

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

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 Project Name Planner | Date Applied Date Approved Status of Proje | I Date Expired | Project Type Comments |
|--|--|------------------------|--|
| PLN15-091 Plaza El Camino Guard Wall ADAM ATAMIAN | 3/18/2015 3/18/2015 APPROVED | 3/18/2015 3/18/2016 | SW |
| PLN15-092 Hobie Sports Window Replacement ADAM ATAMIAN | 3/20/2015 3/20/2015 APPROVED | 3/20/2015 3/20/2016 | SW (3/20/2015 9:42 AM AMA) Uncovering one buried window, installing new glass. |
| PLN15-094 Schrantz triplex CHRIS WRIGHT | 3/23/2015 3/23/2015 APPROVED | 3/23/2016 | SW (3/23/2015 9:15 AM CW) 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 Demo Single Family Residence ADAM ATAMIAN | 3/25/2015 3/25/2015 APPROVED | 3/25/2016 | SW (3/25/2015 10:48 AM AMA) 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 Cousineau Addition AMBER GREGG | 3/26/2015 3/26/2015 APPROVED | | SW (3/26/2015 12:11 PM AG) A request for a 45 square foot addition to enclose a courtyard patio of a nonconforming home. |
| PLN15-103 Fred's Liquor Repaint Building CLIFF JONES | 3/31/2015 3/31/2015 APPROVED | | SW (3/31/2015 10:42 AM CJ) A request to repaint the building an earth tone tan color. Color is Valspar "Cliveden Sandstone." |

6 Project(s) Found





| 1-0 | Staff Waiver #: PLN15-091 Address: 800 S El Camino Real | | |
|-------------|--|---|--|
| | Plaza El Camino Guard Wall | Staff: ADAM ATAMIAN | |
| | The above-referenced Staff Waiver shall become null one (1) year from the date of the approval thereof. Proordinance 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 above-referenced Staff Waiver shall be deemed to have issued, construction has not been completed and the bapplicable sections of the Uniform Building Code, as | 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 ve expired, when a building permit has been uilding 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. Si building permit, the use shall not be deemed to have a herein are completed to the satisfaction of the City Pl | once the use does not require the issuance of a ommenced until all improvements submitted | |
| \boxtimes | 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 | |
| | Prior to the issuance of any permits, the owner or desithese imposed conditions to the Community Developed designee understands that the resolution will be of no unless such written consent is submitted to the City. | nent Director or designee. The owner or | |
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| | All Gaps between existing exposed block wall, stone wall to be filled with grout and all walls to be painted | covered pilast er, and new exposed block white color to match building color. | |
| | All concrete patches at base of new and existing wall | sections to be painted black to match asphalt. | |
| \boxtimes | New sections of wall shall match construction, design existing exposed block wall at rear of parking lot. | , finish, grouting, cap, color, and jointing of | |
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| | Staff Waiver #: PLN15-092 Address: 167 Avenida Del Mar | | |
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| | Hobie Sports Window Replacement | Staff: ADAM ATAMIAN | |
| | The above-referenced Staff Waiver shall become null and void if the one (1) year from the date of the approval thereof. Pursuant to Sec Ordinance of the City of San Clemente, since the use requires the is use shall not be deemed to have commenced until the date that the development. | tion 7.7.1 of the Zoning ssuance of a building permit, the | |
| | Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall be deabove-referenced Staff Waiver shall be deemed to have expired, whissued, construction has not been completed and the building permiapplicable sections of the Uniform Building Code, as amended. | nen a building permit has been | |
| | The above-referenced Staff Waiver shall become null and void if the one (1) year from the date of the approval thereof. Since the use do building permit, the use shall not be deemed to have commenced unherein are completed to the satisfaction of the City Planner. | pes not require the issuance of a | |
| | The owner or applicant shall develop the approved project in conformation other applicable submittals for the above-referenced Staff Waiver a amended by any conditions. | rmance with the plans and any pproved by the City Planner and | |
| | Prior to issuance of certificates of occupancy, the owner or designed satisfaction of the City Planner or designee that the project has been with the approved sets of plans and all applicable, codes, ordinance | n constructed in conformance | |
| | Prior to the issuance of any permits, the owner or designee shall subthese imposed conditions to the Community Development Director designee understands that the resolution will be of no force or effect unless such written consent is submitted to the City. | or designee. The owner or | |
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| \boxtimes | Concealed window to be exposed shall be finished to match other was subject suite. | vindows on the exterior of | |
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| | Staff Waiver #: PLN15-094 Address: 124 Avenida Del Reposo | | |
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| | Schrantz triplex | Staff: CHRIS WRIGHT | |
| \boxtimes | one (1) year from the date of the approval thereo Ordinance of the City of San Clemente, since the use shall not be deemed to have commenced untidevelopment. Pursuant to Section 7.7.2 of the Zoning Ordinance above-referenced Staff Waiver shall be deemed to | tuse requires the issuance of a building permit, the latter that the building permit is issued for the e, a use shall be deemed to have lapsed, and the o have expired, when a building permit has been the building permit has expired in accordance with | |
| | one (1) year from the date of the approval thereo | null and void if the use is not commenced within f. Since the use does not require the issuance of a ave commenced until all improvements submitted ty Planner. | |
| \boxtimes | The owner or applicant shall develop the approve other applicable submittals for the above-referent amended by any conditions. | ed project in conformance with the plans and any ced Staff Waiver approved by the City Planner and | |
| | Prior to issuance of certificates of occupancy, the satisfaction of the City Planner or designee that t with the approved sets of plans and all applicable | he project has been constructed in conformance | |
| \boxtimes | Prior to the issuance of any permits, the owner of these imposed conditions to the Community Dev designee understands that the resolution will be cunless such written consent is submitted to the C | elopment Director or designee. The owner or of no force or effect, nor shall permits be issued, | |
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| | Staff Waiver #: PLN15-097 Address: 407 Avenida Santa Barbara | | |
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| | Demo Single Family Residence | Staff: ADAM ATAMIAN | |
| | one (1) year from the date of the approval thereof Ordinance of the City of San Clemente, since the use shall not be deemed to have commenced until development. Pursuant to Section 7.7.2 of the Zoning Ordinance above-referenced Staff Waiver shall be deemed to | tuse requires the issuance of a building permit, the lather that the building permit is issued for the se, a use shall be deemed to have lapsed, and the o have expired, when a building permit has been the building permit has expired in accordance with | |
| | one (1) year from the date of the approval thereon | null and void if the use is not commenced within f. Since the use does not require the issuance of a ave commenced until all improvements submitted by Planner. | |
| \boxtimes | The owner or applicant shall develop the approve other applicable submittals for the above-reference amended by any conditions. | ed project in conformance with the plans and any ced Staff Waiver approved by the City Planner and | |
| | 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 o unless 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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| | Request to demo a SFR abutting two historic resiconstruction fencing installed. Fencing allowed to new development. If development delayed from fencing, property owner shall furnish site plan for landscaping, to the Community Development Depermits, and remove fencing. | o remain for six months or until completion of starting more than 6 months from installation of long-term maintenance of property, including | |
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| | Staff Waiver #: PLN15-099 Address: 211 W Avenida Cordoba | | |
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| | Cousineau Addition | Staff: AMBER GREGG | |
| X | The above-referenced Staff Waiver shall become nu one (1) year from the date of the approval thereof. For 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 above-referenced Staff Waiver shall be deemed to have | cursuant to Section 7.7.1 of the Zoning requires the issuance of a building permit, the edate that the building permit is issued for the use shall be deemed to have lapsed, and the | |
| | issued, construction has not been completed and the applicable sections of the Uniform Building Code, as | building permit has expired in accordance with | |
| | The above-referenced Staff Waiver shall become number one (1) year from the date of the approval thereof. Statistically 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 | |
| X | The owner or applicant shall develop the approved p other applicable submittals for the above-referenced amended by any conditions. | | |
| | Prior to issuance of certificates of occupancy, the ow satisfaction of the City Planner or designee that the p with the approved sets of plans and all applicable, co | roject has been constructed in conformance | |
| 7 4 | Prior to the issuance of any permits, the owner or desthese imposed conditions to the Community Develop 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 #: PLN15-103 Address: 202 South Ola Vista | | |
|-------------|--|---|--|
| | Fred's Liquor Repaint Building | Staff: CLIFF JONES | |
| | The above-referenced Staff Waiver shall become null and one (1) year from the date of the approval thereof. Pursua Ordinance of the City of San Clemente, since the use requ use shall not be deemed to have commenced until the date development. | nt to Section 7.7.1 of the Zoning ires the issuance of a building permit, the | |
| | Pursuant to Section 7.7.2 of the Zoning Ordinance, a use s above-referenced Staff Waiver shall be deemed to have ex issued, construction has not been completed and the buildi applicable sections of the Uniform Building Code, as amendation | pired, when a building permit has been ng permit has expired in accordance with | |
| \boxtimes | The above-referenced Staff Waiver shall become null and one (1) year from the date of the approval thereof. Since t building permit, the use shall not be deemed to have completed to the satisfaction of the City Planner | he use does not require the issuance of a nenced until all improvements submitted | |
| \boxtimes | The owner or applicant shall develop the approved project other applicable submittals for the above-referenced Staff amended by any conditions. | | |
| | Prior to issuance of certificates of occupancy, the owner of satisfaction of the City Planner or designee that the project with the approved sets of plans and all applicable, codes, or | t has been constructed in conformance | |
| \boxtimes | Prior to the issuance of any permits, the owner or designed these imposed conditions to the Community Development designee understands that the resolution will be of no force unless such written consent is submitted to the City. | Director or designee. The owner or | |
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