



# 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

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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 2/12/2013 thru 3/12/2013**

Project Number	Date Applied	Date Closed	
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		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 enclosure 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**

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<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>
PLN13-092	3/11/2013		SW
Leon reroof	3/11/2013	3/11/2016	(3/11/2013 11:23 AM CW)
CHRIS WRIGHT	APPROVED		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	3/12/2013	3/12/2013	SW
Replacement Windows and Doors	3/12/2013		
CLIFF JONES	APPROVED		
PLN13-096	3/12/2013		SW
Erikson addition	3/12/2013	3/12/2016	(3/12/2013 4:13 PM CW)
CHRIS WRIGHT	APPROVED		A request to allow a 296 sq ft addition to a nonconforming residence.

**10 Project(s) Found**

# Conditions of Approval

Reviewed by

JP

	<p><b>Staff Waiver #:</b> PLN13-055 <b>Address:</b> 1013 Buena Vista</p>
	<p>1013 Buena Vista Slope Restoration <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 three (3) years 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 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 checked="" 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"/>	
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# Conditions of Approval

Reviewed by

JH

	<p><b>Staff Waiver #:</b> PLN13-059 <b>Address:</b> 903 Buena Vista</p>
	<p>Vacovsky deck <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 three (3) years 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>Coastal Commission approval is required prior to the issuance of permits.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

# Conditions of Approval

Reviewed by

JP

	<p><b>Staff Waiver #:</b> PLN13-066 <b>Address:</b> 2727 Via Cascadita</p>
	<p>DMV bldg roof <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 three (3) years 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

JH

	<p><b>Staff Waiver #:</b> PLN13-069 <b>Address:</b> 1805 Calle Mayita</p>
	<p>Keshisian addition <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 three (3) years 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

*JH*

JH

	<p><b>Staff Waiver #:</b> PLN13-074 <b>Address:</b> 415 Avenida Granada</p>
	<p>Casa Trash Enclosure <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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# Conditions of Approval

Reviewed by

JP

JH

	<p><b>Staff Waiver #:</b> PLN13-087 <b>Address:</b> 105 Avenida Del Mar</p>
	<p>Reclamation Signage <span style="float: right;"><b>Staff:</b> ADAM ATAMIAN</span></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. 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 checked="" type="checkbox"/></p>	<p>This application includes, and requires, both awnings at 105 and 107 Avenida Del Mar to be replaced with similar black awnings.</p>
<p><input type="checkbox"/></p>	
<p><input type="checkbox"/></p>	

# Conditions of Approval

Reviewed by

JP

JH

	<p><b>Staff Waiver #:</b> PLN13-088 <b>Address:</b> 115 E Canada</p>
	<p>Hardscape and back yard improvements <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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# Conditions of Approval

Reviewed by

JP

	<p><b>Staff Waiver #:</b> PLN13-092 <b>Address:</b> 252 AVE MONTALVO</p>
	<p>Leon reroof <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 three (3) years 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



JH

	<p><b>Staff Waiver #:</b> PLN13-094 <b>Address:</b> 423 Avenida Granada 5</p>
	<p>Replacement Windows and Doors <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></p>

# Conditions of Approval

Reviewed by JP

	<p><b>Staff Waiver #:</b> PLN13-096 <b>Address:</b> 1212 Las Posas 59</p>
	<p>Erikson addition <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 three (3) years 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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