

Memorandum Planning Division

February 25, 2014

To:

Planning Commission, City of San Clemente

From:

Jim Pechous, City Planner

Subject: Staff Waivers February 12, 2014 through February 24, 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

2/25/2014 7:54:23AM

City of San Clemente Projects by Type and Date

For the Period 2/12/2014 thru 2/24/2014

Project Number Project Name Planner	Date Applied Date Approved Status of Proje	l Date Expired	Project Type Comments
PLN14-010 Commercial Building Eave Extension ADAM ATAMIAN	1/10/2014 2/18/2014 APPROVED	2/18/2014 2/18/2015	SW
PLN14-048 ADA Ramp ADAM ATAMIAN	2/12/2014 2/12/2014 APPROVED	2/12/2015	SW
PLN14-049 Emergency Generator JOHN CIAMPA	2/12/2014 2/12/2014 APPROVED		SW (2/12/2014 2:35 PM JC) Request for an emergency generator for Quest Diagnostics behind a office/industrial building located within the Talega Specific Plan. Proposal will include the screening of the generator with landscaping.
PLN14-051 Rainbow Sandels CHRIS WRIGHT	2/13/2014 2/13/2014 APPROVED		SW
PLN14-059 Mc Carther Addition CHRIS WRIGHT	2/20/2014 2/20/2014 APPROVED	2/20/2016	SW (2/20/2014 9:54 AM CW) A request to consider a 97 square foot, single-story addition to the rear of a nonconforming triplex within 300 feet of historic structures. The addition is not-visible from the street and historic structures.
PLN14-061 Replace Widows and Doors JOHN CIAMPA	2/24/2014 2/24/2014 APPROVED		SW (2/24/2014 10:53 AM JC) Replacement of aluminum windows and doors on a three unit residential apt located next to a historic structure at 202-210 Avenida Aragon. project is not located in the Arch Overlay.
PLN14-062 Mills Residence Re-roof ADAM ATAMIAN	2/24/2014 2/24/2014 APPROVED	2/24/2014 2/24/2015	SW (2/24/2014 4:03 PM AMA) Re-roof of flat roof behind mansard parapet. Not visible from street or historic residence.

7 Project(s) Found





	Staff Waiver #: PLN14-010 Address: 1403 N El Camino Real	
	Commercial Building Eave Extension	Staff: ADAM ATAMIAN
\boxtimes	The above-referenced Staff Waiver shall become null and void if the one (1) year from the date of the approval thereof. Pursuant to Sector Ordinance of the City of San Clemente, since the use requires the is use shall not be deemed to have commenced until the date that the development.	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 do above-referenced Staff Waiver shall be deemed to have expired, whissued, construction has not been completed and the building permi applicable sections of the Uniform Building Code, as amended.	nen 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 do building 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
	The owner or applicant shall develop the approved project in confo other applicable submittals for the above-referenced Staff Waiver a amended by any conditions.	
	Prior to issuance of certificates of occupancy, the owner or designe 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 sulthese imposed conditions to the Community Development Director designee understands that the resolution will be of no force or effectuallies such written consent is submitted to the City.	or designee. The owner or
	All new construction shall match existing materials, colors, and fine	
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	Staff Waiver #: PLN14-048 Address: 675 Camino De Los Mares		
	ADA Ramp Staff: ADAM ATAMIAN		
\boxtimes	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.		
	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.		
\boxtimes	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 #: PLN14-049 Address: 1311 Calle Batido		
	Emergency Generator	Staff: JOHN CIAMPA	
	The above-referenced Staff Waiver shall become rone (1) year from the date of the approval thereof. Ordinance of the City of San Clemente, since the use shall not be deemed to have commenced until development. Pursuant to Section 7.7.2 of the Zoning Ordinance above-referenced Staff Waiver shall be deemed to issued, construction has not been completed and the applicable sections of the Uniform Building Code,	Pursuant to Section 7.7.1 of the Zoning use requires the issuance of a building permit, the the date that the building permit is issued for the a use shall be deemed to have lapsed, and the have expired, when a building permit has been to building permit has expired in accordance with	
	The above-referenced Staff Waiver shall become rone (1) year from the date of the approval thereof. building permit, the use shall not be deemed to have herein are completed to the satisfaction of the City	Since the use does not require the issuance of a ve commenced until all improvements submitted	
8	The owner or applicant shall develop the approved other applicable submittals for the above-reference amended by any conditions.		
	Prior to issuance of certificates of occupancy, the osatisfaction of the City Planner or designee that the with the approved sets of plans and all applicable,	project has been constructed in conformance	
X	Prior to the issuance of any permits, the owner or of these imposed conditions to the Community Devel designee understands that the resolution will be of unless such written consent is submitted to the City	opment Director or designee. The owner or no force or effect, nor shall permits be issued,	
Ø	The generator will be screened with landscaping to public view.	obscure its view from adjacent properties and	

	Staff Waiver #: PLN14-051 Address: 326 Calle De	Los Molinos
	Rainbow Sandels	Staff: CHRIS WRIGHT
	The above-referenced Staff Waiver shall become one (1) year from the date of the approval thereof. Ordinance of the City of San Clemente, since the use shall not be deemed to have commenced until development. Pursuant to Section 7.7.2 of the Zoning Ordinance above-referenced Staff Waiver shall be deemed to issued, construction has not been completed and the applicable sections of the Uniform Building Code.	Pursuant to Section 7.7.1 of the Zoning use requires the issuance of a building permit, the the date that the building permit is issued for the a, a use shall be deemed to have lapsed, and the have expired, when a building permit has been ne building permit has expired in accordance with
	The above-referenced Staff Waiver shall become one (1) year from the date of the approval thereof. building permit, the use shall not be deemed to have herein are completed to the satisfaction of the City	Since the use does not require the issuance of a we commenced until all improvements submitted
\boxtimes	The owner or applicant shall develop the approved other applicable submittals for the above-reference amended by any conditions.	
	Prior to issuance of certificates of occupancy, the satisfaction of the City Planner or designee that the with the approved sets of plans and all applicable,	e project has been constructed in conformance
\boxtimes	Prior to the issuance of any permits, the owner or these imposed conditions to the Community Devedesignee understands that the resolution will be of unless such written consent is submitted to the Cit	opment Director or designee. The owner or no force or effect, nor shall permits be issued,

	Staff Waiver #: PLN14-059 Address: 253 W Canada C		
	Mc Carther Addition	Staff: CHRIS WRIGHT	
\boxtimes	The above-referenced Staff Waiver shall become null two (2) years from the date of the approval thereof. Produced of the City of San Clemente, since the user use shall not be deemed to have commenced until the development. Pursuant to Section 7.7.2 of the Zoning Ordinance, a use above-referenced Staff Waiver shall be deemed to have issued, construction has not been completed and the bapplicable sections of the Uniform Building Code, as a second	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 e expired, when a building permit has been uilding permit has expired in accordance with	
	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 Plan	ommenced until all improvements submitted	
\boxtimes	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 prowith 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 designee imposed conditions to the Community Developed designee understands that the resolution will be of no unless such written consent is submitted to the City.	nent Director or designee. The owner or	
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	Staff Waiver #: PLN14-061 Address: 212 Avenida Aragon		
	Replace Widows and Doors	Staff: JOHN CIAMPA	
Ø	one (1) year from the date of the approval there Ordinance of the City of San Clemente, since use shall not be deemed to have commenced a development. Pursuant to Section 7.7.2 of the Zoning Ordinabove-referenced Staff Waiver shall be deemed.	the use requires the issuance of a building permit, the intil the date that the building permit is issued for the ance, a use shall be deemed to have lapsed, and the ed to have expired, when a building permit has been and the building permit has expired in accordance with	
	one (1) year from the date of the approval the	me null and void if the use is not commenced within reof. Since the use does not require the issuance of a o have commenced until all improvements submitted City Planner.	
À		oved project in conformance with the plans and any renced Staff Waiver approved by the City Planner and	
	1	the owner or designee shall demonstrate to the at the project has been constructed in conformance able, codes, ordinances, and standards.	
Ø	these imposed conditions to the Community I	r or designee shall submit written consent to all of Development Director or designee. The owner or oe of no force or effect, nor shall permits be issued, e City.	
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	Staff Waiver #: PLN14-062 Address: 123 Avenida Pelayo		
	Mills Residence 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.		
	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.		
\boxtimes	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.		
\boxtimes	The only portion of the roof to be replaced is that section behind the tiled mansard parapet. No part of this project is visible from the street or the adjacent historic structure.		
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