

Memorandum Planning Division

February 11, 2015

To:

Planning Commission, City of San Clemente

From:

Jim Pechous, City Planner

Subject: Staff Waivers January 28, 2015 through February 10, 2015

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 1/28/2015 thru 2/10/2015

Project Number Project Name Planner	Date Applied Date Closed Date Approved Date Expired Status of Project	Project Type Comments
PLN15-036 V Spa Boutique Blue Accent CLIFF JONES	1/29/2015 1/29/2015 APPROVED	SW (1/29/2015 3:29 PM CJ) A request to paint the blue trim a light blue SCR trim color.
PLN15-043 Poche Burger Patio Fence ADAM ATAMIAN	2/4/2015 2/4/2015 APPROVED	SW
PLN15-048 Vandergast Addition JOHN CIAMPA	2/6/2015 2/6/2015 APPROVED	SW (2/6/2015 9:26 AM JC) Proposed addition to a legal nonconforming structure.
PLN15-050 Replacement Trash Enclosure ADAM ATAMIAN	2/6/2015 2/6/2015 2/6/2016 APPROVED	SW
PLN15-051 Greens Global Residence@104 Barcelona AMBER GREGG	2/9/2015 2/9/2015 APPROVED	SW (2/9/2015 4:21 PM SN) For repaint, siding, garage door replacement, and side door to garage.

5 Project(s) Found

	Staff Waiver #: PLN15-036 Address: 115 Avenida Del Mar			
	V Spa Boutique Blue Accent	Staff: CLIFF JONES		
	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. 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.			
\boxtimes	The above-referenced Staff Waiver shall become one (1) year from the date of the approval thereof building permit, the use shall not be deemed to have herein are completed to the satisfaction of the Cit	Since the use does not require the issuance of a ave commenced until all improvements submitted		
\boxtimes	The owner or applicant shall develop the approve other applicable submittals for the above-reference amended by any conditions.	d project in conformance with the plans and any red Staff Waiver approved by the City Planner and		
\boxtimes	Prior to issuance of certificates of occupancy, the satisfaction of the City Planner or designee that the with the approved sets of plans and all applicable	ne project has been constructed in conformance		
\boxtimes	Prior to the issuance of any permits, the owner or these imposed conditions to the Community Deve designee understands that the resolution will be ounless such written consent is submitted to the Ci	elopment Director or designee. The owner or f no force or effect, nor shall permits be issued,		
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	Staff Waiver #: PLN15-043 Address: 2/2/ Via Cascadita 1		
	Poche Burger Patio Fence	Staff: ADAM ATAMIAN	
	The above-referenced Staff Waiver shall become nul one (1) year from the date of the approval thereof. P Ordinance of the City of San Clemente, since the use use shall not be deemed to have commenced until the development.	requires the issuance of a building permit, the date that the building permit is issued for the	
	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 applicable sections of the Uniform Building Code, as	ve expired, when a building permit has been building permit has expired in accordance with	
\boxtimes	The above-referenced Staff Waiver shall become null one (1) year from the date of the approval thereof. So building permit, the use shall not be deemed to have herein are completed to the satisfaction of the City P	ince the use does not require the issuance of a commenced until all improvements submitted	
\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 own satisfaction of the City Planner or designee that the provides with the approved sets of plans and all applicable, contains the provides of the contains and	roject has been constructed in conformance	
	Prior to the issuance of any permits, the owner or dethese imposed conditions to the Community Develop designee understands that the resolution will be of no unless such written consent is submitted to the City.	ement Director or designee. The owner or	
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\boxtimes	Prior to installation, applicant shall request, and recedivision.	ive, final design approval from Planning	



	Staff Waiver #: PLN15-048 Address: 249 Vista Marina		
	Vandergast Addition	Staff: JOHN CIAMPA	
×	The above-referenced Staff Waiver shall become null one (1) year from the date of the approval thereof. Pu Ordinance 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 subove-referenced Staff Waiver shall be deemed to have issued, construction has not been completed and the bapplicable sections of the Uniform Building Code, as	rsuant to Section 7.7.1 of the Zoning 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 re expired, when a building permit has been uilding 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 cherein are completed to the satisfaction of the City Planta.	ommenced until all improvements submitted	
Ø	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	
D	Prior to the issuance of any permits, the owner or designee 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	
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	Staff Waiver #: PLN15-050 Address: 2340 S El Camino Real		
	Replacement Trash Enclosure Staff: ADAM ATAMIAN		
\boxtimes	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. 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.		
\boxtimes	Prior to final building permit approval, 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.		
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	New trash enclosure shall match the exterior finish of the center in terms of stucco color and texture, metal details and color, and wood, if any, detail and color;		
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	Staff Waiver #: PLN15-051 Address: 105 Avenida Barcelona		
	Greens Global Residence@104 Barcelona	Staff: AMBER GREGG	
<u>}</u>	The above-referenced Staff Waiver shall become null and void if the use one (1) year from the date of the approval thereof. Pursuant to Section 7. Ordinance of the City of San Clemente, since the use requires the issuan use shall not be deemed to have commenced until the date that the build development. Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall be deemed above-referenced Staff Waiver shall be deemed to have expired, when a issued, construction has not been completed and the building permit has applicable sections of the Uniform Building Code, as amended.	7.7.1 of the Zoning ce of a building permit, the ing permit is issued for the d to have lapsed, and the building permit has been	
	The above-referenced Staff Waiver shall become null and void if the use one (1) year from the date of the approval thereof. Since the use does not building permit, the use shall not be deemed to have commenced until a herein are completed to the satisfaction of the City Planner.	ot require the issuance of a	
X	The owner or applicant shall develop the approved project in conformant other applicable submittals for the above-referenced Staff Waiver approamended by any conditions.	ice with the plans and any ved by the City Planner and	
	Prior to issuance of certificates of occupancy, the owner or designee sha satisfaction of the City Planner or designee that the project has been con with the approved sets of plans and all applicable, codes, ordinances, an	structed in conformance	
	Prior to the issuance of any permits, the owner or designee shall submit these imposed conditions to the Community Development Director or designee understands that the resolution will be of no force or effect, no unless such written consent is submitted to the City.	esignee. The owner or	
M	Repaint exterior with Dunn Edwards Bone and Cocoa Trim.		
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	Garage door to contemporary roll up with Brown trim and White Lami	Glass	
1	Install new doors and replace existing lights.	_	