



# Memorandum Planning Division

April 1, 2015

To: Planning Commission, City of San Clemente  
From: Jim Pechous, City Planner  
Subject: Staff Waivers March 11, 2015 through March 31, 2015

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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 3/11/2015 thru 3/31/2015**

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		Comments
PLN15-091	3/18/2015	3/18/2015	SW
Plaza El Camino Guard Wall	3/18/2015	3/18/2016	
ADAM ATAMIAN	APPROVED		
PLN15-092	3/20/2015	3/20/2015	SW
Hobie Sports Window Replacement	3/20/2015	3/20/2016	(3/20/2015 9:42 AM AMA)
ADAM ATAMIAN	APPROVED		Uncovering one buried window, installing new glass.
PLN15-094	3/23/2015		SW
Schranz triplex	3/23/2015	3/23/2016	(3/23/2015 9:15 AM CW)
CHRIS WRIGHT	APPROVED		A request to consider paint color changes and the replacement of some siding with stucco on a triplex located within 300 feet of a historic structure.
PLN15-097	3/25/2015		SW
Demo Single Family Residence	3/25/2015	3/25/2016	(3/25/2015 10:48 AM AMA)
ADAM ATAMIAN	APPROVED		Request to demo a SFR abutting two historic residences. Lot to be scraped and temporary construction fencing installed. fencing allowed to remain for six months or completion of new development. If development delayed from starting more than 6 months from installation of fencing, property owner shall furnsih site plan for property and remove fencing.
PLN15-099	3/26/2015		SW
Cousineau Addition	3/26/2015		(3/26/2015 12:11 PM AG)
AMBER GREGG	APPROVED		A request for a 45 square foot addition to enclose a courtyard patio of a nonconforming home.
PLN15-103	3/31/2015		SW
Fred's Liquor Repaint Building	3/31/2015		(3/31/2015 10:42 AM CJ)
CLIFF JONES	APPROVED		A request to repaint the building an earth tone tan color. Color is Valspar "Cliveden Sandstone."

**6 Project(s) Found**

# Conditions of Approval

Reviewed by

JP

JH



	<b>Staff Waiver #:</b> PLN15-091 <b>Address:</b> 800 S El Camino Real	
	Plaza El Camino Guard Wall	<b>Staff:</b> ADAM ATAMIAN
<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>All Gaps between existing exposed block wall, stone covered pilaster, and new exposed block wall to be filled with grout and all walls to be painted white color to match building color.</p>	
	<p>All concrete patches at base of new and existing wall sections to be painted black to match asphalt.</p>	
<input checked="" type="checkbox"/>	<p>New sections of wall shall match construction, design, finish, grouting, cap, color, and jointing of existing exposed block wall at rear of parking lot.</p>	
<input type="checkbox"/>		

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	<p><b>Staff Waiver #:</b> PLN15-092 <b>Address:</b> 167 Avenida Del Mar</p>
	<p>Hobie Sports Window Replacement <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>
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<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>Concealed window to be exposed shall be finished to match other windows on the exterior of subject suite.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

# Conditions of Approval

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	<p><b>Staff Waiver #:</b> PLN15-094 <b>Address:</b> 124 Avenida Del Reposo</p>
	<p>Schrantz triplex <span style="float: right;"><b>Staff:</b> CHRIS WRIGHT</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>
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<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

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	<p><b>Staff Waiver #:</b> PLN15-097 <b>Address:</b> 407 Avenida Santa Barbara</p>
	<p>Demo Single Family Residence <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>
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<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>Request to demo a SFR abutting two historic residences. Lot to be scraped and temporary construction fencing installed. Fencing allowed to remain for six months or until completion of new development. If development delayed from starting more than 6 months from installation of fencing, property owner shall furnish site plan for long-term maintenance of property, including landscaping, to the Community Development Department for approval and issuance of appropriate permits, and remove fencing.</p>
<input type="checkbox"/>	
<input type="checkbox"/>	

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	<p><b>Staff Waiver #:</b> PLN15-099 <b>Address:</b> 211 W Avenida Cordoba</p>
	<p>Cousineau Addition <span style="float: right;"><b>Staff:</b> AMBER GREGG</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>
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	<p><b>Staff Waiver #:</b> PLN15-103 <b>Address:</b> 202 South Ola Vista</p>
	<p>Fred's Liquor Repaint Building <span style="float: right;"><b>Staff:</b> CLIFF JONES</span></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. 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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