



# 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 Project	Date Closed 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

	<p><b>Staff Waiver #:</b> PLN12-404 <b>Address:</b> 511 Avenida Del Mar 4</p>
	<p>Exterior Window and Door Replacement <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>
<p><input checked="" type="checkbox"/></p>	<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>
<p><input checked="" type="checkbox"/></p>	<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>
<p><input checked="" type="checkbox"/></p>	<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>
<p><input checked="" type="checkbox"/></p>	<p>Windows shall be true divided lite. The window surround, or flange, shall be constructed and may not be a plant on detail. Plant-on mullions are not permitted. Windows must be painted on-site, no factory applied finishes.</p>
<p><input type="checkbox"/></p>	
<p><input type="checkbox"/></p>	

# Conditions of Approval

Reviewed by JP JH

	<b>Staff Waiver #:</b> PLN12-425 <b>Address:</b> 653 Camino De Los Mares 109
	<b>Drs. Office Remodel</b> <span style="float: right;"><b>Staff:</b> CLIFF JONES</span>
<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> PLN12-433 <b>Address:</b> 212 W Avenida Alessandro</p>
	<p>Hasbrook Residence Windows <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>
<p><input checked="" type="checkbox"/></p>	<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>
<p><input type="checkbox"/></p>	<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>
<p><input checked="" type="checkbox"/></p>	<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>
<p><input type="checkbox"/></p>	<p></p>
<p><input type="checkbox"/></p>	<p></p>
<p><input type="checkbox"/></p>	<p></p>
<p><input type="checkbox"/></p>	<p></p>
<p><input type="checkbox"/></p>	<p></p>
<p><input type="checkbox"/></p>	<p></p>
<p><input type="checkbox"/></p>	<p></p>

# Conditions of Approval

Reviewed by

JP

JH

	<p><b>Staff Waiver #:</b> PLN12-441 <b>Address:</b> 420 Cazador Ln</p>
	<p>HPPA Reroof <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>
<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 checked="" type="checkbox"/>	<p>Reroof HPPA house with two piece terra cotta tile roof with 100% mortar packing and mortar bird stops.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

# Conditions of Approval

Reviewed by

JP

JH

	<p><b>Staff Waiver #:</b> PLN13-003 <b>Address:</b> 674 Camino De Los Mares</p>
	<p>SDG&amp;E Chain Link Fence <span style="float: right;"><b>Staff:</b> CLIFF JONES</span></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. 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>No razor wire or barbed wire allowed on the fence.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

# Conditions of Approval

Reviewed by

JF

JH

	<p><b>Staff Waiver #:</b> PLN13-004 <b>Address:</b> 3826 Calle Ariana</p>
	<p>Penick Residence 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 (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.</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>
<p><input checked="" type="checkbox"/></p>	<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>
<p><input type="checkbox"/></p>	<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>
<p><input checked="" type="checkbox"/></p>	<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>
<p><input type="checkbox"/></p>	
<p><input type="checkbox"/></p>	
<p><input type="checkbox"/></p>	
<p><input type="checkbox"/></p>	



# Conditions of Approval

Reviewed by

JP

JH

	<p><b>Staff Waiver #:</b> PLN13-011 <b>Address:</b> 530 Camino De Estrella</p>
	<p>Dollar Tree Exterior Modifications <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>
<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 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"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	