

# 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

This memorandum provides details regarding Staff Waivers recently approved by the Planning Division.

#### Analy<u>sis</u>

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 Proje	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 relulting in an addition 25 square feet of livinig area. Applicant is also prposing a new storage area under the house that will be non habiltable.
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 exisitng roof line, on a nonconfornming 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 real 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. Appoved 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.



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# 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 Closed Date Approved Date Expired Status of Project	Project Type Comments
PLN14-013 Re-Roof 305 Cabrillo SEAN NICHOLAS	1/13/2014 1/13/2014 APPROVED	SW (1/13/2014 12:05 PM SN) Re-roof rear portion of residence, change from rock to modified torch white color. Re-Roof area will not be visisble from the public-right of way or the historic structure, thus will have no negative impacts.

11 Project(s) Found





	Staff Waiver #: PLN13-508 Address: 800 S El Camino Real	
	Re-Paint Camino Plaza	Staff: JOHN CIAMPA
	The above-referenced Staff Waiver shall become null one (1) year from the date of the approval thereof. Pur Ordinance of the City of San Clemente, since the use use shall not be deemed to have commenced until the development.	rsuant 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
	Pursuant to Section 7.7.2 of the Zoning Ordinance, a sabove-referenced Staff Waiver shall be deemed to have issued, construction has not been completed and the bapplicable sections of the Uniform Building Code, as	re 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. Simulating permit, the use shall not be deemed to have a herein are completed to the satisfaction of the City Planta.	nce the use does not require the issuance of a ommenced until all improvements submitted
Z	The owner or applicant shall develop the approved prother applicable submittals for the above-referenced Samended by any conditions.	
	Prior to issuance of certificates of occupancy, the owr satisfaction of the City Planner or designee that the pr with the approved sets of plans and all applicable, cod	oject has been constructed in conformance
Ø	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.	ment Director or designee. The owner or
	Re-paint building DEW 342 Baby's Breath.	

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	Staff Waiver #: PLN13-509 Address: 242 Avenida Granada		
	Jones Duplex Light Fixture Replacement  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.	the ne	
	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 w applicable sections of the Uniform Building Code, as amended.	ı	
	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 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.	`a	
$\boxtimes$	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 a 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.		
$\boxtimes$	Light Fixtures to be oil-rubbed bronze finish Spanish-style light fixtures. All motion sensor/phot cell boxes to installed under eaves so as to be not visible from the street or neighboring properties		
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	Staff Waiver #: PLN13-510 Address: 104 Avenida Barcelona	
	Front door and 25sf Addition	Staff: AMBER GREGG
$\boxtimes$	The above-referenced Staff Waiver shall become null arone (1) year from the date of the approval thereof. Purs Ordinance of the City of San Clemente, since the use required shall not be deemed to have commenced until the date development.	uant to Section 7.7.1 of the Zoning quires the issuance of a building permit, the
	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 bui applicable sections of the Uniform Building Code, as an	expired, when a building permit has been lding permit has expired in accordance with
	The above-referenced Staff Waiver shall become null arone (1) year from the date of the approval thereof. Sinc building permit, the use shall not be deemed to have cor herein are completed to the satisfaction of the City Plant	e the use does not require the issuance of a nmenced until all improvements submitted
$\boxtimes$	The owner or applicant shall develop the approved projetother applicable submittals for the above-referenced State amended by any conditions.	
	Prior to issuance of certificates of occupancy, the owner satisfaction of the City Planner or designee that the project with the approved sets of plans and all applicable, codes	ect has been constructed in conformance
$\boxtimes$	Prior to the issuance of any permits, the owner or design these imposed conditions to the Community Developmed designee understands that the resolution will be of no founless such written consent is submitted to the City.	ent Director or designee. The owner or
$\boxtimes$	Approval is for 25 sf addition for a front entry way into area into non-habitable storage area.	the residence and to convert a crawl space

## **Conditions of Approval**

Reviewed by

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	Staff Waiver #: PLN13-518 Address: 815 Calle Mendoza	
	Stringer Residence Entry Addition	Staff: ADAM ATAMIAN
$\boxtimes$	The above-referenced Staff Waiver shall become null and voi one (1) year from the date of the approval thereof. Pursuant to Ordinance of the City of San Clemente, since the use requires use shall not be deemed to have commenced until the date that development.  Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall always referenced Staff Weiver shall be deemed to have our interest.	o Section 7.7.1 of the Zoning the issuance of a building permit, the at the building permit is issued for the be deemed to have lapsed, and the
	above-referenced Staff Waiver shall be deemed to have expire issued, construction has not been completed and the building applicable sections of the Uniform Building Code, as amende	permit has expired in accordance with
	The above-referenced Staff Waiver shall become null and voi one (1) year from the date of the approval thereof. Since the building permit, the use shall not be deemed to have commend herein are completed to the satisfaction of the City Planner.	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 Wa amended by any conditions.	
	Prior to issuance of certificates of occupancy, the owner or de satisfaction of the City Planner or designee that the project ha with the approved sets of plans and all applicable, codes, ordinately codes.	s been constructed in conformance
$\boxtimes$	Prior to the issuance of any permits, the owner or designee shathese imposed conditions to the Community Development Diddesignee understands that the resolution will be of no force or unless such written consent is submitted to the City.	rector or designee. The owner or
$\boxtimes$	Exterior finish of addition to match existing structure.	

	Staff Waiver #: PLN13-524 Address: 129 W Avenida Cadiz	
	Penuel Residence addition Staff: ADAM ATAMIAN	
$\boxtimes$	The above-referenced Staff Waiver shall become null and void if the use is not comme one (1) year from the date of the approval thereof. Pursuant to Section 7.7.1 of the Zor Ordinance of the City of San Clemente, since the use requires the issuance of a building use shall not be deemed to have commenced until the date that the building permit is is development.  Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall be deemed to have lapse above-referenced Staff Waiver shall be deemed to have expired, when a building permit issued, construction has not been completed and the building permit has expired in accapplicable sections of the Uniform Building Code, as amended.	ning g permit, the sued for the ed, and the it has been
	The above-referenced Staff Waiver shall become null and void if the use is not comme one (1) year from the date of the approval thereof. Since the use does not require the is building permit, the use shall not be deemed to have commenced until all improvement herein are completed to the satisfaction of the City Planner.	ssuance of a
$\boxtimes$	The owner or applicant shall develop the approved project in conformance with the pla other applicable submittals for the above-referenced Staff Waiver approved by the City amended by any conditions.	•
	Prior to issuance of certificates of occupancy, the owner or designee shall demonstrate satisfaction of the City Planner or designee that the project has been constructed in conwith 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 these imposed conditions to the Community Development Director or designee. The odesignee understands that the resolution will be of no force or effect, nor shall permits unless such written consent is submitted to the City.	wner or
$\boxtimes$	Addition to match existing structure in finish materials and colors.	
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	Staff Waiver #: PLN13-525 Address: 140 W Escalones	
	Norris Fourplex Rear Patio Doors	Staff: ADAM ATAMIAN
$\boxtimes$	The above-referenced Staff Waiver shall become null arone (1) year from the date of the approval thereof. Purs Ordinance of the City of San Clemente, since the use recuse shall not be deemed to have commenced until the dadevelopment.	uant to Section 7.7.1 of the Zoning quires the issuance of a building permit, the
	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 buil applicable sections of the Uniform Building Code, as an	expired, when a building permit has been ding permit has expired in accordance with
	The above-referenced Staff Waiver shall become null arone (1) year from the date of the approval thereof. Sinc building permit, the use shall not be deemed to have conherein are completed to the satisfaction of the City Plant	e the use does not require the issuance of a nmenced until all improvements submitted
	The owner or applicant shall develop the approved projection other applicable submittals for the above-referenced Statemended by any conditions.	
	Prior to issuance of certificates of occupancy, the owner satisfaction of the City Planner or designee that the projewith the approved sets of plans and all applicable, codes	ect has been constructed in conformance
$\boxtimes$	Prior to the issuance of any permits, the owner or design these imposed conditions to the Community Developme designee understands that the resolution will be of no fo unless such written consent is submitted to the City.	nt Director or designee. The owner or
$\boxtimes$	This staff waiver is for the addition of two separate 36" units. The two new doors shall match the rear patio door door.	French doors located at the rear of two r of the unit that has an existing French

	Staff Waiver #: PLN14-002 Address: 423 Avenida Granada 53		
	Silva windows St	aff: CHRIS WRIGHT	
$\boxtimes$	The above-referenced Staff Waiver shall become rethree (3) years from the date of the approval thered 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,	of. 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 use 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	
$\boxtimes$	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	
	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,	
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## **Conditions of Approval**

Reviewed by

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	Staff Waiver #: PLN14-006 Address: 918/920 S El Camino Real		
	Taco Bell Paint Color Change 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.		
$\boxtimes$	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. 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.		
Promote Control	Approved paint colors are as follows:		
	Trim Color: Sherwin-Williams Duracraft Flat SW2823 "Rockwood Clay" Wall Color: Sherwin-Williams Duracraft Valspar "Seseme"		
$\boxtimes$	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.		

	Staff Waiver #: PLN14-012 Address: 209 Avenida Victoria	
	209 Victoria Re-Roof	Staff: SEAN NICHOLAS
<b>\</b>	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 untidevelopment.  Pursuant to Section 7.7.2 of the Zoning Ordinance above-referenced Staff Waiver shall be deemed issued, construction has not been completed and	e use requires the issuance of a building permit, the il the date that the building permit is issued for the ce, a use shall be deemed to have lapsed, and the to have expired, when a building permit has been the building permit has expired in accordance with
	applicable sections of the Uniform Building Cod	e, as amended.
	one (1) year from the date of the approval thereo	e null and void if the use is not commenced within f. Since the use does not require the issuance of a ave commenced until all improvements submitted ty Planner.
X	The owner or applicant shall develop the approvother applicable submittals for the above-referent amended by any conditions.	ed project in conformance with the plans and any ced Staff Waiver approved by the City Planner and
	Prior to issuance of certificates of occupancy, the satisfaction of the City Planner or designee that twith the approved sets of plans and all applicable	he project has been constructed in conformance
X	Prior to the issuance of any permits, the owner of these imposed conditions to the Community Devidesignee understands that the resolution will be unless such written consent is submitted to the Community Devidesignee understands that the resolution will be consent is submitted to the Community Devides and	relopment Director or designee. The owner or of no force or effect, nor shall permits be issued,
	The re-roof will be like for like material and cold existing visuals.	or as the existing roof. No modifications from

	Staff Waiver #: PLN14-013 Address: 305 Avenida C	abrillo
	Re-Roof 305 Cabrillo	Staff: SEAN NICHOLAS
	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	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 laure a use shall be deemed to have lapsed, and the
	issued, construction has not been completed and the applicable sections of the Uniform Building Code,	e 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 re commenced until all improvements submitted
A	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
×	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,
à	The re-roof area be changed is to a modified torch rear of the site, and will not be visible from the put the street. For that reason there will be no impact to	olic right-of-way, or the historic structure across