



Memorandum Planning Division

December 22, 2014

To: Planning Commission, City of San Clemente
From: Jim Pechous, City Planner
Subject: Staff Waivers December 11, 2014 through December 21, 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 12/11/2014 thru 12/21/2014

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		Comments
PLN14-499	12/15/2014		SW
Lindholm office building	12/15/2014	12/15/2015	(12/15/2014 9:33 AM CW)
CHRIS WRIGHT	APPROVED		A request to consider minor exterior changes to a commercial building in the Architectural Overlay overlay district on Avenida Victoria. Exterior changes include replacing tongue and groove wood siding with hardi-plank lap siding (wood grain texture), paint building a "beach" tan base color (currently is darker brown), painting of fence oxford brown, removal of rolling metal gate (a non-permitted gate), replace address numbers with more spanish metal numerals, replace light with metal fixture. Changes were reviewed with DRSC.
PLN14-506	12/18/2014		SW
Replace Railing and Gate	12/18/2014		(12/18/2014 4:57 PM JC)
JOHN CIAMPA	APPROVED		Replace a railing and gate with new wrought iron spanish design.

2 Project(s) Found

Conditions of Approval

Reviewed by JP

	<p>Staff Waiver #: PLN14-499 Address: 118 Avenida Victoria</p>
	<p>Lindholm office building 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>
<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 checked="" type="checkbox"/>	<p>Rolling metal gate shall be removed</p>
<input checked="" type="checkbox"/>	<p>Replace light on front elevation with a metal fixture (shielded on top to focus light down). Light fixture to be approved by staff prior to installation.</p>
<input type="checkbox"/>	<p>Replace address numbers with metal numerals. Materials to be approved by staff prior to installation.</p>

Conditions of Approval

Reviewed by

JP

JH

	<p>Staff Waiver #: PLN14-506 Address: 1608 Calle Las Bolas</p>
	<p>Replace Railing and Gate Staff: JOHN CIAMPA</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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