



Memorandum Planning Division

July 1, 2020

To: Planning Commission, City of San Clemente
From: Gabriel J. Perez, City Planner
Subject: Staff Waivers May 27, 2020 through June 30, 2020

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 5/27/2020 thru 6/30/2020

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Comments
Planner	Status of Project		
PLN20-129	4/16/2020		SW
ADA Access Ramp	6/1/2020		(4/16/2020 3:00 PM ERG)
ERIN GUY	APPROVED		A SWMCHP to remove an existing landscape plater to provide a new ADA access pathway along the street frontage of El Camino Real. Includes new ADA compliant handrails that will match existing ADA handrails on site.
PLN20-177	6/9/2020		SW
SW MCHP Balcony Addition	6/9/2020		(6/9/2020 2:14 PM STR)
STEPHANIE ROXAS	APPROVED		A request to add a second floor balcony to an existing three-unit apartment building within the Residential Medium (RM) zone. The proposed balcony is located at the front elevation, 15 feet setback from the front property line. The property is located within 300 feet of historic resources located at 233 Avenida Santa Barbara, 214 Avenida Monterey, 210 Avenida Rosa, and 212 Avenida Rosa.
			SEE BUILDING PERMIT # B19-2673

2 Project(s) Found

Project Information:

Staff Waiver No: PLN20-129

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 1520 N El Camino Real

Architectural Overlay District: Yes

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description: (4/16/2020 3:00 PM ERG)

A SWMCHP to remove an existing landscape planter to provide a new ADA access pathway along the street frontage of El Camino Real. Includes new ADA compliant handrails that will match existing ADA handrails 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 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: PLN20-177

Permit waived: Minor Cultural Heritage Permit

Project Location/Address: 222 AVENIDA SANTA BARBARA

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description:

A request to add a second floor balcony to an existing three-unit apartment building within the Residential Medium (RM) zone. The proposed balcony is located at the front elevation, 15 feet setback from the front property line. The property is located within 300 feet of historic resources located at 233 Avenida Santa Barbara, 214 Avenida Monterey, 210 Avenida Rosa, and 212 Avenida Rosa. The closest historic resource is approximately 150 feet away.

Findings:

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 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.