



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.

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 5/28/2014 thru 6/9/2014

Project Number Project Name Planner	Date Applied Date Approved Status of Project	Date Closed Date 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 APPROVED	5/30/2015	SW (5/30/2014 4:50 PM CW) A request to consider a project that 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 6/2/2014 APPROVED	6/2/2014	SW
PLN14-225 Daugherty Windows&door CHRIS WRIGHT	6/2/2014 6/2/2014 APPROVED	6/2/2015	SW (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 apartment.

5 Project(s) Found

Conditions of Approval

Reviewed by

JP

JH

	<p>Staff Waiver #: PLN14-222 Address: 908 S Ola Vis</p>
	<p>Replace Windows and doors Staff: JOHN CIAMPA</p>
<input checked="" type="checkbox"/>	<p>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.</p> <p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<input checked="" type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<input checked="" type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

Conditions of Approval

Reviewed by JH

	<p>Staff Waiver #: PLN14-223 Address: 418 Avenida Santa Barbara</p>
	<p>Santa Barbara Decks Staff: CHRIS WRIGHT</p>
<input checked="" type="checkbox"/>	<p>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.</p> <p>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.</p>
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	<p>Staff Waiver #: PLN14-224 Address: 1640 N El Camino Real</p>
	<p>Commercial Re-Roof Staff: ADAM ATAMIAN</p>
<p><input checked="" type="checkbox"/></p>	<p>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.</p> <p>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.</p>
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Conditions of Approval

Reviewed by JP

	Staff Waiver #: PLN14-225 Address: 105 W Paseo De Cristobal
	Daugherty Windows&door Staff: CHRIS WRIGHT
<input checked="" type="checkbox"/>	<p>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.</p> <p>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.</p>
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<input checked="" type="checkbox"/>	<p>The windows and door shall be painted to match the existing building trim color.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

Conditions of Approval

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JH

	Staff Waiver #: PLN14-233 Address: 412 Avenida Victoria
	New Facia for Deck Staff: JOHN CIAMPA
<input checked="" type="checkbox"/>	<p>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.</p> <p>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.</p>
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