



Memorandum Planning Division

March 26, 2014

To: Planning Commission, City of San Clemente
From: Jim Pechous, City Planner
Subject: Staff Waivers March 12, 2014 through March 25, 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 3/12/2014 thru 3/25/2014

Project Number Project Name Planner	Date Applied Date Approved Status of Project	Date Closed Date Expired	Project Type Comments
PLN14-098 Minor improvements to Historic House JOHN CIAMPA	3/13/2014 3/12/2014 APPROVED		SW (3/13/2014 12:03 PM JC) Minor improvements include a reroof of the house to address leaks and the reuse of the existing tile. All new tile will match the existing and be used as the pan tile to be less noticeable. The gate to the side yard will be replaced with a carriage style design and painted brown or stained dark brown. The windows and front door will be painted an architecturally compatible forest green color. A detached trellis will be added to the back of the house. The trellis complies with the Secretary of the Interior's Standards because it is a Spanish Colonial Revival design that is architecturally compatible with the historic house, it is not attached so it could be easily removable, and it is not visible from the ROW. (3/13/2014 12:05 PM JC) The re-roof will have mortar packing and traditional mortar birdstops.
PLN14-116 Pep Boys Paint Color Change ADAM ATAMIAN	3/24/2014 3/24/2014 APPROVED	3/24/2014	SW (3/24/2014 7:54 AM AMA) A request to paint over the purple and grey areas of the building with white to match the existing white color on the building.
PLN14-117 Beachcomber Water Heater Closet CHRIS WRIGHT	3/25/2014 3/25/2014 APPROVED	3/25/2015	SW (3/25/2014 9:25 AM CW) A request to consider a redesigned exterior water heater enclosure on the side of the historic Beachcomber Hotel. The area is screened from the street. The building is in the Pier Bowl Architectural Overlay.
PLN14-118 Lap Board Siding Replacement ADAM ATAMIAN	3/25/2014 3/25/2014 APPROVED	3/25/2014	SW (3/25/2014 10:42 AM AMA) A request to replace the wood lap board siding with cementitious lap board, visually similar, to be painted to match rest of building. The change is architecturally "like-for-like". One window facing Ola Vista to be replaced "like-for-Like" in color, size, and materials.

4 Project(s) Found

Conditions of Approval

Reviewed by JP JH

	<p>Staff Waiver #: PLN14-098 Address: 219 Avenida Victoria</p>
	<p>Minor improvements to Historic House 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"/>	
<input type="checkbox"/>	

Conditions of Approval

Reviewed by

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JH

	<p>Staff Waiver #: PLN14-116 Address: 1606 N El Camino Real</p>
	<p>Pep Boys Paint Color Change Staff: ADAM ATAMIAN</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. 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 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. 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>
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<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 checked="" type="checkbox"/>	<p>This Staff Waiver approval is only for painting over the purple and grey areas of the building, and does not include any other work on the site. Please note that all exterior alterations to this building or site require Planning Division approval.</p>
<input checked="" type="checkbox"/>	<p>The applicant shall paint over the purple and grey areas of the building only, as specified in the submitted photos included in this application as Attachment 1. The new paint for these areas shall be white to match the white sections of the existing building in color, sheen and overall appearance.</p>
<input checked="" type="checkbox"/>	<p>All work approved through this Staff Waiver shall be reviewed by the Planning Division. The applicant shall inform the Planning Division upon completion of the painting to request a final review. The applicant agrees to correct any and all issues with the painting required for final approval.</p>

Conditions of Approval

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	<p>Staff Waiver #: PLN14-117 Address: 533 Avenida Victoria</p>
	<p>Beachcomber Water Heater Closet 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>
<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 checked="" type="checkbox"/>	<p>Paint the side of the building (that is off-white without approval) to match the white stucco color of the front facade.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

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	<p>Staff Waiver #: PLN14-118 Address: 105 S Ola Vista</p>
	<p>Lap Board Siding Replacement Staff: ADAM ATAMIAN</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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<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 checked="" type="checkbox"/>	<p>New lap board siding to be installed and painted to match the rest of the building. The look of the finished sections shall match the existing spacing and design of the current siding.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	