

# Memorandum Planning Division

June 12, 2014

To:

Planning Commission, City of San Clemente

From:

Jim Pechous, City Planner

Subject: Staff Waivers May 28, 2014 through June 9, 2014

This memorandum provides details regarding Staff Waivers recently approved by the Planning Division.

#### <u>Analysis</u>

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

6/10/2014 7:54:22AM

## **City of San Clemente Projects by Type and Date**

### For the Period 5/28/2014 thru 6/9/2014

Project Number Project Name Planner	Date Applied Da Date Approved Da Status of Project	ate Closed ate Expired Project Type Comments
PLN14-222 Replace Windows and doors JOHN CIAMPA	5/30/2014 5/30/2014 APPROVED	SW (5/30/2014 11:17 AM JC) replace existing vinyl windows with new smaller vinyl windows and install two new doors in existing window openings.
PLN14-223 Santa Barbara Decks CHRIS WRIGHT	5/30/2014 5/30/2014 5/ APPROVED	SW 30/2015 (5/30/2014 4:50 PM CW) A request to consider a project thart involves the removal of wood siding from the exterior of several decks (11) on a Spanish Styled multi-unit building. The siding will be replaced with stucco to match the finish, surface, and color of the building. The site is within 300 feet of several historic structures.
PLN14-224 Commercial Re-Roof ADAM ATAMIAN	6/2/2014 6/ 6/2/2014 APPROVED	2/2014 SW
PLN14-225 Daugherty Windows&door CHRIS WRIGHT	6/2/2014 6/2/2014 6/ APPROVED	SW 2/2015 (6/2/2014 11:44 AM CW) A request to replace aluminum windows with wood and replace a window with a sliding door on the rear of a residence. The site abuts (across street) a historic structure.
PLN14-233 New Facia for Deck JOHN CIAMPA	6/9/2014 6/9/2014 APPROVED	SW (6/9/2014 11:23 AM JC) new facia for deck. new facia removes overhang and improves the design of the appartment.

5 Project(s) Found





	Staff Waiver #: PLN14-222 Address: 908 S Ola Vis		
	Replace Windows and doors Staff: JOHN CIAMPA		
20	The above-referenced Staff Waiver shall become null and void if the use is not commenced within one (1) year from the date of the approval thereof. Pursuant to Section 7.7.1 of the Zoning Ordinance of the City of San Clemente, since the use requires the issuance of a building permit, the use shall not be deemed to have commenced until the date that the building permit is issued for the development.  Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall be deemed to have lapsed, and the above-referenced Staff Waiver shall be deemed to have expired, when a building permit has been issued, construction has not been completed and the building permit has expired in accordance with applicable sections of the Uniform Building Code, as amended.		
	The above-referenced Staff Waiver shall become null and void if the use is not commenced within one (1) year from the date of the approval thereof. Since the use does not require the issuance of a building permit, the use shall not be deemed to have commenced until all improvements submitted herein are completed to the satisfaction of the City Planner.		
Ø	The owner or applicant shall develop the approved project in conformance with the plans and any other applicable submittals for the above-referenced Staff Waiver approved by the City Planner and amended by any conditions.		
	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 sets of plans and all applicable, codes, ordinances, and standards.		
Ø.	Prior to the issuance of any permits, the owner or designee shall submit written consent to all of these imposed conditions to the Community Development Director or designee. The owner or designee understands that the resolution will be of no force or effect, nor shall permits be issued, unless such written consent is submitted to the City.		

	Staff Waiver #: PLN14-223 Address: 418 Avenida Santa Barbara	
	Santa Barbara Decks	Staff: CHRIS WRIGHT
$\boxtimes$	The above-referenced Staff Waiver shall become null one (1) year from the date of the approval thereof. Proportion of the City of San Clemente, since the use use shall not be deemed to have commenced until the development.  Pursuant to Section 7.7.2 of the Zoning Ordinance, a above-referenced Staff Waiver shall be deemed to ha issued, construction has not been completed and the lapplicable sections of the Uniform Building Code, as	ursuant to Section 7.7.1 of the Zoning requires the issuance of a building permit, the date that the building permit is issued for the use shall be deemed to have lapsed, and the ve expired, when a building permit has been building permit has expired in accordance with
	The above-referenced Staff Waiver shall become null one (1) year from the date of the approval thereof. So building permit, the use shall not be deemed to have therein are completed to the satisfaction of the City Planta.	ince the use does not require the issuance of a commenced until all improvements submitted
$\boxtimes$	The owner or applicant shall develop the approved prother applicable submittals for the above-referenced amended by any conditions.	coject in conformance with the plans and any Staff Waiver approved by the City Planner and
	Prior to issuance of certificates of occupancy, the ow satisfaction of the City Planner or designee that the p with the approved sets of plans and all applicable, co	roject has been constructed in conformance
$\boxtimes$	Prior to the issuance of any permits, the owner or desthese imposed conditions to the Community Develop designee understands that the resolution will be of no unless such written consent is submitted to the City.	ment Director or designee. The owner or
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	Staff Waiver #: PLN14-224 Address: 1640 N El Camino Real	
	Commercial Re-Roof Staff: ADAM ATAMIAN	
	The above-referenced Staff Waiver shall become null and void if the use is not commenced within one (1) year from the date of the approval thereof. Pursuant to Section 7.7.1 of the Zoning Ordinance of the City of San Clemente, since the use requires the issuance of a building permit, the use shall not be deemed to have commenced until the date that the building permit is issued for the development.  Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall be deemed to have lapsed, and the above-referenced Staff Waiver shall be deemed to have expired, when a building permit has been issued, construction has not been completed and the building permit has expired in accordance with applicable sections of the Uniform Building Code, as amended.	
	The above-referenced Staff Waiver shall become null and void if the use is not commenced within one (1) year from the date of the approval thereof. Since the use does not require the issuance of a building permit, the use shall not be deemed to have commenced until all improvements submitted herein are completed to the satisfaction of the City Planner.	
$\boxtimes$	The owner or applicant shall develop the approved project in conformance with the plans and any other applicable submittals for the above-referenced Staff Waiver approved by the City Planner and amended by any conditions.	d
	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 sets of plans and all applicable, codes, ordinances, and standards.	
	Prior to the issuance of any permits, the owner or designee shall submit written consent to all of these imposed conditions to the Community Development Director or designee. The owner or designee understands that the resolution will be of no force or effect, nor shall permits be issued, unless such written consent is submitted to the City.	

	Staff Waiver #: PLN14-225 Address: 105 W Paseo De Cristobal		
	Daugherty Windows&door Staff: 0	CHRIS WRIGHT	
$\boxtimes$		tion 7.7.1 of the Zoning ssuance of a building permit, the building permit is issued for the	
	Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall be dabove-referenced Staff Waiver shall be deemed to have expired, wissued, construction has not been completed and the building perm applicable sections of the Uniform Building Code, as amended.	hen a building permit has been	
	The above-referenced Staff Waiver shall become null and void if the one (1) year from the date of the approval thereof. Since the use debuilding permit, the use shall not be deemed to have commenced unherein are completed to the satisfaction of the City Planner.	oes not require the issuance of a	
$\boxtimes$	The owner or applicant shall develop the approved project in conformation other applicable submittals for the above-referenced Staff Waiver a amended by any conditions.	ormance with the plans and any approved by the City Planner and	
	Prior to issuance of certificates of occupancy, the owner or designed satisfaction of the City Planner or designee that the project has been with the approved sets of plans and all applicable, codes, ordinance	n constructed in conformance	
$\boxtimes$	Prior to the issuance of any permits, the owner or designee shall su these imposed conditions to the Community Development Director designee understands that the resolution will be of no force or effect unless such written consent is submitted to the City.	or designee. The owner or	
$\boxtimes$	The windows and door shall be painted to match the existing build	ing trim color.	



	Staff Waiver #: PLN14-233 Address: 412 Avenida Victoria		
	New Facia for Deck	Staff: JOHN CIAMPA	
X	The above-referenced Staff Waiver shall become number one (1) year from the date of the approval thereof. It Ordinance of the City of San Clemente, since the use use shall not be deemed to have commenced until the development.  Pursuant to Section 7.7.2 of the Zoning Ordinance, a above-referenced Staff Waiver shall be deemed to he issued, construction has not been completed and the applicable sections of the Uniform Building Code, a	Pursuant to Section 7.7.1 of the Zoning requires the issuance of a building permit, the e date that the building permit is issued for the use shall be deemed to have lapsed, and the ave expired, when a building permit has been building permit has expired in accordance with	
	The above-referenced Staff Waiver shall become nu one (1) year from the date of the approval thereof. Staff building permit, the use shall not be deemed to have herein are completed to the satisfaction of the City P	since the use does not require the issuance of a commenced until all improvements submitted	
A	The owner or applicant shall develop the approved p other applicable submittals for the above-referenced amended by any conditions.		
	Prior to issuance of certificates of occupancy, the oversatisfaction of the City Planner or designee that the particular with the approved sets of plans and all applicable, contains the proved sets of plans and all applicable, contains the proved sets of plans and all applicable, contains the proved sets of plans and all applicable, contains the proved sets of plans and all applicable, contains the proved sets of plans and all applicable, contains the proved sets of plans and all applicable, contains the proved sets of plans and all applicable, contains the proved sets of plans and all applicable, contains the proved sets of plans and all applicable, contains the proved sets of plans and all applicable, contains the proved sets of plans and all applicable, contains the proved sets of plans and all applicable, contains the proved sets of plans and all applicable, contains the proved sets of plans and all applicable, contains the proved sets of plans and all applicable, contains the proved sets of plans and all applicable, contains the proved sets of plans and all applicable and the proved sets of plans and all applica	project has been constructed in conformance	
尸	Prior to the issuance of any permits, the owner or de these imposed conditions to the Community Develop designee understands that the resolution will be of no unless such written consent is submitted to the City.	oment Director or designee. The owner or	
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