



Memorandum Planning Division

December 11, 2019

To: Planning Commission, City of San Clemente
From: Gabriel J. Perez, City Planner
Subject: Staff Waivers November 26, 2019 through December 11, 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 11/26/2019 thru 12/11/2019

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		Comments
PLN19-452	11/26/2019		SW
Goudchaux Residence	11/26/2019		(11/26/2019 4:07 PM JMA)
JOHN MALDONADO	APPROVED		Replacement of deck and deck railing, maintains the existing footprint. Changing vertical slating to horizontal slating. The railing and fascia to be painted white to make consistent.
PLN19-481	12/11/2019		SW
Re-Roof of Multi-Family residential building	12/11/2019		
KATIE CROCKETT	APPROVED		

2 Project(s) Found

Project Information:

Staff Waiver No: PLN19-341

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 234 W Canada

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: Request to construct a new 25 sq. ft. exterior laundry room and an attached front-yard patio cover on an existing triplex building located within 300 feet of a historic resource (238 W. Canada). The proposed patio cover and laundry room comply with all city development standards, design guidelines, and are consistent with the existing character of the neighborhood. The proposed patio cover is buffered from the view of the historic resource by existing landscaping on both the lot of the historic resource and the abutting lot between the subject property and historic property.

Findings:

1. The architectural treatment of the project complies with the San Clemente General Plan.
2. The architectural treatment of the project complies with the Zoning Code in areas including, but not limited to, height, setback color, etc.
3. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines and materials will match the existing building.
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. Due to the existing landscaping in between the historic resource, the adjacent property, and the subject property, visibility of the new patio cover will be limited.

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. Prior to the issuance of building permits, the owner or designee shall provide vertical landscaping directly across the blank wall of the street facing elevation. Vertical landscaping shall be viewed and approved by the City Planner or designee.

Project Information:

Staff Waiver No: PLN19-481

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 263 AVENIDA LOBEIRO

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: Partial re-roof of existing multi-family building within 300 feet of a historic structure located at 255 Avenida Lobeiro. Portion of roof to be re-roofed is the flat portion with parapet. Work to include installing new built-up-roof material on the entirety of the flat roof area behind the parapet. New roof material to be overlaid over existing roof material. Existing pitched and tiled portions of the roof to remain (no work). The re-roof is maintenance of an existing structure which will result in no visible change from the street or the historic structure.

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 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]*
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