

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.

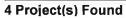
Conclusion

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.

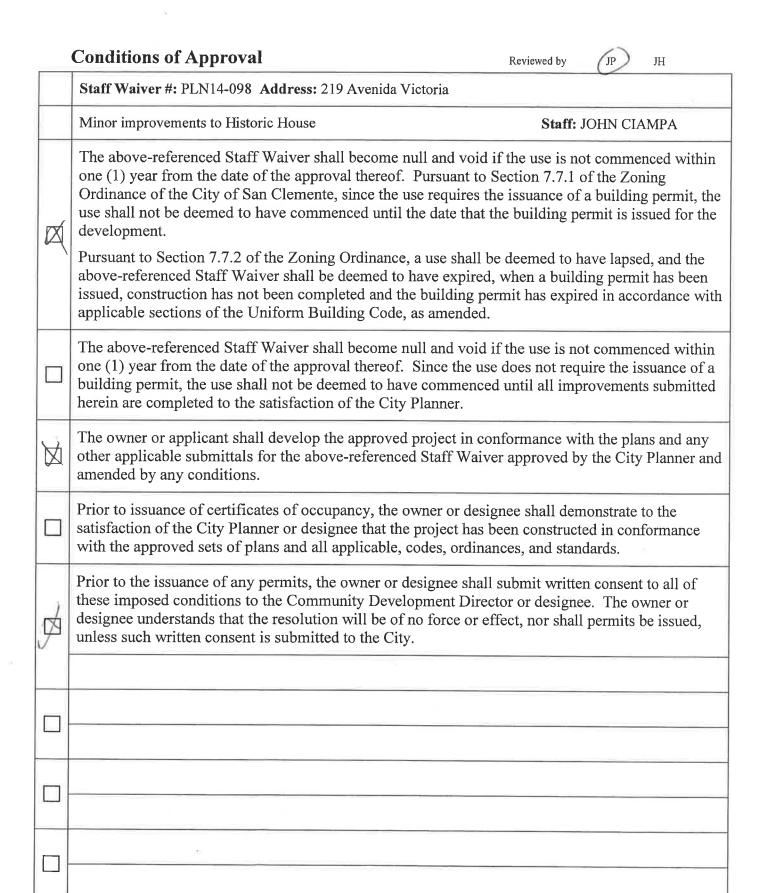
Attachments

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 Closed d Date Expired ect	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 exisitng 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 cementicious lap board, visually similar, to be painted to match rest of building. The change is archtiecturally "like-for-like".
4 Project(s) Found			One window facing Ola Vista to be replaced "like-for-Like" in color, size, and materials.









	Staff Waiver #: PLN14-116 Address: 1606 N El Camino Real			
	Pep Boys Paint Color Change	Staff: ADAM ATAMIAN		
	The above-referenced Staff Waiver shall become null one (1) year from the date of the approval thereof. Pu Ordinance of the City of San Clemente, since the use use shall not be deemed to have commenced until the development.	rsuant to Section 7.7.1 of the Zoning requires the issuance of a building permit, the		
	Pursuant to Section 7.7.2 of the Zoning Ordinance, a unabove-referenced Staff Waiver shall be deemed to have issued, construction has not been completed and the brapplicable sections of the Uniform Building Code, as	re expired, when a building permit has been uilding permit has expired in accordance with		
\boxtimes	The above-referenced Staff Waiver shall become null one (1) year from the date of the approval thereof. Sin building permit, the use shall not be deemed to have cherein are completed to the satisfaction of the City Plant	ommenced until all improvements submitted		
	The owner or applicant shall develop the approved proof other applicable submittals for the above-referenced S amended by any conditions.	· · · · · · · · · · · · · · · · · · ·		
	Prior to issuance of certificates of occupancy, the own satisfaction of the City Planner or designee that the provide with the approved sets of plans and all applicable, cod	oject has been constructed in conformance		
\boxtimes	Prior to the issuance of any permits, the owner or designessing these imposed conditions to the Community Developed designes understands that the resolution will be of no unless such written consent is submitted to the City.	nent Director or designee. The owner or		
\boxtimes	This Staff Waiver approval is only for painting over the does not include any other work on the site. Please not or site require Planning Division approval.			
\boxtimes	The applicant shall paint over the purple and grey area submitted photos included in this application as Attacl be white to match the white sections of the existing bu	nment 1. The new paint for these areas shall		
\boxtimes	All work approved through this Staff Waiver shall be applicant shall inform the Planning Division upon con review. The applicant agrees to correct any and all iss approval.	apletion of the painting to request a final		

	Staff Waiver #: PLN14-117 Address: 533 Avenida Victoria				
	Beachcomber Water Heater Closet	Staff: CHRIS WRIGHT			
	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 one (1) year from the date of the approval thereof. Since building permit, the use shall not be deemed to have comberein are completed to the satisfaction of the City Planne	the use does not require the issuance of a menced until all improvements submitted			
\boxtimes	The owner or applicant shall develop the approved project other applicable submittals for the above-referenced Staff amended by any conditions.				
	Prior to issuance of certificates of occupancy, the owner of satisfaction of the City Planner or designee that the project with the approved sets of plans and all applicable, codes,	et has been constructed in conformance			
\boxtimes	Prior to the issuance of any permits, the owner or designe these imposed conditions to the Community Developmen designee understands that the resolution will be of no forcunless such written consent is submitted to the City.	t Director or designee. The owner or			
	Paint the side of the building (that is off-white without ap the front facade.	proval) to match the white stucco color of			



Staff Waiver #: PLN14-118 Address: 105 S Ola Vista				
Lap Board Siding Replacement	Staff: ADAM ATAMIAN			
The above-referenced Staff Waiver shall become null and void one (1) year from the date of the approval thereof. Pursuant to Ordinance of the City of San Clemente, since the use requires the use shall not be deemed to have commenced until the date that the development. Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall be above-referenced Staff Waiver shall be deemed to have expired issued, construction has not been completed and the building personnel.	Section 7.7.1 of the Zoning ne issuance of a building permit, the the building permit is issued for the see deemed to have lapsed, and the when a building permit has been			
applicable sections of the Uniform Building Code, as amended.	minimus empirou mi ucociumico (mini			
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The owner or applicant shall develop the approved project in coother applicable submittals for the above-referenced Staff Waiv amended by any conditions.				
Prior to issuance of certificates of occupancy, the owner or designatisfaction of the City Planner or designee that the project has leavith the approved sets of plans and all applicable, codes, ordinates	been constructed in conformance			
Prior to the issuance of any permits, the owner or designee shall these imposed conditions to the Community Development Direct designee understands that the resolution will be of no force or examples such written consent is submitted to the City.	ctor or designee. The owner or			
New lap board siding to be installed and painted to match the re finished sections shall match the existing spacing and design of				
	Lap Board Siding Replacement The above-referenced Staff Waiver shall become null and void one (1) year from the date of the approval thereof. Pursuant to Ordinance of the City of San Clemente, since the use requires the use shall not be deemed to have commenced until the date that development. Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall be above-referenced Staff Waiver shall be deemed to have expired issued, construction has not been completed and the building peapplicable sections of the Uniform Building Code, as amended. The above-referenced Staff Waiver shall become null and void one (1) year from the date of the approval thereof. Since the use building permit, the use shall not be deemed to have commence herein are completed to the satisfaction of the City Planner. The owner or applicant shall develop the approved project in conther applicable submittals for the above-referenced Staff Waiver amended by any conditions. Prior to issuance of certificates of occupancy, the owner or designatisfaction of the City Planner or designate that the project has leaven the approved sets of plans and all applicable, codes, ordinates imposed conditions to the Community Development Direct designate understands that the resolution will be of no force or enuless such written consent is submitted to the City. New lap board siding to be installed and painted to match the resolution will be of match the reso			