



# Memorandum Planning Division

July 11, 2013

To: Planning Commission, City of San Clemente  
From: Jim Pechous, City Planner  
Subject: Staff Waivers June 25, 2013 through July 10, 2013

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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 6/25/2013 thru 7/10/2013**

Project Number Project Name Planner	Date Applied Date Approved Status of Project	Date Closed Date Expired	Project Type Comments
PLN13-255 Deck repair ADAM ATAMIAN	6/25/2013 6/25/2013 APPROVED	6/25/2014	SW
PLN13-256 Gomez Residence Paint ADAM ATAMIAN	6/27/2013 6/27/2013 APPROVED	6/27/2014	SW
PLN13-257 Metcalf Garage ADAM ATAMIAN	6/27/2013 6/27/2013 APPROVED	6/27/2014	SW (5/28/2013 3:24 PM SN) This is a request to enclose an existing carport to create a garage. The applicant is proposing to enclose the carport, at the existing posts, and utilize a stucco finish consistent with the stucco of the house. The applicant is also proposing to paint the primary structure off white and use a white for the trim and garage door color. Staff is supportive of the project as it does not modify the roof line at all and will not detract from the historic residence. The use of the compatible colors will blend with the historic structure, but be different enough to differentiate itself from the adjacent structure. Overall there will be no negative impact on the historic property from this project. Additionally, the property owner of the historic structure has submitted a letter in support of the carport to garage conversion.
PLN13-262 Scibelli Residence Addition ADAM ATAMIAN	7/1/2013 7/1/2013 APPROVED	7/1/2014	SW
PLN13-265 Wood Fence Replacement CLIFF JONES	7/8/2013 7/8/2013 APPROVED	7/8/2013	SW (7/8/2013 2:55 PM CJ) A request to replace an existing wood fence with a six foot wood fence along rear and side property. Fence is located outside front yard setback area.
PLN13-269 AC unit change out SEAN NICHOLAS	7/9/2013 7/9/2013 APPROVED		SW (7/9/2013 11:27 AM SN) Like for like change out of AC unit on roof. Not visible above parapet.
PLN13-270 United Health Care Windows ADAM ATAMIAN	7/10/2013 7/10/2013 APPROVED	7/10/2014	SW (7/10/2013 9:01 AM AMA) Request to remove one set of doors and replace with windows to match existing, and to install an opaque white film to the inside of the top portion of glass curtain walls.

**7 Project(s) Found**

# Conditions of Approval

Reviewed by JP JH

	<p><b>Staff Waiver #:</b> PLN13-255 <b>Address:</b> 249 (200) Avenida Santa Barbara</p>
	<p>Deck repair <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>
<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>All materials and finishes to mimic existing decks on-site. Existing railing to be re-installed after deck coating repaired.</p>
<input checked="" type="checkbox"/>	<p>Stucco repair to be smooth, white stucco to match structure.</p>
<input type="checkbox"/>	

# Conditions of Approval

Reviewed by JP JH

	<p><b>Staff Waiver #:</b> PLN13-256 <b>Address:</b> 212 Avenida Monterey</p>
	<p>Gomez Residence Paint <span style="float: right;"><b>Staff:</b> ADAM ATAMIAN</span></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>
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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>Paint colors to be medium tan color on the walls, off-white on the trim, per attached color samples.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

# Conditions of Approval

Reviewed by JP JH

	<p><b>Staff Waiver #:</b> PLN13-257 <b>Address:</b> 139 Trafalgar Ln</p>
	<p>Metcalf Garage <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>Wood siding shall match the primary structure, in material, finish, and color.</p>
<input checked="" type="checkbox"/>	<p>Paint shall be off-white for the primary structure walls and garage walls. The trim and the garage door shall be painted white to be consistent with historic structure next door, but distinguished from the historic property.</p>
<input checked="" type="checkbox"/>	<p>The applicant shall not modify the roof line in any way.</p>

# Conditions of Approval

Reviewed by JP JH

	<p><b>Staff Waiver #:</b> PLN13-262 <b>Address:</b> 313 W Paseo De Cristobal</p>
	<p>Scibelli 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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# Conditions of Approval

Reviewed by

JP

JH

	<p><b>Staff Waiver #:</b> PLN13-265 <b>Address:</b> 210 Calle Seville</p>
	<p>Wood Fence Replacement <span style="float: right;"><b>Staff:</b> CLIFF JONES</span></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>
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# Conditions of Approval

Reviewed by JP JH

	<p><b>Staff Waiver #:</b> PLN13-269 <b>Address:</b> 1010 Calle Recodo</p>
	<p>AC unit change out <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>Units shall be painted to match the color of the roof.</p>
<input checked="" type="checkbox"/>	<p>Units shall not be visible above the existing 6 foot parapet.</p>
<input type="checkbox"/>	



# Conditions of Approval

Reviewed by JP JH

	<p><b>Staff Waiver #:</b> PLN13-270 <b>Address:</b> 724 S El Camino Real</p>
	<p>United Health Care Windows <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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