



Memorandum Planning Division

October 14, 2014

To: Planning Commission, City of San Clemente
From: Jim Pechous, City Planner
Subject: Staff Waivers October 1, 2014 through October 13, 2014

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 10/1/2014 thru 10/13/2014

| Project Number | Date Applied | Date Closed | Project Type |
|---|------------------------------------|---------------------|--|
| Project Name | Date Approved | Date Expired | Project Type |
| Planner | Status of Project | | Comments |
| PLN14-385 Window Replacement JOHN CIAMPA | 10/1/2014 10/1/2014 APPROVED | | SW (10/1/2014 3:01 PM JC) Approval to install vinyl windows for a multi-family property located in the A-Overlay and outside the CB Overlay. |
| PLN14-393 Himelson Rear Yard Improvements ADAM ATAMIAN | 10/7/2014 10/7/2014 APPROVED | 10/7/2015 | SW (10/7/2014 2:55 PM AMA) A request to replace the at-grade slabs and tiles at the rear of a single family residence located across the street from a historic residence. includes short block seating walls, and new pottery fountain. Also, the project involves a freestanding patio cover and a small at-grade deck. Improvements are screened by the house and adjacent development. |
| PLN14-400 Spanish Village Parapet Change CHRIS WRIGHT | 10/9/2014 10/9/2014 APPROVED | 10/9/2015 | SW (10/9/2014 11:47 AM CW) A request to replace a parapet on a commercial building. The project involves minor changes to the design and materials of the parapet. Wood siding will be replaced with hardy shake, painted to match the existing color. The bottom edge of the shake will be extended down to the roofline, which will simplify and improve the appearance of the roof parapet. |
| PLN14-402 Talega Village Center Roof Access Ladder ADAM ATAMIAN | 10/9/2014 10/9/2014 APPROVED | 10/9/2015 | SW |

4 Project(s) Found

Conditions of Approval

Reviewed by

JP

JH

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| | <p>Staff Waiver #: PLN14-385 Address: 301 Avenida Del Mar</p> |
| | <p>Window Replacement Staff: JOHN CIAMPA</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> |
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| <input type="checkbox"/> | |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |

Conditions of Approval

Reviewed by JP AA

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| | <p>Staff Waiver #: PLN14-393 Address: 208 Avenida La Cuesta</p> |
| | <p>Himelson Rear Yard Improvements Staff: ADAM ATAMIAN</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> |
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| <input type="checkbox"/> | |
| <input type="checkbox"/> | |
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Conditions of Approval

Reviewed by JP

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| | <p>Staff Waiver #: PLN14-400 Address: 2340 S El Camino Real</p> |
| | <p>Spanish Village Parapet Change 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 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 checked="" type="checkbox"/> | <p>The parapet shall be painted the Spanish brown trim color on the building.</p> |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |

Conditions of Approval

Reviewed by

JP

JH

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| | <p>Staff Waiver #: PLN14-402 Address: 801 Via Suerte</p> |
| | <p>Talega Village Center Roof Access Ladder Staff: ADAM ATAMIAN</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 checked="" type="checkbox"/> | <p>New Door shall match the design of decorative access doors located throughout the shopping center. New landscaping shall be maintained in a condition as shown on the approved plans.</p> |
| <input checked="" type="checkbox"/> | <p>All metal shall be black, wrought iron.</p> |
| <input type="checkbox"/> | |