

Memorandum Planning Division

September 24, 2013

To:

Planning Commission, City of San Clemente

From:

Jim Pechous, City Planner

Subject: Staff Waivers September 10, 2013 through September 23, 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 9/10/2013 thru 9/23/2013

Project Number Project Name Planner	Date Applied Date Approve Status of Proj	Date Closed d Date Expired ect	Project Type Comments
PLN13-350 Lui windows CHRIS WRIGHT	9/10/2013 9/10/2013 APPROVED	9/10/2015	SW (9/10/2013 9:56 AM CW) A request to consider the replacement of windows on a multi-family residential building that abuts a historic structure and is in the architectural overlay district. Visible windows are to be wood aluminum clad. Non-visible windows are to be vinyl. All windows painted to match existing trim.
PLN13-354 Railing Replacement AMBER GREGG	9/10/2013 9/10/2013 APPROVED	9/12/2013	SW (9/10/2013 4:12 PM AG) Repair and replace existing railing with new. Will compy with code requirments.
PLN13-355 First team real estate CHRIS WRIGHT	9/11/2013 9/10/2013 APPROVED	9/10/2015	SW (9/11/2013 8:20 AM CW) A request to consider the removal of some landscaping in order to bring a commercial building's street and parking access up to current Americans with Disabilities Access (ADA) standards per federal law. Also, the project involves the replacement of two doors (in screened locations) with aluminum windows. The site is in the architectural overlay district.
PLN13-357 Retractable Awning and Exterior Fire Pit ADAM ATAMIAN	9/11/2013 9/11/2013 APPROVED	9/11/2014	SW
PLN13-367 Three Dog Bakery Roof Vent ADAM ATAMIAN	9/18/2013 9/18/2013 APPROVED	9/18/2014	SW (9/18/2013 12:27 PM AMA) New Roof Vent to match existing on site. Will not be visible from the street.
PLN13-371 R/R 1 window and 1 Sliding Door ADAM ATAMIAN	9/19/2013 9/19/2013 APPROVED	9/20/2013 9/19/2014	SW
PLN13-383 Re-Roof Cafe Area SEAN NICHOLAS	9/23/2013 9/23/2013 APPROVED		SW (9/23/2013 11:55 AM SN) Re-Roof of Cafe and West wing area only. Like for like material and color. Screening of Roof equipment per disucssions with Chris Bennet must be completed prior to final.
PLN13-385 Window and door replacement JOHN CIAMPA	9/23/2013 9/23/2013 APPROVED		SW

8 Project(s) Found



	Staff Waiver #: PLN13-350 Address: 519 Avenida Victoria		
	Lui windows	Staff: CHRIS WRIGHT	
	two (2) years from the date of the approval the Ordinance of the City of San Clemente, since use shall not be deemed to have commenced development.	ome null and void if the use is not commenced within hereof. Pursuant to Section 7.7.1 of the Zoning the use requires the issuance of a building permit, the until the date that the building permit is issued for the	
	above-referenced Staff Waiver shall be deem	nance, a use shall be deemed to have lapsed, and the ed to have expired, when a building permit has been and the building permit has expired in accordance with Code, as amended.	
	one (1) year from the date of the approval the	ome null and void if the use is not commenced within treof. Since the use does not require the issuance of a to have commenced until all improvements submitted a City Planner.	
	1 11	roved project in conformance with the plans and any renced Staff Waiver approved by the City Planner and	
\boxtimes		the owner or designee shall demonstrate to the at the project has been constructed in conformance able, codes, ordinances, and standards.	
\boxtimes	these imposed conditions to the Community I	er or designee shall submit written consent to all of Development Director or designee. The owner or be of no force or effect, nor shall permits be issued, e City.	
\boxtimes	New windows shall be painted to match exist	ing trim color.	



	Staff Waiver #: PLN13-354 Address: 412 Avenida Santa Barbara		
	Railing Replacement	Staff: AMBER GREGG	
4	The above-referenced Staff Waiver shall become null one (1) year from the date of the approval thereof. Pure Ordinance of the City of San Clemente, since the use use shall not be deemed to have commenced until the development. Pursuant to Section 7.7.2 of the Zoning Ordinance, a above-referenced Staff Waiver shall be deemed to have issued, construction has not been completed and the bapplicable sections of the Uniform Building Code, as	requires the issuance of a building permit, the date that the building permit is issued for the use shall be deemed to have lapsed, and the ve expired, when a building permit has been building permit has expired in accordance with	
	The above-referenced Staff Waiver shall become null one (1) year from the date of the approval thereof. Si building permit, the use shall not be deemed to have a herein are completed to the satisfaction of the City Pl	nce the use does not require the issuance of a commenced until all improvements submitted	
Ø	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 own satisfaction of the City Planner or designee that the private with the approved sets of plans and all applicable, cool	roject has been constructed in conformance	
£	Prior to the issuance of any permits, the owner or desthese imposed conditions to the Community Develop 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	

	Staff Waiver #: PLN13-355 Address: 407 N El Camino Real	
	First team real estate	Staff: CHRIS WRIGHT
\boxtimes	The above-referenced Staff Waiver shall become number one (1) year from the date of the approval thereof. Produce of the City of San Clemente, since the use use shall not be deemed to have commenced until the development. Pursuant to Section 7.7.2 of the Zoning Ordinance, a above-referenced Staff Waiver shall be deemed to have issued, construction has not been completed and the applicable sections of the Uniform Building Code, as	Pursuant to Section 7.7.1 of the Zoning e requires the issuance of a building permit, the e date that the building permit is issued for the use shall be deemed to have lapsed, and the ave expired, when a building permit has been building permit has expired in accordance with
	The owner or applicant shall develop the approved p other applicable submittals for the above-referenced amended by any conditions.	
\boxtimes	Prior to issuance of certificates of occupancy, the ow satisfaction of the City Planner or designee that the p with the approved sets of plans and all applicable, co	project has been constructed in conformance
\boxtimes	Prior to the issuance of any permits, the owner or desthese imposed conditions to the Community Develop designee understands that the resolution will be of no unless such written consent is submitted to the City.	oment Director or designee. The owner or
	Prior to window installation and the release of construction submit information on the proposed windows to ensurable 2) are consistent with the City's window policy, and for the Architectural Overlay district.	are they are: 1) in character with the building,
\boxtimes	The new windows shall be traditional (Spanish Color divided lite windows, have a factory finish to match shall be constructed as part of the frame. The window Planner or designee.	the existing trim, and the window surround
	Prior to the release of construction permits, the owner approval of a tree to replace the tree that must be remarked ADA standards. The tree shall be sufficient size and the tree must be irrigated properly. The tree must be	noved to bring the site into compliance with type to provide acceptable plant coverage and
\boxtimes	Prior to the release of construction permits, the repla ensure it complies with requirements and these cond \$200 landscape inspection fee if staff determines the should inspect the tree and tree irrigation.	itions of approval. The applicant shall pay a

	Staff Waiver #: PLN13-357 Address: 903 Buena Vista D		
	Retractable Awning and Exterior Fire Pit	Staff: ADAM ATAMIAN	
	The above-referenced Staff Waiver shall become null and void it one (1) year from the date of the approval thereof. Pursuant to S Ordinance of the City of San Clemente, since the use requires the use shall not be deemed to have commenced until the date that the development. Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall be above-referenced Staff Waiver shall be deemed to have expired, issued, construction has not been completed and the building per applicable sections of the Uniform Building Code, as amended.	ection 7.7.1 of the Zoning e issuance of a building permit, the he building permit is issued for the deemed to have lapsed, and the when a building permit has been	
	The above-referenced Staff Waiver shall become null and void it one (1) year from the date of the approval thereof. Since the use building permit, the use shall not be deemed to have commenced herein are completed to the satisfaction of the City Planner.	does not require the issuance of a	
\boxtimes	The owner or applicant shall develop the approved project in contother applicable submittals for the above-referenced Staff Waive amended by any conditions.		
	Prior to issuance of certificates of occupancy, the owner or design satisfaction of the City Planner or designee that the project has be with the approved sets of plans and all applicable, codes, ordinary	een constructed in conformance	
\boxtimes	Prior to the issuance of any permits, the owner or designee shall these imposed conditions to the Community Development Direct designee understands that the resolution will be of no force or effundess such written consent is submitted to the City.	or or designee. The owner or	

	Staff Waiver #: PLN13-367 Address: 174 Avenida Del Mar		
	Three Dog Bakery Roof Vent	Staff: ADAM ATAMIAN	
	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 to issued, construction has not been completed and	use requires the issuance of a building permit, the I the date that the building permit is issued for the e, a use shall be deemed to have lapsed, and the behave 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 thereon	null and void if the use is not commenced within E. Since the use does not require the issuance of a ave commenced until all improvements submitted y Planner.	
\boxtimes	The owner or applicant shall develop the approve other applicable submittals for the above-reference 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 the with the approved sets of plans and all applicable	ne project has been constructed in conformance	
\boxtimes	Prior to the issuance of any permits, the owner or these imposed conditions to the Community Development understands that the resolution will be ounless such written consent is submitted to the City	elopment Director or designee. The owner or f no force or effect, nor shall permits be issued,	
	Roof Vent to be painted to match the color of the	roofing material.	

	Staff Waiver #: PLN13-371 Address: 401 Avenida Del Mar C3		
	R/R 1 window and 1 Sliding Door	Staff: ADAM ATAMIAN	
	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 r use shall not be deemed to have commenced until the development.	rsuant to Section 7.7.1 of the Zoning equires the issuance of a building permit, the	
	Pursuant to Section 7.7.2 of the Zoning Ordinance, a unabove-referenced Staff Waiver shall be deemed to have issued, construction has not been completed and the buapplicable sections of the Uniform Building Code, as a	e expired, when a building permit has been allding permit has expired in accordance with	
	The above-referenced Staff Waiver shall become null one (1) year from the date of the approval thereof. Sin building permit, the use shall not be deemed to have conherein are completed to the satisfaction of the City Plan	ce the use does not require the issuance of a ommenced until all improvements submitted	
\boxtimes	The owner or applicant shall develop the approved proof other applicable submittals for the above-referenced Stamended by any conditions.		
	Prior to issuance of certificates of occupancy, the owner satisfaction of the City Planner or designee that the prowith the approved sets of plans and all applicable, code	ject has been constructed in conformance	
\boxtimes	Prior to the issuance of any permits, the owner or design these imposed conditions to the Community Developm designee understands that the resolution will be of no funless such written consent is submitted to the City.	ent Director or designee. The owner or	
\boxtimes	New Window and Door to match finish and color of ot building, per HOA approval.	her upgraded windows and doors on	

	Staff Waiver #: PLN13-383 Address: 120 W Avenida Pico		
	Re-Roof Cafe Area Staff: SEAN NICHOLAS		
K	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.		
	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.		
¥	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.		
X	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.		
×	The applicant shall only re-roof, like for like material and color exactly, the west wing and café portion only.		
	Prior to final of re-roof permit, the roof equipment shall be screened as approved with City Staff and Chris Bennett consistent with Historic Improvement Agreement.		

	Staff Waiver #: PLN13-385 Address: 223 Calle Roca	Vista
	Window and door replacement	Staff: JOHN CIAMPA
12	The above-referenced Staff Waiver shall become in 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 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,	Pursuant to Section 7.7.1 of the Zoning se requires the issuance of a building permit, the he 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 e building permit has expired in accordance with
	The above-referenced Staff Waiver shall become none (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 e commenced until all improvements submitted
Ø	The owner or applicant shall develop the approved other applicable submittals for the above-reference amended by any conditions.	project in conformance with the plans and any d Staff Waiver approved by the City Planner and
	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
A	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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