Memorandum
Planning Division

March 12, 2014

To: Planning Commission, City of San Clemente
From: Jim Pechous, City Planner
Subject: Staff Waivers February 25, 2014 through March 11, 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

3/12/2014
8:56:17AM

City of San Clemente
Projects by Type and Date
For the Period 2/25/2014 thru 3/11/2014

Page   1

Project Number Project Name Planner	Date Applied Date Closed Date Approved Date Expired Status of Project	Project Type Comments
PLN14-064 Daugherty Residence Rear Patio Cove ADAM ATAMIAN	2/25/2014 3/3/2014 3/3/2014 APPROVED	SW (2/25/2014 2:45 PM AMA) A request for a patio cover that is not visible from the public right of way or the historic property located across the street. The patio cover is in the rear yard.
PLN14-068 Window Replacement JOHN CIAMPA	2/26/2014 2/26/2014 APPROVED	SW (2/26/2014 8:09 AM JC) Replace aluminum windows with wood windows to match originals. Entry door will be relocated to the original location.
PLN14-069 SD&E Awning JOHN CIAMPA	2/26/2014 2/26/2014 APPROVED	SW (2/26/2014 9:41 AM JC) Awning for the back enterence of a SD&E building.
PLN14-075 Hardscarpe Improvements JOHN CIAMPA	3/6/2014 3/6/2014 APPROVED	SW (3/6/2014 2:45 PM JC) Replace walkway to units and new 2ft stucco retaining wall to replace deteriorated rail road ties. (3/6/2014 2:47 PM JC) walkway is approved to be replaced up to unit 1 and no further due to the proximity to the coastal bluff.
PLN14-083 Wells Fargo ATM CLIFF JONES	3/11/2014 3/11/2014 APPROVED	SW (3/11/2014 2:50 PM CJ) Like-for-like replacement of the existing ATM. Replacement is necessary to meet accessibility requirements.

5 Project(s) Found

Conditions of Approval

	Staff Waiver #: PLN14-064 **Address:** 105 W Paseo De Cristobal
	Daugherty Residence Rear Patio Cove **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.
☒	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.
☒	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.
☒	This is a request only for a patio cover that is not visible from the public right of way or the historic property located across the street. The patio cover is in the rear yard.
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Conditions of Approval

	Staff Waiver #: PLN14-068 **Address:** 704 Calle Puente
	Window Replacement **Staff:** JOHN CIAMPA
☒	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.
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Conditions of Approval

	Staff Waiver #: PLN14-069 **Address:** 662 Camino De Los Mares
	SD&E Awning **Staff:** JOHN CIAMPA
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Conditions of Approval

	Staff Waiver #: PLN14-075 **Address:** 533 Avenida Victoria
	Hardscarpe Improvements **Staff:** JOHN CIAMPA
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Conditions of Approval

	Staff Waiver #: PLN14-083 **Address:** 601 N El Camino Real
	Wells Fargo ATM **Staff:** CLIFF JONES
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