



# 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

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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 4/30/2013 thru 5/13/2013**

Project Number Project Name Planner	Date Applied Date Approved Status of Project	Date Closed 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 tankless 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 5/7/2013 APPROVED	5/7/2013 5/7/2014	SW (5/7/2013 11:17 AM AMA) Replacing Aluminum 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 square 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**

<b>Project Number</b>	<b>Date Applied</b>	<b>Date Closed</b>	
<b>Project Name</b>	<b>Date Approved</b>	<b>Date Expired</b>	<b>Project Type</b>
<b>Planner</b>	<b>Status of Project</b>		<b>Comments</b>
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**

# Conditions of Approval

Reviewed by

CW

	<p><b>Staff Waiver #:</b> PLN13-160 <b>Address:</b> 405 Avenida Granada 104</p>
	<p>Smerber window <span style="float: right;"><b>Staff:</b> CHRIS WRIGHT</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 type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

# Conditions of Approval

Reviewed by

JP

JH

	<p><b>Staff Waiver #:</b> PLN13-164 <b>Address:</b> 100 Avenida La Pata 100</p>
	<p>Electrical Room Addition <span style="float: right;"><b>Staff:</b> ADAM ATAMIAN</span></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>
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<p><input type="checkbox"/></p>	
<p><input type="checkbox"/></p>	

# Conditions of Approval

Reviewed by JP

	<p><b>Staff Waiver #:</b> PLN13-165 <b>Address:</b> 131 Avenida Pelayo</p>
	<p>Brooks residence windows <span style="float: right;"><b>Staff:</b> CHRIS WRIGHT</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 type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

# Conditions of Approval

Reviewed by JP JH

	<p><b>Staff Waiver #:</b> PLN13-166 <b>Address:</b> 145 W Avenida Palizada</p>
	<p>Exterior Service Upgrade <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>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 three tankless water heaters and associated plumbing shall be installed so as to be below the adjacent fence line, not visible from an historic structures ion the area, and not visible from the street.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

# Conditions of Approval

Reviewed by

CW

	<p><b>Staff Waiver #:</b> PLN13-174 <b>Address:</b> 235 Avenida Miramar</p>
	<p>Rosen light fixture <span style="float: right;"><b>Staff:</b> CHRIS WRIGHT</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>The owner shall submit and get planning approval of the model and materials of the proposed light fixture prior to installation.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	



# Conditions of Approval

Reviewed by JP JH

	<p><b>Staff Waiver #:</b> PLN13-180 <b>Address:</b> 252 Avenida Lobeiro</p>
	<p>Sea Echo Window Replacement <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>New windows to be brown vinyl to match windows installed at Unit #4.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

# Conditions of Approval

Reviewed by

JP

JH

	<p><b>Staff Waiver #:</b> PLN13-182 <b>Address:</b> 111 W Avenida Palizada D</p>
	<p>Gas Line Improvements <span style="float: right;"><b>Staff:</b> CLIFF JONES</span></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>
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<p><input type="checkbox"/></p>	
<p><input type="checkbox"/></p>	

# Conditions of Approval

Reviewed by JP JH

	<p><b>Staff Waiver #:</b> PLN13-183 <b>Address:</b> 553 Avenida Buenos Aires</p>
	<p>Pederson 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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<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

# Conditions of Approval

Reviewed by

JP

JH

	<p><b>Staff Waiver #:</b> PLN13-187 <b>Address:</b> 202 Avenida Serra</p>
	<p>Door Replacement <span style="float: right;"><b>Staff:</b> JOHN CIAMPA</span></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>
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<p><input type="checkbox"/></p>	
<p><input type="checkbox"/></p>	

# Conditions of Approval

Reviewed by  JH

	<p><b>Staff Waiver #:</b> PLN13-188 <b>Address:</b> 235 Avenida Miramar</p>
	<p>ReRoof Historic House <span style="float: right;"><b>Staff:</b> JOHN CIAMPA</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>Reroof historic house and reuse tile and locate new tile on the back half of the building. Mortar packing is to match the existing 40 percent that is currently applied on the house.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	