



Memorandum Planning Division

February 26, 2019

To: Planning Commission, City of San Clemente
From: Gabriel J. Perez, City Planner
Subject: Staff Waivers January 30, 2019 through February 26, 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 1/30/2019 thru 2/26/2019

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Comments
Planner	Status of Project		
PLN18-671 Detached Laundry Room JONATHAN LIGHTFOOT	12/13/2018 2/15/2019 APPROVED		SW (12/13/2018 2:22 PM JLF) A request to permit an exiting, unpermitted detached laundry room (beige color, single story, gabled roof) at the rear of the existing fourplex. The site abuts a historic property to the rear. The proposed laundry room is not visible from the right of way.
PLN19-050 Dyer Residence Doors and Windows DAVID CARRILLO	2/6/2019 2/6/2019 APPROVED		SW (2/6/2019 12:15 PM DCC) A request to consider (1) the replacement of a non-original front door with a SCR-compatible dutch door; (2) the replacement of a sliding door and window, located on the non-original portion of the home, with a SCR-compatible sliding door and window; and (3) the installation of three SCR-compatible exterior light fixtures. All proposed windows and doors are wood and will mimic the appearance of divided lites.
PLN19-051 222 Mariposa Door Replacement DAVID CARRILLO	2/6/2019 2/19/2019 APPROVED		SW (2/19/2019 4:45 PM DCC) A request to consider the replacement of a non-original exterior door, with a SCR compatible wood dutch door. The dutch door consists of rectangular horizontal-oriented window panels on the top portion of the door. Additionally, the new dutch door will be painted to match existing windows and doors and will have black hinges and hardware consistent with SCR architecture.
PLN19-057 Window Replacement (1) JONATHAN LIGHTFOOT	2/11/2019 2/11/2019 APPROVED		SW (2/11/2019 4:42 PM JLF) A request to replace a boarded up aluminum window with a new Paramount Rabbetted Pair with a 8/4 lite cutup painted Benjamin Moore Rustique to match existing windows on site.
PLN19-073 Maas Drywall Repair DAVID CARRILLO	2/26/2019 2/26/2019 APPROVED		SW (2/26/2019 4:13 PM DCC) A request to remove and replace a small area of exterior drywall on a historic accessory structure to assess potential impacts to the interior wall that may be due to an unstable foundation.

5 Project(s) Found

Project Information:

Staff Waiver No: SW18-671

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 507 Avenida Victoria

Architectural Overlay District: Yes

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (12/13/2018 2:22 PM JLF)

A request to permit an exiting, unpermitted detached laundry room (beige color, single story, gabled roof) at the rear of the existing fourplex. The site abuts a historic property to the rear. The proposed laundry room is not visible from the right of way.

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/use preserves and strengthens the pedestrian-orientation of the district and/or San Clemente's historic identity as a Spanish village; or
7. 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: PLN19-050

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 308 Avenida Victoria

Architectural Overlay District: No

Historic Resource: Yes

Historic Landmark: No

Mills Act Contract: Yes

Project Description: (2/6/2019 12:15 PM DCC)

A request to consider: (1) the replacement of a non-original front door with a SCR-compatible dutch door; (2) the replacement of a sliding door and window, located on the non-original portion of the home, with a SCR-compatible sliding door and window; and (3) the installation of three SCR-compatible exterior light fixtures. All proposed windows and doors are wood and will mimic the appearance of divided lites.

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 involves repairs and preservation measures that are minor in nature and improve the historical integrity of historic resources and landmarks.
4. 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.

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: PLN19-051

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 222 W Mariposa

Architectural Overlay District: No

Historic Resource: Yes

Historic Landmark: No

Mills Act Contract: Yes

Project Description: (2/19/2019 4:45 PM DCC)

A request to consider the replacement of a non-original exterior door, with a SCR compatible wood dutch door. The dutch door consists of rectangular horizontally-oriented window panels on the top portion of the door. Additionally, the new dutch door will be painted to match existing windows and doors and will have black hinges and hardware consistent with SCR architecture.

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 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.

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: SW19-057

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 402 Pasadena Ct

Architectural Overlay District: Yes

Historic Resource: Yes

Historic Landmark: No

Mills Act Contract: No

Project Description: (2/11/2019 4:42 PM JLF)

A request to replace a boarded up aluminum window with a new Paramount Rabbetted Pair wooden window with a 8/4 lite cutup painted Benjamin Moore Rustique to match existing windows on site.

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. Applicant shall send a photo of completed work to Planning@san-clemente.org.

Project Information:

Staff Waiver No: PLN19-073

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 110 Avenida Serra

Architectural Overlay District: Yes

Historic Resource: Yes

Historic Landmark: No

Mills Act Contract: No

Project Description: (2/26/2019 4:13 PM DCC)

A request to remove and replace a small area of exterior drywall on a historic accessory structure to assess potential impacts to the interior wall that may be due to an unstable foundation.

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 involves repairs and preservation measures that are minor in nature and improve the historical integrity of historic resources and landmarks.
4. 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.

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. The new exterior drywall shall have a stucco finish that matches the historic structure in texture and color.
5. 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 by scheduling a final inspection.