



Memorandum Planning Division

June 9, 2021

To: Planning Commission, City of San Clemente
From: Stephanie Roxas, Senior Planner
Subject: Staff Waivers May 26, 2021 through June 8, 2021

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 5/26/2021 thru 6/8/2021

| Project Number | Date Applied | Date Closed | Project Type |
|------------------------------------|--------------------------|---------------------|--|
| Project Name | Date Approved | Date Expired | Project Type |
| Planner | Status of Project | | Comments |
| SW21-089 | 5/26/2021 | | STAFF WAIVER |
| RILEY EXTERIOR LIGHTING CHANGE OUT | 5/26/2021 | | (5/26/2021 11:52 AM JMA) |
| JOHN MALDONADO | APPROVED | | A request to change out (3) existng exterior light fixtures with new high efficacy/energy efficient LED light fixtures next to a historic resource at 240 Avenida Santa Barbara. |
| SW21-096 | 5/24/2021 | | STAFF WAIVER |
| 208 AVENIDA SERRA PANEL | 6/1/2021 | | (6/1/2021 2:53 PM JMA) |
| JOHN MALDONADO | APPROVED | | A request to install a 200 amp dual meterin a new location with (2) subpanels on a property abutting a historic resource at 207 Avenida Miramar. |

2 Project(s) Found

Project Information:

Staff Waiver No: SW21-089

Permit Waived: Minor Cultural Heritage Permit

Project Location/Address: 242 AVENIDA SANTA BARBARA

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description:

A request to change out (4) existing exterior light fixtures with new high efficacy/energy efficient LED light fixtures next to a historic resource at 240 Avenida Santa Barbara.

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 proposed project will not have negative visual or physical impacts upon the historic structure, in that, it will maintain the existing locations of the lighting, which is scaled in front of the historic resource and is not directly visible. Additionally, the new fixtures maintain the existing color pallet, are high-quality materials, and are weatherproof. Further, no changes will encroach into the historic property boundary.

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: SW21-096

Permit Waived: Minor Cultural Heritage Permit

Project Location/Address: 208 AVENIDA SERRA

Architectural Overlay District: No

Historic Resource: No

Historic Landmark: No

Mills Act Contract: No

Project Description:

A request to install a 200 amp dual meter in a new location with (2) subpanels on a property abutting a historic resource at 207 Avenida Miramar.

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.
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, in that the new electrical panels will be located in an inconspicuous location and on the opposite side of the property than where the historic residence is located.

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.