



Memorandum Planning Division

October 30, 2013

To: Planning Commission, City of San Clemente
From: Jim Pechous, City Planner
Subject: Staff Waivers October 8, 2013 through October 29, 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 10/8/2013 thru 10/29/2013

Project Number Project Name Planner	Date Applied Date Approved Status of Project	Date Closed Date Expired	Project Type Comments
PLN13-420 Laubach Residence Glass Panels & A/C ADAM ATAMIAN	10/10/2013 10/10/2013 APPROVED	10/16/2013 10/10/2014	SW (10/10/2013 11:11 AM AMA) Install 2 art glass panels at rear deck, install new A/C unit at side (screened by existng fence), and relocate water line at rear deck.
PLN13-422 Blandford Residence Remodel ADAM ATAMIAN	10/10/2013 10/10/2013 APPROVED	10/10/2013 10/10/2014	SW
PLN13-428 Evanco windows and door CLIFF JONES	10/22/2013 10/22/2013 APPROVED	10/22/2014	SW (10/22/2013 11:33 AM CW) A request to replace a bay window with a restroom door to match other doors on a commercial building.
PLN13-431 Parking Lot ADA restriping ADAM ATAMIAN	10/23/2013 10/23/2013 APPROVED	10/23/2014	SW (10/23/2013 10:18 AM AMA) Restriping of part of parking lot to meet ADA parking requirements.
PLN13-433 Filger Residence Front Entry Addition ADAM ATAMIAN	10/23/2013 10/23/2013 APPROVED	10/23/2014	SW (10/23/2013 2:22 PM AMA) 32 Square foot addition contained within existing roof line to front entry. Additionis located approximately 60 feet from street. Architecture is compatible with existng structure. Minimal visual impact to neighborhood.
PLN13-443 New fence JOHN CIAMPA	10/29/2013 10/29/2013 APPROVED		SW (10/29/2013 11:15 AM JC) request for a low wrought iron fence for a duplex next to a historic house.

6 Project(s) Found

Conditions of Approval

Reviewed by JP JH

	<p>Staff Waiver #: PLN13-420 Address: 903 Buena Vista E</p>
	<p>Laubach Residence Glass Panels & A/C 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 type="checkbox"/>	
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	<p>Staff Waiver #: PLN13-422 Address: 217 Calle Roca Vista</p>
	<p>Blandford Residence Remodel 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>
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	<p>Staff Waiver #: PLN13-428 Address: 390 Camino De Estrella</p>
	<p>Evanco windows and door Staff: CLIFF JONES</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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	<p>Staff Waiver #: PLN13-431 Address: 202 Avenida Victoria</p>
	<p>Parking Lot ADA restriping 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>
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	<p>Staff Waiver #: PLN13-433 Address: 413 Calle Gomez</p>
	<p>Filger Residence Front Entry Addition 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>
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<input checked="" type="checkbox"/>	<p>Addition to maintain architectural finishes, materials, and colors of the structure.</p>
<input type="checkbox"/>	
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Conditions of Approval

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JH

	<p>Staff Waiver #: PLN13-443 Address: 240 La Paloma A</p>
	<p>New fence 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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