

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



# Coastal Conversation

City of San Clemente, Community Development Department

## Message from the Community Development Director

Spring 2012, Issue 5



**Jim Holloway**

Community Development  
Director

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## Streamlining the Process: The Continual Customer Service Improvement Team

Recent meetings of the (Continual Customer Service Improvement Team) CCSIT resulted in many new ideas which staff will be exploring. These ideas have the potential to reduce the time and expense of various City processes to applicants.

Some of the issues that were discussed included:

1. Condo Map Approvals - Explore the possibility of having the Zoning Administrator approve condo maps. Currently the Ordinance requires that condo maps be approved by the City Planning Commission and City Council. These are very routine items that nevertheless do require a public hearing. However the public hearing could be conducted at the Zoning Administrator level, which is cheaper and faster than other options.
2. Lot Line Adjustments - The lot line adjustment process could potentially be simplified by changing the code to assign the Engineering Division as the lead in processing these applications. Currently Planning is the lead division, but Engineering does almost all of the technical work. The result is unnecessary paper shuffling that could be streamlined.
3. Homeowner Association (HOA) approvals prior to issuance of building permits - Staff and customer feedback indicates that one of the most frustrating and stressful parts of obtaining what would otherwise be relatively minor building permits, is the burdensome and bureaucratic requirement to obtain approval of HOAs. Further, current codes require proof of the HOA approval prior to issuance of building permits. Several Orange County cities do not require HOA approvals, prior to issuance of City Building Permits. None, other than San Clemente, require by code, proof of HOA approvals. We will explore with the Planning Commission and City Council, the possibility of adopting a more streamlined process.

These changes, suggested by the CCSIT, will require municipal code amendments. Therefore, there will be a public hearing before any changes are made. I would like to hear what you think of these proposals. Either before the public hearing or at the public hearing, your input will be valuable and helpful. I can be reached by phone at (949)361-6105 or by email at [HollowayJ@san-clemente.org](mailto:HollowayJ@san-clemente.org).

# California Green Building Code Standards: Effective July 1, 2012

By: Mike Jorgensen, Building Official

**C**alifornia Green Building Standards Code (also called the CALGreen Code) is the first statewide mandatory green building code in the nation.

The CALGreen Code sets minimum standards for residential and nonresidential buildings as part of a broad statewide effort to significantly reduce California's carbon emissions. CALGreen is intended to make environmentally responsible buildings part of the everyday landscape in California cities.

Among the requirements in CALGreen, buildings in California will have to reduce water consumption by 20 percent, divert 50 percent of construction waste from landfills and install materials low in volatile organic compounds (VOC). Moisture-sensing irrigation systems for large landscape projects are also required.

CALGreen also contains requirements related to bike parking and clean vehicle parking for nonresidential buildings. 2010 CALGreen became effective on January 1, 2011 but initially only contained mandatory requirements for NEW buildings.

Starting July 1, 2012 additional requirements become effective and will include requirements for Additions and Alterations to EXISTING Nonresidential

Buildings.

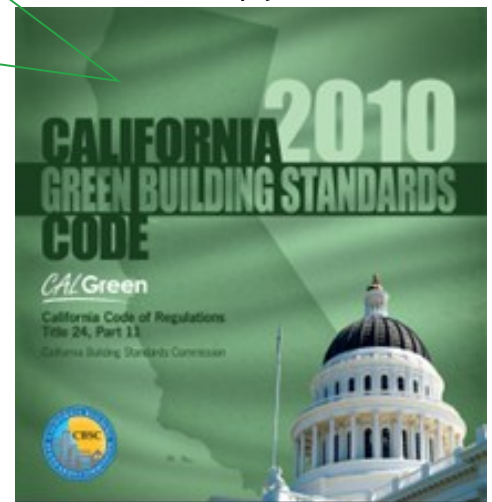
Regulations on Existing Nonresidential Projects will relate to:

- Site Development/Storm Water Management (BMP's)
- Bicycle Parking (if the project adds 10 or more vehicular parking spaces)
- Required designated parking for low-emitting, fuel-efficient and car-pool vehicles (if the project adds 10 or more vehicular parking spaces)
- Water efficiency (indoor & outdoor)
- Construction Waste Reduction/Recycling

- Environmental Quality (pollutant control) - VOC & formaldehyde limits on paints, sealants, adhesives, vinyl flooring, carpets, etc...
- Outdoor smoking areas cannot be within 25 feet of building entrances, operable windows, air intakes

Only nonresidential alterations (tenant improvements) that are at least 2,000 square feet and

\$500,000 of improvements will need to comply.



The link below takes you to the new Green Code provisions that will be effective July 1, 2012:

<http://www.iccsafe.org/cs/codes/Errata/State/CA/5570S1002.pdf>

More Green Code information is available on the City website at the link below:

<http://san-clemente.org/sc/twocolumn.aspx?pageid=610>

**CALGreen**



# Street Art: Utility Box Public Art Pilot Program



The City of San Clemente and the San Clemente Art Association are delighted to announce a public art and utility box beautification project, known as Street Art. Many California cities have adopted programs to transform utility boxes along sidewalks and street corridors into works of art. These programs beautify the public right-of-way, enhance community pride and raise awareness of public art among citizens and visitors. San Clemente has selected five traffic controller boxes to be used as “canvases” for original pieces of art depicting San Clemente’s unique culture and history. The goal is for these works of art to contribute to the vitality and attractiveness of the City. Not only will this project improve the “curb appeal” of one of the most attractive, interesting and historic coastal communities in America, but it will also give artists touch to the City’s public art collection.

ties in America, but it will also give artists touch to the City’s public art collection.

A Call For Artists was issued in January 2012. We are looking for an artist, or team of artists, to create art on one of the five traffic control boxes. Each selected artist or team of artists will receive a \$500 honorarium as well as a supply voucher for up to \$200. The application and all required forms may be obtained for free on the City’s website: [www.san-clemente.org/streetartinfo](http://www.san-clemente.org/streetartinfo). All interested artists are invited to submit applications electronically to Breanna Parrett at [ParrettB@san-clemente.org](mailto:ParrettB@san-clemente.org).

Additional information may be obtained by contacting Amber Gregg, Associate Planner, at 949.361.6196 or at [GreggA@san-clemente.org](mailto:GreggA@san-clemente.org)



## Street Art Timeline

\*Subject to change

January 13, 2012	April 2-16, 2012
Call For Artists	Artist design and preparation time
February 29, 2012	April 16-30, 2012
Application Deadline	Paint boxes
March 26, 2012 (week of)	April 30, 2012
Artist selection announced	All work must be complete
April 2, 2012	
Finalists Reception and Orientation (MANDATORY for all selected artists)	

## Time and Expense Reduced for Extensions

In my previous article I reported that the City was considering amending the process that was required for extensions to various types of permits; for example, Conditional Use Permits (CUPs), Site Plan Permits (SPPs) etc... It's a done deal! Time lines for CUP extensions have been reduced from 2 to 3 months and a cost of over \$900, to 2 weeks and a cost of under \$300. In a separate article we are continuing to discuss ways to reduce the time and expense of our processes, while still maintaining the high standards and quality of life values of the community.

-Jim Holloway, CDD Director



## *Contacting City Staff*

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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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