

"Maintaining a safe and healthy environment in which to live, work, and play."

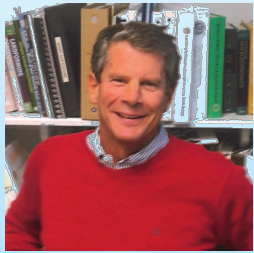


Coastal Conversation

City of San Clemente, Community Development Department

Fall 2011, Issue 4

Message from the Community Development Director



Jim Holloway

Community Development

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FEES!!!!!!!!!!!!

Now that I have your attention let me give you an update of how we are dealing with this sensitive topic. We have received questions and comments from our customers, and the City Council, asking if some of our many fees could be lowered. Consequently, we have been taking a critical look at some of our fees. It may be a pleasant surprise to some that we have been able to lower some fees. Unfortunately, others must remain unchanged. Additionally, some changes in the Municipal Code are being explored. The code dictates our process, which in turn drives the cost of fees. By amending the processes prescribed by code we would be able to reduce some fees.

Fees are first established by conducting detailed cost accounting analysis, which determines staff time, expenses, and overhead for various processes (applications). Once the costs are established the City determines, as a matter of policy, if all, some, or none of the cost should be recovered by fees. Generally, the cost of processing new development is fully recovered. On the other hand, the cost of processing Cultural Heritage Permits is waived because it is believed that the additional process that is required of cultural/historic properties helps to preserve that historic resource, for the community at large. Sign permits fees are somewhere in between full recovery of cost and fee waivers.

One specific example of fees we have been able to lower, relates to the cost of legal reviews for CC&Rs. By working with the attorneys' office we have been able to reduce the long time standard fee to review CC&R's from \$3000 to \$1000, for review of condominium projects of 4 units or less. For larger projects the fee is reduced to \$2000 for the CC&R legal review.

We are also considering ways to reduce cost by possibly extending the length of time of the approval, before Extensions are required for CUPs, site plans, and other approvals which require periodic review and extension if the project is not built by a certain date. Also, we are considering if there are ways to provide more administrative approvals. In a recent analysis, we found that basic administrative processing and review is 40% of the total cost of some applications, while the Public Hearing process equals 60% of the cost. By allowing more administrative approvals, cost could be reduced by 60%.

NEW

GENERAL PLAN
LOGO (PAGE 3)



san clemente
centennial
GENERAL PLAN

the Spanish Village by the Sea

Carbon Monoxide Alarm Statewide

By: Mike Jorgensen, Building Official

New California laws may help prevent senseless carbon monoxide (CO) poisoning in the home.

According to the American Medical Association, carbon monoxide is the leading cause of accidental poisoning deaths in the United States. The Federal Center for Disease Control and Prevention estimates that carbon monoxide kills approximately 500 people each year and sends another 20,000 people to the emergency room nationwide. Carbon monoxide is a tasteless, odorless and invisible gas. It is produced by a number of common household sources, including wood or gas fireplaces, gas or oil furnaces, wood stoves, gas appliances, a clogged chimney or improper venting in a garage. Carbon monoxide can be dangerous - when inhaled, it passes from the lungs into the red blood cells. The result is that the body becomes oxygen-starved, which can ultimately lead to death. The danger of carbon monoxide poisoning increases in the evenings when the house is closed and you are asleep.



Symptoms of carbon monoxide poisoning mimic those of the flu, so you might not realize you are being poisoned until damage has been done. Carbon monoxide detectors tell you when the level of the gas in the air has become dangerous.



California Senate Bill 183 (Carbon Monoxide Poisoning Prevention Act of 2010) requires that owners of dwelling units intended for human occupancy shall install a carbon monoxide device, approved and listed by the State Fire Marshal. Every single family dwelling unit having a fossil fuel burning heater or appliance, fireplace, or an attached garage shall install a carbon monoxide detector on or before July 1, 2011.

Additionally, as of January 1, 2011, the California Building Code requires the installation of carbon monoxide alarms in new homes and existing homes that undergo alterations requiring building permits.

Like smoke detectors, carbon monoxide detectors can be battery-operated or hard-wired. Various models come with test buttons, silence buttons, visual indicators of the alarm and features to let you know when the battery needs to be replaced. A battery-operated detector or a plug-in detector with battery backup helps ensure that the unit works even in the case of a power outage. For existing homes, the carbon monoxide alarms may be battery powered. At a minimum, carbon monoxide alarms are required outside each sleeping area and on each level of the home.

Always follow the manufacturer's instructions and any local codes when installing a carbon monoxide detector. Place detectors near each sleeping area. Do not place them directly above a fuel burning appliance.

Carbon

monoxide alarms are not substitutes for proper maintenance, inspection, and testing of fuel-burning equipment in your home. Fuel-burning equipment and appliances should be used, maintained, tested and inspected according to the manufacturers' instructions.



"After reading Mike's article about carbon monoxide alarms, I called DeNault's and found out I could purchase one on sale for \$15.00. The prices generally range from \$20.00 to \$60.00. I plan on purchasing this item at the sale price and installing it over the weekend. Lowe's also has a good selection of smoke and carbon monoxide detectors within approximately the same price range."


-Jim Holloway, CDD Director


Building Permits for Trust, Partnership, LLC etc.


We are seeing an increasing trend towards properties being held in Trust, Partnerships, LLC etc. State Laws generally require that State licensed contractors pull permits. This is by far the simplest most efficient and least risky way to obtain permits for work to be done on your property. However, the State Law does allow Owner-Builders, not licensed with the State, to pull Building Permits, under certain circumstances. Ownership of properties by Trust, poses an interesting question for the code.

Significant Construction Milestones



 The Target Store received a Certificate of Occupancy on September 29, 2011.

 The Senior Center / Fire Station on Ave. Victoria received a Certificate of Occupancy on September 26, 2011

 McDonald's major re-model Building Permit was issued on September 28, 2011

In the past the “owner” of the property was a straight forward and obvious fact. With the increase in the use of Trust, ownership is less obvious. It is important, for all concerned, to understand who the “owners” are that can authorize construction modification to the building. So, we ask that a new form be completed so that we have an understanding, and record, of the person’s position and relationship to the entity that is making the application for Building Permits.

For more information regarding the responsibilities of becoming an Owner-Builder we have a handout available at our office, or the information can be found online at

<http://www.cslb.ca.gov/>.



Congratulations to Bill Atkins on creating the winning logo for our City's General Plan!

Bill is one of 14 residents whose art will become the illustrative representation of our City's future in the final published draft of the San Clemente General Plan. A complete list of these artist and their work can be found at the web address below.

<http://www.ocregister.com/news/illustrate-319326-san-clemente.html>

In addition, all 75 submissions are on display, and available for purchase, at the Community Center. Call 949-369-0260 for details.

Quick Tip #4

Streamline your review process by utilizing our Planning and Building personnel to pre-screen projects prior to submittal. Also you can schedule a pre-application meeting with a planner to review planning permit applications before submittal. This is the best way to ensure that your application is "complete", which takes less time to process.

2011 Fall Holidays

- Monday October 10, 2011 - Columbus Day
Regular office hours
- Friday November 11, 2011 - Veteran's Day
Dark Friday (City offices closed)
- Thursday, November 24, 2011 - Thanksgiving
City offices CLOSED

Contacting City Staff

Community Development	949-361-6105
Building Division	949-361-6162
Planning Division	949-361-6184
Code Enforcement	949-366-4705
Business License	949-361-6166
Engineering Division	949-361-6119
Customer Liaison	949-361-6100
Police Services	949-770-6011
Fire Dept. Information	714-573-6000
Graffiti Hotline	949-361-8385

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