

Memorandum Planning Division

July 15, 2015

To:

Planning Commission, City of San Clemente

From:

Jim Pechous, City Planner

Subject: Staff Waivers July 1, 2015 through July 14, 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

7/15/2015 9:26:54AM

City of San Clemente Projects by Type and Date

For the Period 7/1/2015 thru 7/14/2015

Project Number Project Name Planner	Date Applied Date Clo Date Approved Date Ex Status of Project	
PLN15-201 Rodarti Residence Addition ADAM ATAMIAN	6/22/2015 7/14/20 7/13/2015 APPROVED	15 SW
PLN15-210 1531 Buena Vista Railings & Windows SEAN NICHOLAS	7/2/2015 7/2/2015 APPROVED	SW (7/2/2015 12:27 PM CJ) A request to replace windows, stucco and railings.
PLN15-213 505 Ave Victoria Deck CLIFF JONES	7/6/2015 7/6/2015 APPROVED	SW
PLN15-224 A/C Unit on Balcony ADAM ATAMIAN	7/8/2015 7/8/2015 APPROVED	SW
PLN15-226 Wurth Rear Addition ADAM ATAMIAN	7/8/2015 7/10/20 7/8/2015 APPROVED	15 SW

5 Project(s) Found



	Staff Waiver #: PLN15-201 Address: 107 Avenida Patero De Oro		
	Rodarti Residence Addition 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.		
	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.		
\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.		



	Staff Waiver #: PLN15-210 Address: 1531 Buena Vista		
	1531 Buena Vista Railings & Windows	Staff: SEAN NICHOLAS	
*	The above-referenced Staff Waiver shall become null and void one (1) year from the date of the approval thereof. Pursuant to Ordinance of the City of San Clemente, since the use requires the use shall not be deemed to have commenced until the date that development.	Section 7.7.1 of the Zoning he issuance of a building permit, the	
	Pursuant to Section 7.7.2 of the Zoning Ordinance, a use shall above-referenced Staff Waiver shall be deemed to have expired issued, construction has not been completed and the building p applicable sections of the Uniform Building Code, as amended	d, when a building permit has been ermit has expired in accordance with	
	The above-referenced Staff Waiver shall become null and void one (1) year from the date of the approval thereof. Since the us building permit, the use shall not be deemed to have commence herein are completed to the satisfaction of the City Planner.	se does not require the issuance of a	
#	The owner or applicant shall develop the approved project in contact other applicable submittals for the above-referenced Staff Waiv amended by any conditions.		
	Prior to issuance of certificates of occupancy, the owner or des satisfaction of the City Planner or designee that the project has with the approved sets of plans and all applicable, codes, ordinately	been constructed in conformance	
中	Prior to the issuance of any permits, the owner or designee shall these imposed conditions to the Community Development Dire designee understands that the resolution will be of no force or examples such written consent is submitted to the City.	ctor or designee. The owner or	

	Staff Waiver #: PLN15-213 Address: 506 Avenida Victoria		
	505 Ave Victoria Deck	Staff: CLIFF JONES	
Ø	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 one (1) year from the date of the approval thereof building permit, the use shall not be deemed to ha herein are completed to the satisfaction of the City	Since the use does not require the issuance of a ve commenced until all improvements submitted	
×	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 ed 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.	e project has been constructed in conformance	
X	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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	Staff Waiver #: PLN15-224 Address: 113 Coronado Ln		
	A/C Unit on Balcony	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 not 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 City	Since the use does not require the issuance of a commenced until all improvements submitted	
\boxtimes	The owner or applicant shall develop the approved other applicable submittals for the above-referenced amended by any conditions.		
	Prior to issuance of certificates of occupancy, the or satisfaction of the City Planner or designee that the with the approved sets of plans and all applicable, c	project has been constructed in conformance	
	Prior to the issuance of any permits, the owner or de these imposed conditions to the Community Develor designee understands that the resolution will be of runless such written consent is submitted to the City.	pment Director or designee. The owner or to force or effect, nor shall permits be issued,	
\boxtimes	Applicant shall install potted landscaping in front of fully screen views of the unit from the pedestrian vi		



	Staff Waiver #: PLN15-226 Address: 1013 Buena Vista		
	Wurth Rear Addition	Staff: ADAM ATAMIAN	
\boxtimes	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.	rsuant to Section 7.7.1 of the Zoning requires the issuance of a building permit, the	
	Pursuant to Section 7.7.2 of the Zoning Ordinance, as 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	ve 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.	nce 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, code	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.	ment Director or designee. The owner or	