



Memorandum Planning Division

November 14, 2013

To: Planning Commission, City of San Clemente
From: Jim Pechous, City Planner
Subject: Staff Waivers October 30, 2013 through November 13, 2013

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 10/30/2013 thru 11/13/2013

Project Number	Date Applied	Date Closed	
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		Comments
PLN13-447 Reroof AMBER GREGG	10/30/2013 10/30/2013 APPROVED		SW (10/30/2013 8:19 AM SN) Reroof Like for like
PLN13-460 Re-Roof for 2 structures SEAN NICHOLAS	11/6/2013 11/6/2013 APPROVED		SW (11/6/2013 7:50 AM SN) Re-roof of primary structure and detached garage. Like for like material and color.
PLN13-461 Mills Act Improvements JOHN CIAMPA	11/6/2013 11/6/2013		SW (11/6/2013 11:17 AM JC) Complete Mills Act improvements for house including replace windows and doors to be wood, remove A/C unit at front of property, and repair screens.
PLN13-463 Zulfacar Residence Paint Color Change ADAM ATAMIAN	11/7/2013 11/13/2013 APPROVED	11/13/2013 11/13/2014	SW (11/7/2013 8:10 AM AMA) Paint color change request to modify the requirements of SW13-395 from white wall color to "bison beige" earth tone.
PLN13-465 Partial Re-Roof SEAN NICHOLAS	11/11/2013 11/11/2013 APPROVED		SW (11/11/2013 12:41 PM SN) Partial re-roof of existing commercial building. Material and color to match previous re-roof.
PLN13-466 Reroof, like for like AMBER GREGG	11/11/2013 11/11/2013 APPROVED		SW (11/11/2013 2:42 PM AG) reroof on teh back portion of the building only, flat roof like for like.

6 Project(s) Found

Conditions of Approval

Reviewed by

JP

JH

(Handwritten initials)

	Staff Waiver #: PLN13-447 Address: 145 & 147 Avenida Del Mar
	Reroof <i>- like for like</i> Staff: AMBER GREGG
<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 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 type="checkbox"/>	
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<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

Conditions of Approval

Reviewed by JP JH

	<p>Staff Waiver #: PLN13-460 Address: 216 W Esplanade</p>
	<p>Re-Roof for 2 structures 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>Roof material shall be like for like material and color to existing.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

Conditions of Approval

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JP

JH

	<p>Staff Waiver #: PLN13-461 Address: 219 Avenida Victoria</p>
	<p>Mills Act Improvements Staff: JOHN CIAMPA</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 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>Staff Waiver #: PLN13-463 Address: 234 W Avenida Palizada</p>
	<p>Zulfacar Residence Paint Color Change 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 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>This approval is only to modify the exterior wall paint color from white to "bison beige" earth tone. No other changes to SW13-395 are approved with this permit.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

Conditions of Approval

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	<p>Staff Waiver #: PLN13-465 Address: 300 S El Camino Real</p>
	<p>Partial 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>Material and colors shall match the information provided and match the previous re-roof.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

Conditions of Approval

Reviewed by JP JH

	Staff Waiver #: PLN13-466 Address: 151 Avenida Del Mar
	Reroof, like for like Staff: AMBER GREGG
<input checked="" type="checkbox"/>	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.
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<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.

I, John Greenwood (owner/designee)

of 151 Ave Del Mar (address)

hereby agree to the imposed conditions set forth by the above referenced resolution.


Signature

11-13
Date