

Memorandum Planning Division

February 12, 2014

To:

Planning Commission, City of San Clemente

From:

Jim Pechous, City Planner

Subject: Staff Waivers January 29, 2014 through February 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

City of San Clemente **Projects by Type and Date**

For the Period 1/29/2014	thru	2/1	1/2014	ŀ
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Project Number Project Name Planner	Date Applied Date Approved Status of Proje	d Date Expired	Project Type Comments
PLN14-028 Reenders Duplex Re-roof ADAM ATAMIAN	1/30/2014 1/30/2014 APPROVED	1/30/2014 1/30/2015	SW (1/30/2014 9:22 AM AMA) Re-roof duplex removing wood shingle roof, replacing it with a dark brown comp. shingle.
PLN14-029 Bahamian Condos Window Replacement ADAM ATAMIAN	1/30/2014 1/30/2014 APPROVED	1/30/2014 1/30/2015	SW Replacing aluminum windows with white vinyl Milgard Tuscany windows to match rest of building per previous SW approvals on the site.
PLN14-030 Witig-Shrader Residence Rear Addition ADAM ATAMIAN	1/30/2014 2/6/2014 APPROVED	2/7/2014 2/6/2015	SW (1/30/2014 11:12 AM AMA) 162 square foot addition to SFR at rear of structure. Total addition since 1996, including proposed addition, is 229
PLN14-035 Buena Vista Condos Deck Removal ADAM ATAMIAN	2/5/2014 2/5/2014 APPROVED	2/5/2014 2/5/2016	SW (2/5/2014 7:43 AM AMA) A request to remove a 10' by 12' concrete pad adjacent to the bluff edge per CCC requirement, and IC-RES 14-014. Condos abut a historic property located at 904 Buena Vista.
PLN14-036 Comerical facade Improvement JOHN CIAMPA	2/5/2014 2/5/2014 APPROVED		SW (2/5/2014 8:18 AM JC) Removal of mansard roof to expose original store front.
PLN14-037 Back Yard Improvements JOHN CIAMPA	2/5/2014 2/5/2014 APPEALED		SW (2/5/2014 8:39 AM JC) Landscape and Hardscape improvements to the back yard of a historic house.

6 Project(s) Found



	Staff Waiver #: PLN14-028 Address: 207 Avenida Granada		
	Renders Duplex Re-roof 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.		
\boxtimes	Wood shingle roof shall be entirely replaced with "Burnt Sienna" color comp. shingles by Certainteed per submitted manufacturer's brochure.		

	Staff Waiver #: PLN14-029 Address: 401 Avenida Del Mar B1		
	Bahamian Condos Window Replacement	Staff: ADAM ATAMIAN	
	The above-referenced Staff Waiver shall become null and void if the u one (1) year from the date of the approval thereof. Pursuant to Section Ordinance of the City of San Clemente, since the use requires the issua use shall not be deemed to have commenced until the date that the build development.	7.7.1 of the Zoning ance of a building permit, the	
	Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall be deem above-referenced Staff Waiver shall be deemed to have expired, when issued, construction has not been completed and the building permit has applicable sections of the Uniform Building Code, as amended.	a building permit has been	
\boxtimes	The above-referenced Staff Waiver shall become null and void if the use one (1) year from the date of the approval thereof. Since the use does building permit, the use shall not be deemed to have commenced until herein are completed to the satisfaction of the City Planner.	not require the issuance of a	
\boxtimes	The owner or applicant shall develop the approved project in conformation other applicable submittals for the above-referenced Staff Waiver appramended by any conditions.		
	Prior to issuance of certificates of occupancy, the owner or designee sh satisfaction of the City Planner or designee that the project has been cowith the approved sets of plans and all applicable, codes, ordinances, a	enstructed in conformance	
\boxtimes	Prior to the issuance of any permits, the owner or designee shall submit these imposed conditions to the Community Development Director or designee understands that the resolution will be of no force or effect, nunless such written consent is submitted to the City.	designee. The owner or	
\boxtimes	New replacement windows to be white Milgard Tuscany windows con the rest of the building, approved through previous Staff Waivers of M Permits.		
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	Staff Waiver #: PLN14-030 Address: 129 W Avenida De Los Lobos Marinos	
	Witig-Shrader Residence Rear Addition	Staff: ADAM ATAMIAN
\boxtimes	The above-referenced Staff Waiver shall become null and void if the us one (1) year from the date of the approval thereof. Pursuant to Section Ordinance of the City of San Clemente, since the use requires the issua use shall not be deemed to have commenced until the date that the build development. Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall be deem above-referenced Staff Waiver shall be deemed to have expired, when issued, construction has not been completed and the building permit has applicable sections of the Uniform Building Code, as amended.	7.7.1 of the Zoning nce of a building permit, the ding permit is issued for the ed to have lapsed, and the a building permit has been
	The above-referenced Staff Waiver shall become null and void if the us one (1) year from the date of the approval thereof. Since the use does rebuilding permit, the use shall not be deemed to have commenced until a herein are completed to the satisfaction of the City Planner.	ot require the issuance of a
\boxtimes	The owner or applicant shall develop the approved project in conforma other applicable submittals for the above-referenced Staff Waiver approamended by any conditions.	
	Prior to issuance of certificates of occupancy, the owner or designee she satisfaction of the City Planner or designee that the project has been conwith the approved sets of plans and all applicable, codes, ordinances, are	nstructed in conformance
\boxtimes	Prior to the issuance of any permits, the owner or designee shall submit these imposed conditions to the Community Development Director or designee understands that the resolution will be of no force or effect, no unless such written consent is submitted to the City.	lesignee. The owner or
\boxtimes	162 square foot addition at rear of SFR shall match rest of structure arc materials, and colors.	hitecturally, in finish,

	Staff Waiver #: PLN14-035 Address: 903 Buena Vista	
	Buena Vista Condos Deck Removal	Staff: ADAM ATAMIAN
	The above-referenced Staff Waiver shall become null and voone (1) year from the date of the approval thereof. Pursuant Ordinance of the City of San Clemente, since the use require use shall not be deemed to have commenced until the date the development. Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall above-referenced Staff Waiver shall be deemed to have expirissued, construction has not been completed and the building applicable sections of the Uniform Building Code, as amended.	to Section 7.7.1 of the Zoning es the issuance of a building permit, the nat the building permit is issued for the all be deemed to have lapsed, and the red, when a building permit has been g permit has expired in accordance with
\boxtimes	The above-referenced Staff Waiver shall become null and votwo (2) years from the date of the approval thereof. Since the building permit, the use shall not be deemed to have comme herein are completed to the satisfaction of the City Planner.	ne use does not require the issuance of a
\boxtimes	The owner or applicant shall develop the approved project in other applicable submittals for the above-referenced Staff W amended by any conditions.	n conformance with the plans and any aiver approved by the City Planner and
	Prior to issuance of certificates of occupancy, the owner or of satisfaction of the City Planner or designee that the project has with the approved sets of plans and all applicable, codes, or other codes.	as been constructed in conformance
\boxtimes	Prior to the issuance of any permits, the owner or designee so these imposed conditions to the Community Development Edesignee understands that the resolution will be of no force of unless such written consent is submitted to the City.	Director or designee. The owner or
\boxtimes	Applicant shall replace concrete deck with Decomposed Grasurrounding area of the rear yard.	nnite gravel matching the existing in the
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	Staff Waiver #: PLN14-036 Address: 217 N El Camino Real		
	Comerical facade Improvement	Staff: JOHN CIAMPA	
Ø	The above-referenced Staff Waiver shall become not one (1) year from the date of the approval thereof. Ordinance of the City of San Clemente, since the ususe shall not be deemed to have commenced until the development. Pursuant to Section 7.7.2 of the Zoning Ordinance, above-referenced Staff Waiver shall be deemed to his issued, construction has not been completed and the applicable sections of the Uniform Building Code, a	Pursuant to Section 7.7.1 of the Zoning e requires the issuance of a building permit, the le date that the building permit is issued for the a use shall be deemed to have lapsed, and the ave expired, when a building permit has been building permit has expired in accordance with	
	The above-referenced Staff Waiver shall become not 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 I	Since the use does not require the issuance of a commenced until all improvements submitted	
卤	The owner or applicant shall develop the approved other applicable submittals for the above-referenced amended by any conditions.	project in conformance with the plans and any Staff Waiver approved by the City Planner and	
	Prior to issuance of certificates of occupancy, the or satisfaction of the City Planner or designee that the with the approved sets of plans and all applicable, c	project has been constructed in conformance	
Ø.	Prior to the issuance of any permits, the owner or do these imposed conditions to the Community Development understands that the resolution will be of runless such written consent is submitted to the City	pment Director or designee. The owner or o force or effect, nor shall permits be issued,	
Ø	Exposed building parapet and canopy to be painted	white.	
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	Staff Waiver #: PLN14-037 Address: 219 Avenida Victoria		
	Back Yard Improvements	Staff: JOHN CIAMPA	
	The above-referenced Staff Waiver shall become nul one (1) year from the date of the approval thereof. P Ordinance of the City of San Clemente, since the use use shall not be deemed to have commenced until the development.	ursuant 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 above-referenced Staff Waiver shall be deemed to ha issued, construction has not been completed and the applicable sections of the Uniform Building Code, as	we expired, when a building permit has been building permit has expired in accordance with	
	The above-referenced Staff Waiver shall become null one (1) year from the date of the approval thereof. So building permit, the use shall not be deemed to have herein are completed to the satisfaction of the City P	ince the use does not require the issuance of a commenced until all improvements submitted	
A	The owner or applicant shall develop the approved p other applicable submittals for the above-referenced amended by any conditions.	roject in conformance with the plans and any Staff Waiver approved by the City Planner and	
	Prior to issuance of certificates of occupancy, the ow satisfaction of the City Planner or designee that the p with the approved sets of plans and all applicable, co	project has been constructed in conformance	
Ø	Prior to the issuance of any permits, the owner or dethese imposed conditions to the Community Develop designee understands that the resolution will be of no unless such written consent is submitted to the City.	oment Director or designee. The owner or	
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