property within the Rancho San Clemente Specific Plan. Changes include parking lot modifications due to ADA upgrades and landscape/hardscape improvements along the street frontage. Proposed landscaping changes include switching from turf to more drought-tolerant landscape materials. Landscaping plans will be reviewed by the City's landscape consultant for compliance with the City's landscape and water usage requirements. No changes to the structure are proposed.

Required Findings:

FOR MINOR MATERIAL/DESIGN CHANGE:

1. The proposed project is consistent with the Design Guidelines, Centennial General Plan, Zoning Code, Specific Plan, 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.

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 SMC]*
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 SMC]*
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. Prior to making the proposed modifications, the owner or designee shall submit for approval tenant improvement plans to the building department. The tenant improvement plans shall be compliant with ADA requirements with regard to parking and path of travel. The tenant

improvement plans shall demonstrate compliance with the 15% landscape lot coverage development standard. This may involve reduction in paved area and incorporation of additional landscaping area.

6. Prior to making the proposed landscape/hardscape improvements, the applicant shall submit a separate landscape plan check for review by the City's landscape consultant. The landscape plan check requires three sets of planting and irrigation plans as well as the associated landscape plan check fee. Landscape plans should be consistent with the landscaping requirements of the City, and may require reductions in the mulch and/or decomposed granite area and incorporation of more live plant material.
7. No signage is approved with this permit.

Project Information:

Staff Waiver No: SW19-012

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 1402 N El Camino Real

Architectural Overlay District: Yes

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (1/9/2019 3:06 PM JLF)

A proposal to extend an existing block wall on the west elevation of a commercial building to more fully screen the ground mounted A/C equipment and to screen the A/C unit on eastern side of the building by either continuing the wood plank screening or using appropriate landscaping.

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.

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. Photo documentation of completed work shall be provided to Planning and Code Enforcement.

Project Information:

Staff Waiver No: SW 19-013

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 211 S. El Camino Real

Architectural Overlay District: Yes

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description:

The project involves the installation of an outdoor television within a privately-owned outdoor courtyard area, addressed as 211 S. El Camino Real, serving an existing full-service restaurant, JD's, located in a historic building at 215 S. El Camino Real. The project is located in the Mixed Use zone within the Architectural and Central Business Overlay Districts (MU3.0-A-CB). The television will be mounted to a wall partition abutting a non-historic building located at 207 S. El Camino Real.

The television will be setback approximately 50 feet away from the public right-of-way, and it is intended to enhance the dining atmosphere for patrons wishing to dine outdoors. The applicant states and confirmed the following: (1) The television will only be turned on when the outdoor dining area is in use; (2) The television will only be used for the enjoyment of restaurant patrons to watch sports games, etc., and the television will not be used to display ads or advertise the business in any way; (3) The television volume will be turned down so that there is no outdoor amplified sound; (4) The applicant is authorized to install a television abutting the building at 207 S. El Camino Real; and (5) If the applicant moves out of the building, the television be removed and all holes will be patched, painted, and made to appear as it originally was.

Findings:

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 will not have negative visual or physical impacts upon the historic structure.
5. 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.
5. The television shall only be turned on when the outdoor dining area is in use.
6. The television shall only be used for the enjoyment of restaurant patrons to watch sports games, etc., and the television shall not be used to display ads or advertise the business in any way.
7. The television volume shall be turned down so that there is no outdoor amplified sound.
8. If the applicant moves out of the building, the television shall be removed and all holes will be patched and painted to match the existing building structure.

Project Information:

Staff Waiver No: PLN19-030

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 224 Avenida Del Mar

Architectural Overlay District: Yes

Historic Resource/Landmark: No

Mills Act Contract: No

Project Description: (1/22/2019 4:32 PM DCC)

A request to consider a commercial building, located in Downtown, to be repainted. The stucco portion will be repainted white and the trims will be painted brown to match the neighboring building at 226 Avenida Del Mar.

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 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. The proposed work moves the building closer to a typical Spanish Colonial Revival color palette.

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 completed in conformance with the approved application materials and all applicable, codes, ordinances, and standards.

Project Information:

Staff Waiver No: PLN19-037

Permit waived: Minor Architectural Permit

Project Location/Address: 415 E Avenida Pico P

Architectural Overlay District: No

Historic Resource: No

Project Description: (1/29/2019 3:14 PM DCC)

A request to consider the installation of an ATM on the front elevation of suite P. The ATM will replace a fixed window assembly and the opening will be filled in with stucco to match existing.

Required Findings:

1. The proposed project is consistent with the Design Guidelines, Centennial General Plan, Zoning Code, West Pico Corridor Specific Plan, 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. The ATM installation results in more stucco mass on the subject wall plane.

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.