



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 2/11/2014

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Comments
Planner	Status of Project		
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 Comercial 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

Conditions of Approval

Reviewed by

JP

JH



	<p>Staff Waiver #: PLN14-028 Address: 207 Avenida Granada</p>
	<p>Renders Duplex Re-roof 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>
<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>Wood shingle roof shall be entirely replaced with "Burnt Sienna" color comp. shingles by Certainteed per submitted manufacturer's brochure.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

Conditions of Approval

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	<p>Staff Waiver #: PLN14-029 Address: 401 Avenida Del Mar B1</p>
	<p>Bahamian Condos Window Replacement 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>
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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>New replacement windows to be white Milgard Tuscan windows consistent with the windows on the rest of the building, approved through previous Staff Waivers of Minor Cultural heritage Permits.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

Conditions of Approval

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	Staff Waiver #: PLN14-030 Address: 129 W Avenida De Los Lobos Marinos
	Witig-Shrader Residence Rear Addition Staff: ADAM ATAMIAN
<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 checked="" type="checkbox"/>	<p>162 square foot addition at rear of SFR shall match rest of structure architecturally, in finish, materials, and colors.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

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	<p>Staff Waiver #: PLN14-035 Address: 903 Buena Vista</p>
	<p>Buena Vista Condos Deck Removal 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 two (2) years 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>Applicant shall replace concrete deck with Decomposed Granite gravel matching the existing in the surrounding area of the rear yard.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

Conditions of Approval

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	<p>Staff Waiver #: PLN14-036 Address: 217 N El Camino Real</p>
	<p>Comercial facade Improvement 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>
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<input checked="" type="checkbox"/>	<p>Exposed building parapet and canopy to be painted white.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

Conditions of Approval

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JH

	<p>Staff Waiver #: PLN14-037 Address: 219 Avenida Victoria</p>
	<p>Back Yard Improvements 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>
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