

Memorandum Planning Division

January 16, 2013

To:

Planning Commission, City of San Clemente

From:

Jim Pechous, City Planner

Subject:

Staff Waivers December 11, 2012 through January 14, 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 12/11/2012 thru 1/14/2013

Project Number Project Name Planner	Date Applied Date Approved Status of Proje	d Date Expired	Project Type Comments
PLN12-404 Exterior Window and Door Replacement ADAM ATAMIAN	11/20/2012 12/19/2012 PENDING	1/2/2013 12/19/2013	SW
PLN12-425 Drs. Office Remodel CLIFF JONES	12/12/2012 12/17/2012 APPROVED	12/18/2012	SW (12/12/2012 8:08 AM SN) SW for Drs Office Remodel.
PLN12-433 Hasbrook Residence Windows ADAM ATAMIAN	12/14/2012 12/14/2012 APPROVED	12/14/2012 12/16/2013	SW
PLN12-441 HPPA Reroof JOHN CIAMPA	12/18/2012 12/18/2012 APPROVED		SW (12/18/2012 4:19 PM JC) Reroof Mills Act house
PLN13-003 SDG&E Chain Link Fence CLIFF JONES	1/2/2013 1/2/2013 APPROVED	1/2/2013	SW (1/2/2013 2:08 PM CJ) A request to install a six foot tall chain link fence along the southeast proerpty line. No barbed wire or razor wire is allowed on fence.
PLN13-004 Penick Residence Addition ADAM ATAMIAN	1/2/2013 1/3/2013 APPROVED	1/5/2015	SW (1/2/2013 5:14 PM AMA) Project involves a remodel to a non-conforming structure due to Site Coverage. Project includes an expansion of 39 square feet with a reduction of total Site Coverage of .7%.
PLN13-011 Dollar Tree Exterior Modifications ADAM ATAMIAN	1/11/2013 1/11/2013 APPROVED	1/13/2014	SW (1/11/2013 3:17 PM AMA) Fencing (between 5 and 6 feet tall) to screen baler machine at rear, Replace 2 sets of doors with windows at front, to match existing.

7 Project(s) Found



Conditions of Approval

Reviewed by

(JP)

JH

	Staff Waiver #: PLN12-404 Address: 511 Avenida Del Mar 4		
	Exterior Window and Door Replacement	Staff: ADAM ATAMIAN	
	The above-referenced Staff Waiver shall become null and void if the one (1) year from the date of the approval thereof. Pursuant to Se Ordinance of the City of San Clemente, since the use requires the is the use shall not be deemed to have commenced until the date the for the development.	ction 7.7.1 of the Zoning ssuance of a building permit,	
	Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall be dabove-referenced Staff Waiver shall be deemed to have expired, wissued, construction has not been completed and the building permotion with applicable sections of the Uniform Building Code, as amended	hen a building permit has been nit has expired in accordance	
	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 of a building permit, the use shall not be deemed to have commenced submitted herein are completed to the satisfaction of the City Plan	loes not require the issuance of duntil all improvements	
\boxtimes	The owner or applicant shall develop the approved project in confo other applicable submittals for the above-referenced Staff Waiver and amended by any conditions.		
\boxtimes	Prior to issuance of certificates of occupancy, the owner or designer satisfaction of the City Planner or designee that the project has been with the approved sets of plans and all applicable, codes, ordinance	en constructed in conformance	
\boxtimes	Prior to the issuance of any permits, the owner or designee shall su these imposed conditions to the Community Development Directo designee understands that the resolution will be of no force or effe unless such written consent is submitted to the City.	r or designee. The owner or	
\boxtimes	Windows shall be true divided lite. The window surround, or flang not be a plant on detail. Plant-on mullions are not permitted. Win no factory applied finishes.		
П			



	Staff Waiver #: PLN12-425 Address: 653 Camino De Los Mares 109		
	Drs. Office Remodel	Staff: CLIFF JONES	
\boxtimes	The above-referenced Staff Waiver shall become null one (1) year from the date of the approval thereof. Proordinance 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 above-referenced Staff Waiver shall be deemed to ha issued, construction has not been completed and the bapplicable sections of the Uniform Building Code, as	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 ve expired, when a building permit has been building permit has expired in accordance with	
	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 Pl	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	
	Prior to the issuance of any permits, the owner or dest these 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	



	Staff Waiver #: PLN12-433 Address: 212 W Avenida Alessandro		
	Hasbrook Residence Windows	Staff: ADAM ATAMIAN	
	The above-referenced Staff Waiver shall become null and voi one (1) year from the date of the approval thereof. Pursuant to Ordinance of the City of San Clemente, since the use requires use shall not be deemed to have commenced until the date that development. Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall above-referenced Staff Waiver shall be deemed to have expire issued, construction has not been completed and the building applicable sections of the Uniform Building Code, as amende	o Section 7.7.1 of the Zoning the issuance of a building permit, the at the building permit is issued for the libe deemed to have lapsed, and the ed, when a building permit has been permit has expired in accordance with	
	The above-referenced Staff Waiver shall become null and voi one (1) year from the date of the approval thereof. Since the building permit, the use shall not be deemed to have commended to the completed to the satisfaction of the City Planner.	use does not require the issuance of a	
	The owner or applicant shall develop the approved project in other applicable submittals for the above-referenced Staff Wa amended by any conditions.		
	Prior to issuance of certificates of occupancy, the owner or de satisfaction of the City Planner or designee that the project ha with the approved sets of plans and all applicable, codes, ordin	s been constructed in conformance	
\boxtimes	Prior to the issuance of any permits, the owner or designee shat these imposed conditions to the Community Development Diddesignee understands that the resolution will be of no force or unless such written consent is submitted to the City.	rector or designee. The owner or	



	Staff Waiver #: PLN12-441 Address: 420 Cazador Ln		
	HPPA Reroof	Staff: JOHN CIAMPA	
Æ)	one (1) year from the date of the approval there Ordinance of the City of San Clemente, since the use shall not be deemed to have commenced used development.	the use requires the issuance of a building permit, the ntil the date that the building permit is issued for the	
	above-referenced Staff Waiver shall be deemed	ance, a use shall be deemed to have lapsed, and the d to have expired, when a building permit has been and the building permit has expired in accordance with ode, as amended.	
	one (1) year from the date of the approval there	me null and void if the use is not commenced within eof. Since the use does not require the issuance of a have commenced until all improvements submitted City Planner.	
ĵX.		oved project in conformance with the plans and any enced Staff Waiver approved by the City Planner and	
	Prior to issuance of certificates of occupancy, t satisfaction of the City Planner or designee tha with the approved sets of plans and all applicat	t the project has been constructed in conformance	
X	these imposed conditions to the Community De	or designee shall submit written consent to all of evelopment Director or designee. The owner or e of no force or effect, nor shall permits be issued, City.	
MÍ.	Reroof HPPA house with two piece terra cotta stops.	tile roof with 100% mortar packing and mortar bird	



	Staff Waiver #: PLN13-003 Address: 674 Camino De Los Mares		
	SDG&E Chain Link Fence	Staff: CLIFF JONES	
	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 7.7.2 of the Zoning Ordinance, above-referenced Staff Waiver shall be deemed to his issued, construction has not been completed and the applicable sections of the Uniform Building Code, a	Pursuant to Section 7.7.1 of the Zoning e 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 ave expired, when a building permit has been building permit has expired in accordance with	
\boxtimes	The above-referenced Staff Waiver shall become number one (1) year from the date of the approval thereof. Suilding 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	
\boxtimes	The owner or applicant shall develop the approved other 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, or	project has been constructed in conformance	
\boxtimes	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 o force or effect, nor shall permits be issued,	
\boxtimes	No razor wire or barbed wire allowed on the fence.		



	Staff Waiver #: PLN13-004 Address: 3826 Calle Ariana		
	Penick Residence Addition Staff: ADAM ATAMIAN		
\boxtimes	The above-referenced Staff Waiver shall become null and void if the use is not commenced within one (2) 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.		
	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.		



	Staff Waiver #: PLN13-011 Address: 530 Camino De Estrella		
	Dollar Tree Exterior Modifications	Staff: ADAM ATAMIAN	
	The above-referenced Staff Waiver shall become null and vone (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.	to Section 7.7.1 of the Zoning es the issuance of a building permit, the	
	Pursuant to Section 7.7.2 of the Zoning Ordinance, a use sha above-referenced Staff Waiver shall be deemed to have explicated, construction has not been completed and the building applicable sections of the Uniform Building Code, as amend	red, when a building permit has been g permit has expired in accordance with	
	The above-referenced Staff Waiver shall become null and verone (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.	e use does not require the issuance of a	
\boxtimes	The owner or applicant shall develop the approved project in other applicable submittals for the above-referenced Staff W amended by any conditions.		
\boxtimes	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 ounless such written consent is submitted to the City.	irector or designee. The owner or	