



# Memorandum Planning Division

January 15, 2014

To: Planning Commission, City of San Clemente  
From: Jim Pechous, City Planner  
Subject: Staff Waivers December 10, 2013 through January 13, 2014

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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 12/10/2013 thru 1/13/2014**

Project Number Project Name Planner	Date Applied Date Approved Status of Project	Date Closed Date Expired	Project Type Comments
PLN13-508 Re-Paint Camino Plaza JOHN CIAMPA	12/10/2013 12/10/2013 APPROVED		SW
PLN13-509 Jones Duplex Light Fixture Replacement ADAM ATAMIAN	12/12/2013 12/12/2013 APPROVED	12/12/2013 12/12/2014	SW (12/12/2013 9:11 AM AMA) R/R 6 light fixtures with oil-rubbed bronze finish Spanish-style fixtures. Also install 6 motion sensor/photo cell boxes hidden under eaves.
PLN13-510 Front door and 25sf Addition AMBER GREGG	12/12/2013 12/12/2013 APPROVED	12/12/2014	SW (12/12/2013 3:17 PM AG) A request to bump out the front door resulting in an addition 25 square feet of living area. Applicant is also proposing a new storage area under the house that will be non habitable.
PLN13-518 Stringer Residence Entry Addition ADAM ATAMIAN	12/17/2013 12/17/2013 APPROVED	12/17/2013 12/17/2014	SW (12/17/2013 10:28 AM AMA) A request to consider a 20 square foot addition at the front entry under the existing roof line, on a nonconforming structure due to garage encroachment.
PLN13-524 Penuel Residence addition ADAM ATAMIAN	12/19/2013 12/19/2013 APPROVED	1/8/2014 12/19/2014	SW (12/19/2013 8:28 AM AMA) A request to consider a 299 square foot second story addition to a legal nonconforming structure.
PLN13-525 Norris Fourplex Rear Patio Doors ADAM ATAMIAN	12/23/2013 12/23/2013 APPROVED	1/8/2014 12/23/2014	SW (7/26/2013 4:05 PM CW) A request to consider the addition of two patio doors at the rear of a fourplex. The doors are not visible from the public right of way.
PLN14-002 Silva windows CHRIS WRIGHT	1/2/2014 1/2/2014 APPROVED	1/2/2015	SW (1/2/2014 3:25 PM CW) A request to consider the replacement of aluminum windows with vinyl on a unit that is screened. The multi-unit residential development is in the Architectural Overlay district and adjacent to the Casa Romantica.
PLN14-006 Taco Bell Paint Color Change ADAM ATAMIAN	1/7/2014 1/13/2014 PENDING	1/13/2014 1/13/2015	SW
PLN14-007 Windows for building AMBER GREGG	1/8/2014 1/8/2014 APPROVED		SW (1/8/2014 3:43 PM AG) SW for retrofit window for entire building. Approved windows are vinyl bronzed painted windows.
PLN14-012 209 Victoria Re-Roof SEAN NICHOLAS	1/13/2014 1/13/2014 APPROVED		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.

**City of San Clemente**  
**Projects by Type and Date**  
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<b>Project Number</b>	<b>Date Applied</b>	<b>Date Closed</b>	<b>Project Type</b>
<b>Project Name</b>	<b>Date Approved</b>	<b>Date Expired</b>	<b>Project Type</b>
<b>Planner</b>	<b>Status of Project</b>		<b>Comments</b>
PLN14-013	1/13/2014		SW
Re-Roof 305 Cabrillo	1/13/2014		(1/13/2014 12:05 PM SN)
SEAN NICHOLAS	APPROVED		Re-roof rear portion of residence, change from rock to modified torch white color. Re-Roof area will not be visiblle from the public-right of way or the historic structure, thus will have no negative impacts.

**11 Project(s) Found**

# Conditions of Approval

Reviewed by

*JP*

JH

	<p><b>Staff Waiver #:</b> PLN13-508 <b>Address:</b> 800 S El Camino Real</p>
	<p>Re-Paint Camino Plaza <span style="float: right;"><b>Staff:</b> JOHN CIAMPA</span></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>Re-paint building DEW 342 Baby's Breath.</p>
<p><input type="checkbox"/></p>	
<p><input type="checkbox"/></p>	

# Conditions of Approval

Reviewed by

JP

JH



	<p><b>Staff Waiver #:</b> PLN13-509 <b>Address:</b> 242 Avenida Granada</p>
	<p>Jones Duplex Light Fixture Replacement <span style="float: right;"><b>Staff:</b> ADAM ATAMIAN</span></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>Light Fixtures to be oil-rubbed bronze finish Spanish-style light fixtures. All motion sensor/photo cell boxes to installed under eaves so as to be not visible from the street or neighboring properties.</p>
<p><input type="checkbox"/></p>	
<p><input type="checkbox"/></p>	

# Conditions of Approval

Reviewed by JP JH

	<p><b>Staff Waiver #:</b> PLN13-510 <b>Address:</b> 104 Avenida Barcelona</p>
	<p>Front door and 25sf Addition <span style="float: right;"><b>Staff:</b> AMBER GREGG</span></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>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>Approval is for 25 sf addition for a front entry way into the residence and to convert a crawl space area into non-habitable storage area.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

# Conditions of Approval

Reviewed by

JP

JH

	<p><b>Staff Waiver #:</b> PLN13-518 <b>Address:</b> 815 Calle Mendoza</p>
	<p>Stringer Residence Entry Addition <span style="float: right;"><b>Staff:</b> ADAM ATAMIAN</span></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>Exterior finish of addition to match existing structure.</p>
<p><input type="checkbox"/></p>	<p></p>
<p><input type="checkbox"/></p>	<p></p>

# Conditions of Approval

Reviewed by JP JH

	<p><b>Staff Waiver #:</b> PLN13-524 <b>Address:</b> 129 W Avenida Cadiz</p>
	<p>Penuel Residence addition <span style="float: right;"><b>Staff:</b> ADAM ATAMIAN</span></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>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>Addition to match existing structure in finish materials and colors.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	



# Conditions of Approval

Reviewed by

JP

JH

	<p><b>Staff Waiver #:</b> PLN13-525 <b>Address:</b> 140 W Escalones</p>
	<p>Norris Fourplex Rear Patio Doors <span style="float: right;"><b>Staff:</b> ADAM ATAMIAN</span></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>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>This staff waiver is for the addition of two separate 36" French doors located at the rear of two units. The two new doors shall match the rear patio door of the unit that has an existing French door.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

# Conditions of Approval

Reviewed by JH

	<p><b>Staff Waiver #:</b> PLN14-002 <b>Address:</b> 423 Avenida Granada 53</p>
	<p>Silva windows <span style="float: right;"><b>Staff:</b> CHRIS WRIGHT</span></p>
<input checked="" type="checkbox"/>	<p>The above-referenced Staff Waiver shall become null and void if the use is not commenced within three (3) years 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 type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

**Conditions of Approval**

Reviewed by

JP

JH

	<p><b>Staff Waiver #:</b> PLN14-006 <b>Address:</b> 918/920 S El Camino Real</p>
	<p>Taco Bell Paint Color Change <span style="float: right;"><b>Staff:</b> ADAM ATAMIAN</span></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. 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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<p><input checked="" type="checkbox"/></p>	<p>Approved paint colors are as follows:                  Trim Color: Sherwin-Williams Duracraft Flat SW2823 "Rockwood Clay"                  Wall Color: Sherwin-Williams Duracraft Valspar "Sesame"</p>
<p><input checked="" type="checkbox"/></p>	<p>The location of the trim and wall colors shall be consistent with Exhibit A which shows all sides of the building and the approved locations of the proposed paint colors, and also the submitted paint color samples of the two paint colors described above.</p>
<p><input type="checkbox"/></p>	<p></p>

# Conditions of Approval

Reviewed by

JP

JH

	<p><b>Staff Waiver #:</b> PLN14-007 <b>Address:</b> 320 Encino Ln</p>
	<p>Windows for building , painted vinyl with bronze finish <span style="float: right;"><b>Staff:</b> AMBER GREGG</span></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. 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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<p><input type="checkbox"/></p>	
<p><input type="checkbox"/></p>	
<p><input type="checkbox"/></p>	
<p><input type="checkbox"/></p>	

# Conditions of Approval

Reviewed by JP JH

	<p><b>Staff Waiver #:</b> PLN14-012 <b>Address:</b> 209 Avenida Victoria</p>
	<p>209 Victoria Re-Roof <span style="float: right;"><b>Staff:</b> SEAN NICHOLAS</span></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>The re-roof will be like for like material and color as the existing roof. No modifications from existing visuals.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

# Conditions of Approval

Reviewed by

JP

JH

	<p><b>Staff Waiver #:</b> PLN14-013 <b>Address:</b> 305 Avenida Cabrillo</p>
	<p>Re-Roof 305 Cabrillo <span style="float: right;"><b>Staff:</b> SEAN NICHOLAS</span></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 area be changed is to a modified torch in white color. The area being changed is at the rear of the site, and will not be visible from the public right-of-way, or the historic structure across the street. For that reason there will be no impact to the historic residence.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	