



Memorandum Planning Division

January 29, 2014

To: Planning Commission, City of San Clemente
From: Jim Pechous, City Planner
Subject: Staff Waivers January 14, 2014 through January 28, 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 1/14/2014 thru 1/28/2014

Project Number Project Name Planner	Date Applied Date Approved Status of Project	Date Closed Date Expired	Project Type Comments
PLN14-012 209 Victoria Re-Roof SEAN NICHOLAS	1/13/2014 1/16/2014 APPROVED	1/16/2015	SW (1/13/2014 10:33 AM SN) Like for like material and color re-roof of a non-historic residence adjacent to historic residence.
PLN14-016 Daugherty Residence Rear Yard Improvemen ADAM ATAMIAN	1/16/2014 1/16/2014 APPROVED	1/16/2014 1/16/2015	SW (1/16/2014 12:37 PM AMA) A request to make minor rear yard site and building modifications at SFR located across the street from historic property. (1/16/2014 2:08 PM AMA) Project consists of minor hardscape upgrades, electrical. Replacing a slider with french doors. Removing stairs that lead to a roof deck, and finishing the roof to appear contiguous (as though it no longer has a roof deck).
PLN14-026 Davies Remodel Addition Revision ADAM ATAMIAN	1/28/2014 1/28/2014 APPROVED	1/28/2014 1/28/2015	SW (1/28/2014 9:48 AM AMA) Additional 100 square foot addition at rear of large remodel and addition project approved by Planning Commission for CHP 13-014, and MEP 13-058.

3 Project(s) Found

Conditions of Approval

Reviewed by JP JH

	<p>Staff Waiver #: PLN14-012 Address: 209 Avenida Victoria</p>
	<p>209 Victoria Re-Roof Staff: SEAN NICHOLAS</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>The re-roof will be like-for-like in materials and color as the existing roof. No modifications from existing architectural character.</p>
<input checked="" type="checkbox"/>	<p>New roofing of Primary Structure and detached garage to match in color, materials, and finish.</p>
<input type="checkbox"/>	

Conditions of Approval

Reviewed by JP JH

	<p>Staff Waiver #: PLN14-016 Address: 105 W Paseo De Cristobal</p>
	<p>Daugherty Residence Rear Yard Improvements 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>All wall and roof repairs shall match the existing structures in materials, colors, and finishes.</p>
<input checked="" type="checkbox"/>	<p>The rebuilt parapet wall at the rear garage shall appear as an integral part of the roof, contiguous with the rest of the roof.</p>
<input type="checkbox"/>	<p></p>

Conditions of Approval

Reviewed by

JP

JH

	<p>Staff Waiver #: PLN14-026 Address: 218 W Paseo De Cristobal</p>
	<p>Davies Remodel Addition Revision Staff: ADAM ATAMIAN</p>
<p><input checked="" type="checkbox"/></p>	<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>
<p><input type="checkbox"/></p>	<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>
<p><input checked="" type="checkbox"/></p>	<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>
<p><input type="checkbox"/></p>	<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>
<p><input checked="" type="checkbox"/></p>	<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>
<p><input checked="" type="checkbox"/></p>	<p>100 square foot addition shall match the rest of structure in materials, finishes and colors, as approved by Planning Commission for CHP 13-014.</p>
<p><input type="checkbox"/></p>	<p></p>
<p><input type="checkbox"/></p>	<p></p>