

Memorandum Planning Division

March 13, 2013

To:

Planning Commission, City of San Clemente

From:

Jim Pechous, City Planner

Subject:

Staff Waivers February 12, 2013 through March 12, 2013

This memorandum provides details regarding Staff Waivers recently approved by the Planning Division.

<u>Analysis</u>

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

Page

City of San Clemente Projects by Type and Date

For the Period 2/12/2013 thru 3/12/2013

Project Number Project Name Planner	Date Applied Date Approve Status of Proje	d Date Expired	Project Type Comments
PLN13-055 1013 Buena Vista Slope Restoration CHRIS WRIGHT	2/12/2013 2/12/2013 APPROVED	2/12/2016	SW (2/12/2013 12:28 PM CW) A request to consider minor site improvements proposed to address code enforcement violations at 1013 Buena Vista. The project involves: 1) the removal of an unpermitted nonconforming 6-foot chain link fence on bluff, city ROW, and front setback, 2) install new fence behind and along side of garage with materials to resemble beach trail fence, and 3) restore landscaping on bluff with native plants. Previously, the fence was installed and bluff grading was done without permits. The project has been approved by the Coastal Commission.
PLN13-059 Vacovsky deck CHRIS WRIGHT	2/14/2013 2/14/2013 APPROVED	2/14/2016	SW (2/14/2013 3:18 PM CW) a request to consider a 38 sq ft deck expansion to be in-line with a deck above on a multi-unit residential building. The site is located across the street from a historic structure at 903 Buena Vista Unit A. The deck is located at the rear of the building.
PLN13-066 DMV bldg roof CHRIS WRIGHT	2/21/2013 2/21/2013 APPROVED	2/21/2016	SW (2/21/2013 3:28 PM CW) A request to consider a reroof of a commercial building at 2727 Via Cascadita. A grey concrete roof material will be removed and replaced with a white "cool roof" coating to meet State Title 24 energy requirements.
PLN13-069 Keshisian addition CHRIS WRIGHT	2/22/2013 2/22/2013 APPROVED	2/22/2016	SW (2/22/2013 10:51 AM CW) A request to consider a 236 sq ft addition to a nonconforming structure with a reduce street facing garage setback. The site is located at 1805 Calle Mayita
PLN13-074 Casa Trash Enclosure JOHN CIAMPA	2/27/2013 2/14/2013 APPROVED		SW (2/27/2013 9:32 AM JC) A request to construct a trash enclosue for the Casa to store the recycling bins.
PLN13-087 Reclamation Signage ADAM ATAMIAN	3/6/2013 3/6/2013 APPROVED	3/6/2014	SW
PLN13-088 Hardscape and back yard improvements JOHN CIAMPA	3/6/2013 3/6/2013 APPROVED		SW (3/6/2013 4:53 PM JC) Request to install pavers for the side and back yard, trash can enclosure, BBQ, Fire pit, and shed.



City of San Clemente Projects by Type and Date

For the Period 2/12/2013 thru 3/12/2013

Project Number Project Name Planner	Date Applied Date Approve Status of Proje	Date Closed d Date Expired ect	Project Type Comments
PLN13-092 Leon reroof CHRIS WRIGHT	3/11/2013 3/11/2013 APPROVED	3/11/2016	SW (3/11/2013 11:23 AM CW) A request to consider the replacement of a grey rock roof with tan composition shingle on a multi family residential building within 300 feet of a historic structure.
PLN13-094 Replacement Windows and Doors CLIFF JONES	3/12/2013 3/12/2013 APPROVED	3/12/2013	SW
PLN13-096 Erikson addition CHRIS WRIGHT	3/12/2013 3/12/2013 APPROVED	3/12/2016	SW (3/12/2013 4:13 PM CW) A request to allow a 296 sq ft addition to a nonconforming residence.

10 Project(s) Found



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	Staff Waiver #: PLN13-055 Address: 1013 Buena Vista		
	1013 Buena Vista Slope Restoration	Staff: CHRIS WRIGHT	
\boxtimes	The above-referenced Staff Waiver shall become null and void if the three (3) years from the date of the approval thereof. Pursuant to Se Ordinance of the City of San Clemente, since the use requires the issuse shall not be deemed to have commenced until the date that the bedevelopment. Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall be deabove-referenced Staff Waiver shall be deemed to have expired, who	section 7.7.1 of the Zoning suance of a building permit, the uilding permit is issued for the emed to have lapsed, and the	
	issued, construction has not been completed and the building permit applicable sections of the Uniform Building Code, as amended.	0 1	
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	The owner or applicant shall develop the approved project in confor other applicable submittals for the above-referenced Staff Waiver applicable any conditions.		
\boxtimes	Prior to issuance of certificates of occupancy, the owner or designee satisfaction of the City Planner or designee that the project has been with the approved sets of plans and all applicable, codes, ordinances	constructed in conformance	
\boxtimes	Prior to the issuance of any permits, the owner or designee shall sub these imposed conditions to the Community Development Director designee understands that the resolution will be of no force or effect unless such written consent is submitted to the City.	or designee. The owner or	

	Staff Waiver #: PLN13-059 Address: 903 Buena Vista		
	Vacovsky deck	Staff: CHRIS WRIGHT	
	three (3) years from the date of the approval the Ordinance of the City of San Clemente, since the use shall not be deemed to have commenced untidevelopment.	e null and void if the use is not commenced within reof. Pursuant to Section 7.7.1 of the Zoning e use requires the issuance of a building permit, the til the date that the building permit is issued for the ce, a use shall be deemed to have lapsed, and the	
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	Prior to issuance of certificates of occupancy, the satisfaction of the City Planner or designee that with the approved sets of plans and all applicable	the project has been constructed in conformance	
\boxtimes	Prior to the issuance of any permits, the owner of these imposed conditions to the Community Devidesignee understands that the resolution will be unless such written consent is submitted to the Community Devidesignee.	velopment Director or designee. The owner or of no force or effect, nor shall permits be issued,	
	Coastal Commission approval is required prior to	o the issuance of permits.	

	Staff Waiver #: PLN13-066 Address: 2727 Via Cascadita		
	DMV bldg roof	Staff: CHRIS WRIGHT	
	three (3) years from the date of the approval ther Ordinance of the City of San Clemente, since the use shall not be deemed to have commenced unt development. Pursuant to Section 7.7.2 of the Zoning Ordinana above-referenced Staff Waiver shall be deemed	e use requires the issuance of a building permit, the il the date that the building permit is issued for the ce, a use shall be deemed to have lapsed, and the to have expired, when a building permit has been the building permit has expired in accordance with	
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	Prior to the issuance of any permits, the owner of these imposed conditions to the Community Devidesignee understands that the resolution will be unless such written consent is submitted to the Community Devidesignee understands that the resolution will be unless such written consent is submitted to the Community Devides and Dev	velopment Director or designee. The owner or of no force or effect, nor shall permits be issued,	

	Staff Waiver #: PLN13-069 Address: 1805 Calle Mayita		
	Keshisian addition St	aff: CHRIS WRIGHT	
\boxtimes	The above-referenced Staff Waiver shall become null three (3) years from the date of the approval thereof. 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	Pursuant 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 uilding permit has expired in accordance with	
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\boxtimes	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	oject has been constructed in conformance	
\boxtimes	Prior to the issuance of any permits, the owner or designessigned understands that the resolution will be of no unless such written consent is submitted to the City.	nent Director or designee. The owner or	

	Staff Waiver #: PLN13-074 Address: 415 Avenida Granada
	Casa Trash Enclosure Staff: JOHN CIAMPA
Ø	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.
\(\sqrt{\sq}}\sqrt{\sq}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}	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.
A	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.

Conditions of Approval

Reviewed by

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	Staff Waiver #: PLN13-087 Address: 105 Avenida Del Mar	
	Reclamation Signage	Staff: ADAM ATAMIAN
	The above-referenced Staff Waiver shall become null one (1) year from the date of the approval thereof. Pu Ordinance of the City of San Clemente, since the use use shall not be deemed to have commenced until the development.	requires the issuance of a building permit, the
	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	we expired, when a building permit has been uilding permit has expired in accordance with
\boxtimes	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 Planta.	nce the use does not require the issuance of a commenced until all improvements submitted
\boxtimes	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, coo	oject 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.	ment Director or designee. The owner or
\boxtimes	This application includes, and requires, both awnings replaced with similar black awnings.	at 105 and 107 Avenida Del Mar to be
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	Staff Waiver #: PLN13-088 Address: 115 E Canada	
	Hardscape and back yard improvements	Staff: JOHN CIAMPA
M	The above-referenced Staff Waiver shall become null and void if the one (1) year from the date of the approval thereof. Pursuant to Sect Ordinance of the City of San Clemente, since the use requires the is use shall not be deemed to have commenced until the date that the b development.	ion 7.7.1 of the Zoning suance of a building permit, the building permit is issued for the
	Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall be de above-referenced Staff Waiver shall be deemed to have expired, wh issued, construction has not been completed and the building permit applicable sections of the Uniform Building Code, as amended.	en a building permit has been
	The above-referenced Staff Waiver shall become null and void if the one (1) year from the date of the approval thereof. Since the use doe building permit, the use shall not be deemed to have commenced un herein are completed to the satisfaction of the City Planner.	es not require the issuance of a
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X	Prior to the issuance of any permits, the owner or designee shall subthese imposed conditions to the Community Development Director designee understands that the resolution will be of no force or effect unless such written consent is submitted to the City.	or designee. The owner or

	Staff Waiver #: PLN13-092 Address: 252 AVE MONTALVO		
	Leon reroof St	raff: CHRIS WRIGHT	
	three (3) years from the date of the approval the Ordinance of the City of San Clemente, since the use shall not be deemed to have commenced undevelopment.	the use requires the issuance of a building permit, the til the date that the building permit is issued for the	
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	one (1) year from the date of the approval there	he null and void if the use is not commenced within of. Since the use does not require the issuance of a have commenced until all improvements submitted city Planner.	
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	Prior to issuance of certificates of occupancy, the satisfaction of the City Planner or designee that with the approved sets of plans and all applicable.	the project has been constructed in conformance	
\boxtimes	these imposed conditions to the Community De	of no force or effect, nor shall permits be issued,	



	Staff Waiver #: PLN13-094 Address: 423 Avenida Granada 5		
	Replacement Windows and Doors	Staff: CLIFF JONES	
\boxtimes	The above-referenced Staff Waiver shall become null and voone (1) year from the date of the approval thereof. Pursuant Ordinance of the City of San Clemente, since the use require use shall not be deemed to have commenced until the date the development. Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall above-referenced Staff Waiver shall be deemed to have expirit issued, construction has not been completed and the building	to Section 7.7.1 of the Zoning es the issuance of a building permit, the nat the building permit is issued for the all be deemed to have lapsed, and the red, when a building permit has been	
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	The above-referenced Staff Waiver shall become null and voone (1) year from the date of the approval thereof. Since the building permit, the use shall not be deemed to have comme herein are completed to the satisfaction of the City Planner.	use does not require the issuance of a	
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	Prior to issuance of certificates of occupancy, the owner or of satisfaction of the City Planner or designee that the project has with the approved sets of plans and all applicable, codes, or other codes.	as been constructed in conformance	
\boxtimes	Prior to the issuance of any permits, the owner or designee s these imposed conditions to the Community Development D designee understands that the resolution will be of no force of unless such written consent is submitted to the City.	Director or designee. The owner or	

	Staff Waiver #: PLN13-096 Address: 1212 Las Posas 59	
	Erikson addition	Staff: CHRIS WRIGHT
	The above-referenced Staff Waiver shall become nothere (3) years from the date of the approval thereo Ordinance of the City of San Clemente, since the use shall not be deemed to have commenced until to development. Pursuant to Section 7.7.2 of the Zoning Ordinance, above-referenced Staff Waiver shall be deemed to be a solution of the commenced to be above-referenced Staff Waiver shall be deemed to be a solution.	f. 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
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\boxtimes	Prior to the issuance of any permits, the owner or d these imposed conditions to the Community Development 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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