



# Memorandum Planning Division

May 28, 2015

To: Planning Commission, City of San Clemente  
From: Jim Pechous, City Planner  
Subject: Staff Waivers May 13, 2015 through May 27, 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 5/13/2015 thru 5/27/2015**

Project Number	Date Applied	Date Closed	Project Type
Project Name	Date Approved	Date Expired	Project Type
Planner	Status of Project		Comments
PLN15-172	5/27/2015		SW
Elena Lane Retaining Wall	5/27/2015	5/27/2016	(5/27/2015 8:46 AM CW)
CHRIS WRIGHT	APPROVED		A request to construct a retaining wall between two properties at 515 Elena Lane. There is a house on the property line to be demolished in order to do rough grading for two building pads and the retaining wall is part of the grading plan

**1 Project(s) Found**

# Conditions of Approval

Reviewed by JP

	<p><b>Staff Waiver #:</b> PLN15-172 <b>Address:</b> 515 Elena Ln</p>
	<p>Elena Lane Retaining Wall <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>
<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>
<input checked="" type="checkbox"/>	<p>The pine tree (noted on grading plan) shall be maintained to the satisfaction of the City Planner, unless a discretionary permit (type depends on scope of future project plans), is approved that allows the removal of the tree. This condition is required because the lot abuts a historic site and exterior changes must be approved through a review process in most instances.</p>
<input checked="" type="checkbox"/>	<p>The retaining wall shall have a white smooth troweled stucco finish to the satisfaction of the City Planner. This condition is required because the lot abuts a historic site and exterior changes must be approved through a review process in most instances.</p>
<input type="checkbox"/>	