



Memorandum Planning Division

January 30, 2013

To: Planning Commission, City of San Clemente
From: Jim Pechous, City Planner
Subject: Staff Waivers January 15, 2013 through January 28, 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 1/15/2013 thru 1/28/2013

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Comments
Planner	Status of Project		
PLN13-020	1/23/2013		SW
Fascia Paint Change	1/23/2013	1/23/2014	
ADAM ATAMIAN	APPROVED		
PLN13-025	1/23/2013		SW
Frank deck changes	1/23/2013	1/23/2016	(1/23/2013 5:17 PM CW)
CHRIS WRIGHT	APPROVED		A request to remove a roof eyebrow element and guardrails due to wood rot and replace the guardrail with a slightly modified design. The changes are proposed to be made to a garage at the rear of each site behind duplex buildings. The site is located at 141 and 147 Avenida Victoria
PLN13-030	1/24/2013		SW
Windows and Slider door replacement,	1/24/2013	1/24/2014	(1/24/2013 2:45 PM AMA)
ADAM ATAMIAN	APPROVED		New Vinyl, "like-for-like" in style and color. Project is 3-unit residential within 300 feet of designated historic structures.
			(1/24/2013 2:50 PM AMA)
			New windows by Amsco: Artisan Flush, Bronze exterior, white interior with flat rectangular grids (2W4 or 5H typ.).
PLN13-033	1/25/2013		SW
Window Replacement	1/25/2013		(1/25/2013 11:06 AM AG)
AMBER GREGG	APPROVED		Replace wood door with firberglass window

4 Project(s) Found

Conditions of Approval

Reviewed by JP JH

	Staff Waiver #: PLN13-020 Address: 111 S Alameda Ln
	Fascia Paint Change Staff: ADAM ATAMIAN
<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>
<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. 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>Two levels of deck fascia and eave fascia to be painted with Devoe Paint color #80YR 21/118, "Ancient Pottery" brown.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

Conditions of Approval

Reviewed by JP

	<p>Staff Waiver #: PLN13-025 Address: 141 Avenida Victoria</p>
	<p>Frank deck changes Staff: CHRIS WRIGHT</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 type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
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Conditions of Approval

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	<p>Staff Waiver #: PLN13-030 Address: 247 Avenida Granada</p>
	<p>Windows and Slider door replacement, Staff: ADAM ATAMIAN</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>	
<p><input type="checkbox"/></p>	

Conditions of Approval

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	<p>Staff Waiver #: PLN13-033 Address: 412 Arenoso Ln 301</p>
	<p>Window Replacement Staff: AMBER GREGG</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"/>	<p><i>Wood doors shall be replaced with white fiberglass windows.</i></p>
<input type="checkbox"/>	
<input type="checkbox"/>	