

## Memorandum Planning Division May 15, 2013

To:

Planning Commission, City of San Clemente

From:

Jim Pechous, City Planner

Subject: Staff Waivers April 30, 2013 through May 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 4/30/2013 thru 5/13/2013

Project Number Project Name Planner	Date Applied Date Approved Status of Projec	Date Expired	Project Type Comments
PLN13-160 Smerber window CHRIS WRIGHT	5/1/2013 5/1/2013 APPROVED	5/1/2014	SW (5/1/2013 3:22 PM CW) A request to consider the replacement of an aluminum door with an aluminum window in a screened area of a multi-unit residential building. The waiver is required because the site is located in the Pier Bowl Architectural Overlay and is within 300 feet of historic structures.
PLN13-164 Electrical Room Addition ADAM ATAMIAN	5/2/2013 5/2/2013 APPROVED		SW
PLN13-165 Brooks residence windows CHRIS WRIGHT	5/2/2013 5/2/2013 APPROVED	5/2/2014	SW (5/2/2013 3:23 PM CW) A request to consider the replacement of aluminum windows with vinyl on a duplex located across the street from a historic building.
PLN13-166 Exterior Service Upgrade ADAM ATAMIAN	5/3/2013 5/3/2013 APPROVED	5/5/2014	SW (5/3/2013 9:09 AM AMA) Installation of three exterior tamkless water heaters, all below 4 feet from grade, not visible from street of historic structures in the area.
PLN13-174 Rosen light fixture CHRIS WRIGHT	5/6/2013 5/6/2013 APPROVED	5/6/2014	SW (5/6/2013 8:13 AM CW) A request to consider the installation of a new light fixture on the rear elevation of a historic residence.
PLN13-180 Sea Echo Window Replacement ADAM ATAMIAN		5/7/2013 5/7/2014	SW (5/7/2013 11:17 AM AMA) Replacing Aluminim Window with Brown vinyl trimmed window.
PLN13-182 Gas Line Improvements CLIFF JONES	5/9/2013 5/9/2013 APPROVED		SW (5/9/2013 10:38 AM CJ) A request to tighten gas fittings and attach strapping to existing gas lines on exterior of building. Approved by City Planner.
PLN13-183 Pederson Residence Addition ADAM ATAMIAN	5/13/2013 5/13/2013 APPROVED	5/13/2014	SW (5/13/2013 8:07 AM AMA) 243 squre foot addition to structure with non conforming front yard setback.
PLN13-187 Door Replacement JOHN CIAMPA	5/13/2013 5/13/2013 APPROVED		SW (5/13/2013 2:48 PM JC) Replace two non-traditional doors with wood true divided lite doors.



# City of San Clemente Projects by Type and Date

### For the Period 4/30/2013 thru 5/13/2013

Project Number	Date Applied Date Closed	Date Applied Date Closed	
Project Name	Date Approved Date Expired	d Project Type	
Planner	Status of Project	Comments	
PLN13-188	5/13/2013	SW	
ReRoof Historic House	5/13/2013	(5/13/2013 3:05 PM JC)	
JOHN CIAMPA	APPROVED	Reroof historic house and reuse tile and locate new tile on the back half of the building.	
		(5/13/2013 3:06 PM JC)	
		Mortar packing is to match the existing 40 percent that is currently applied on the house.	

10 Project(s) Found



	Staff Waiver #: PLN13-160 Address: 405 Avenida Granada 104	
	Smerber window Staff: CHRIS WRIGHT	
$\boxtimes$	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.	
	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.	
$\boxtimes$	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.	
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	Staff Waiver #: PLN13-164 Address: 100 Avenida La Pata 100	
	Electrical Room Addition	Staff: ADAM ATAMIAN
$\boxtimes$		cursuant 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
	Pursuant to Section 7.7.2 of the Zoning Ordinance, a above-referenced Staff Waiver shall be deemed to ha issued, construction has not been completed and the applicable sections of the Uniform Building Code, a	ave expired, when a building permit has been building permit has expired in accordance with
	The above-referenced Staff Waiver shall become nu one (1) year from the date of the approval thereof. So building permit, the use shall not be deemed to have herein are completed to the satisfaction of the City P	ince the use does not require the issuance of a commenced until all improvements submitted
$\boxtimes$	The owner or applicant shall develop the approved p other applicable submittals for the above-referenced amended by any conditions.	
	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 dethese 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

	Staff Waiver #: PLN13-165 Address: 131 Avenida Pelayo	
	Brooks residence windows Staff: CHRIS WRIGHT	
$\boxtimes$	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.  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.	
	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.	

	Staff Waiver #: PLN13-166 Address: 145 W Avenida Palizada	
	Exterior Service Upgrade	Staff: ADAM ATAMIAN
$\boxtimes$	use shall not be deemed to have commenced unti	
	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 applicable sections of the Uniform Building Code	have expired, when a building permit has been the building permit has expired in accordance with
	The above-referenced Staff Waiver shall become one (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 Cit	Since the use does not require the issuance of a ave commenced until all improvements submitted
$\boxtimes$	The owner or applicant shall develop the approve other applicable submittals for the above-reference amended by any conditions.	d project in conformance with the plans and any ed 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 of the experiment of the community Development of the co	elopment Director or designee. The owner or f no force or effect, nor shall permits be issued,
	All three tankless water heaters and associated pl adjacent fence line, not visible from an historic st street.	•
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	Staff Waiver #: PLN13-174 Address: 235 Avenida Miramar	
	Rosen light fixture St	taff: CHRIS WRIGHT
$\boxtimes$	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.  Pursuant to Section 7.7.2 of the Zoning Ordinance, a value 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	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 use shall be deemed to have lapsed, and the 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. Sin building permit, the use shall not be deemed to have cherein are completed to the satisfaction of the City Planta.	nce the use does not require the issuance of a ommenced until all improvements submitted
	The owner or applicant shall develop the approved proof other applicable submittals for the above-referenced Samended by any conditions.	
$\boxtimes$	Prior to issuance of certificates of occupancy, the own 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
$\boxtimes$	Prior to the issuance of any permits, the owner or desithese imposed conditions to the Community Developed designee understands that the resolution will be of no unless such written consent is submitted to the City.	nent Director or designee. The owner or
$\boxtimes$	The owner shall submit and get planning approval of fixture prior to installation.	the model and materials of the proposed light

	Staff Waiver #: PLN13-180 Address: 252 Avenida Lobeiro	
	Sea Echo Window Replacement	Staff: ADAM ATAMIAN
$\boxtimes$	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 user use shall not be deemed to have commenced until the development.  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 beau applicable sections of the Uniform Building Code, as a second construction of the Uniform Building Code, as a	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 use shall be deemed to have lapsed, and the e expired, when a building permit has been ailding 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 cherein are completed to the satisfaction of the City Plan	once the use does not require the issuance of a commenced until all improvements submitted
	The owner or applicant shall develop the approved proof other applicable submittals for the above-referenced S amended by any conditions.	
	Prior to issuance of certificates of occupancy, the own satisfaction of the City Planner or designee that the prowith the approved sets of plans and all applicable, cod	pject has been constructed in conformance
$\boxtimes$	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.	nent Director or designee. The owner or
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	New windows to be brown vinyl to match windows in	stalled at Unit #4.



	Staff Waiver #: PLN13-182 Address: 111 W Avenida Palizada D	
	Gas Line Improvements Staff: CLIFF JONES	
$\boxtimes$	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.  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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$\boxtimes$	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.	
	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.	

	Staff Waiver #: PLN13-183 Address: 553 Avenida Buenos Aires	
	Pederson Residence Addition 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.	
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	Staff Waiver #: PLN13-187 Address: 202 Avenida Serra	
	Door Replacement Staff: 3	OHN CIAMPA
	The above-referenced Staff Waiver shall become null and one (1) year from the date of the approval thereof. Pursuar Ordinance of the City of San Clemente, since the use required use shall not be deemed to have commenced until the date development.  Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall be deemed to have explicated, construction has not been completed and the building applicable sections of the Uniform Building Code, as amendated.	nt to Section 7.7.1 of the Zoning res the issuance of a building permit, the that the building permit is issued for the hall be deemed to have lapsed, and the bired, when a building permit has been ng permit has expired in accordance with
	The above-referenced Staff Waiver shall become null and one (1) year from the date of the approval thereof. Since the building permit, the use shall not be deemed to have community herein are completed to the satisfaction of the City Planner	ne use does not require the issuance of a enced until all improvements submitted
Ø	The owner or applicant shall develop the approved project other applicable submittals for the above-referenced Staff amended by any conditions.	in conformance with the plans and any Waiver approved by the City Planner and
	Prior to issuance of certificates of occupancy, the owner or satisfaction of the City Planner or designee that the project with the approved sets of plans and all applicable, codes, or	has been constructed in conformance
Ø	Prior to the issuance of any permits, the owner or designee these imposed conditions to the Community Development designee understands that the resolution will be of no force unless such written consent is submitted to the City.	Director or designee. The owner or
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	Staff Waiver #: PLN13-188 Address: 235 Avenida Miramar	
	ReRoof Historic House	Staff: JOHN CIAMPA
Æ	The above-referenced Staff Waiver shall become not one (1) year from the date of the approval thereof. Ordinance of the City of San Clemente, since the ususe shall not be deemed to have commenced until the development.	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
	Pursuant to Section 7.7.2 of the Zoning Ordinance, a above-referenced Staff Waiver shall be deemed to hissued, construction has not been completed and the applicable sections of the Uniform Building Code, a	ave expired, when a building permit has been building permit has expired in accordance with
	The above-referenced Staff Waiver shall become not one (1) year from the date of the approval thereof. Staff building permit, the use shall not be deemed to have herein are completed to the satisfaction of the City I	Since the use does not require the issuance of a commenced until all improvements submitted
R	The owner or applicant shall develop the approved pother applicable submittals for the above-referenced amended by any conditions.	
	Prior to issuance of certificates of occupancy, the over satisfaction of the City Planner or designee that the with the approved sets of plans and all applicable, contains the contains th	project has been constructed in conformance
	Prior to the issuance of any permits, the owner or de these imposed conditions to the Community Develo designee understands that the resolution will be of nunless such written consent is submitted to the City.	pment Director or designee. The owner or
-	Reroof historic house and reuse tile and locate new	tile on the back half of the building.
Ø	Mortar packing is to match the existing 40 percent t	hat is currently applied on the house.