

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



Coastal Conversation

City of San Clemente, Community Development Department

Winter 2010/2011 Issue 1



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Community Development Director

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In this article:

- Newly developed strategies designed to increase communication with local business and property owners
- A helpful and easy on-line experience
- Business Liaison available to you
- New Building Codes effective January 1, 2011

Message from the Community Development Director

Emphasis and Priorities Shift: Customer and Business Community Outreach To Facilitate A Successful Local Economy Is the New Top Priority

Due to the historic severe recession and other factors such as the near build out of the City, our priorities at CDD are shifting in important ways. At the same time, as the state of California continues to become ever more complex from a regulatory stand point, small entrepreneurs and business people have had to try and do more of everything with less internal staff than ever before. Long story short, small businesses, property owners, contractors, home owners, and architects need our help with the permit process, for all types of permits. The following highlights a few of the innovations that are designed to help those seeking various City permits and development related information.

›**Website Improvements** - The City's website has been updated and improved so that information commonly of interest to the business, development and real estate community is readily available. For any type of permits (from Building Permits, to Banner Permits) go to **Popular Pages**, click on **Permits**. For more help, from the City homepage, go to **Search Our Site** and type in **Zoning Maps** or **Zoning Ordinance** to find a lot of valuable information.

›**Business Liaisons** - Planners are now being assigned to various commercial areas and interest groups, specified to improve communication and offer a familiar and friendly face to property and business owners that wish to make improvements to their property. For example, Associate Planner Sean Nicholas meets regularly with Los Molinos business owners and is happy to help. For the Planner that is your area specialist contact Jim Pechous, City Planner at (949) 361-6195.

›**SAP** - Special Activities Permits provide a way for businesses to get creative with special sales and marketing events. (see article on pg. 2)

›**General Plan** - A new General Plan is well along in the process. Learn more about why this is important and how it will help you. (see article on pg. 3)

›**New Codes** - New building codes, including the State's new Green Code goes into effect on January 1, 2011. We are offering training to local contractors, designers, architects, and engineers. (see pg. 2 for more information)

I have been pleased with the efforts and strides we have made so far and look forward to implementing more innovations over the coming year.

Special Activity Permits (SAP)

Several years ago the Special Activity Permit (SAP) was developed as a way to allow businesses in town to temporarily intensify normal sales or marketing functions at their business. Some of the intensifications might include outside sales, grand openings, open houses, amplified sound and/or live entertainment, etc. An SAP is the means to temporarily allow the above mentioned activities that otherwise are not allowed under the City's Zoning Ordinance.



Obtaining an SAP begins with a visit to the Community Development Department, where an application can be picked up. At that time, an applicant can also ask questions of staff regarding the SAP process. There is NO COST for the processing of an SAP. However, because there are agencies, such as Sheriff's Department or the Orange County Fire Authority that may need to approve some aspect of an SAP, staff requires a submittal 20 calendar days before the event. If a business has more than one SAP per calendar year, an Administrative hearing before the Zoning Administrator is required. A business can have up to 15 SAPs per calendar year, upon approval of the Zoning Administrator. For more information on SAPs and how they can help your business, contact Officer Brent Panas with our Code Enforcement Department at (949)361-6191.

New 2010 California Building Standards and Green Code

If you are an architect, engineer, designer or contractor that performs work within the State of California, please be advised that **NEW BUILDING CODES WILL TAKE EFFECT on January 1, 2011** including two NEW codes:

2010 California Residential Code and 2010 California Green Building Standards Code.

All permit applications submitted on or after January 1, 2011 will be required to comply with the new code.

The 2010 California Codes are currently available for purchase directly from the International Code Council, at www.iccsafe.org. It is suggested that all designers and contractors take some time to learn about these codes before they go into effect.

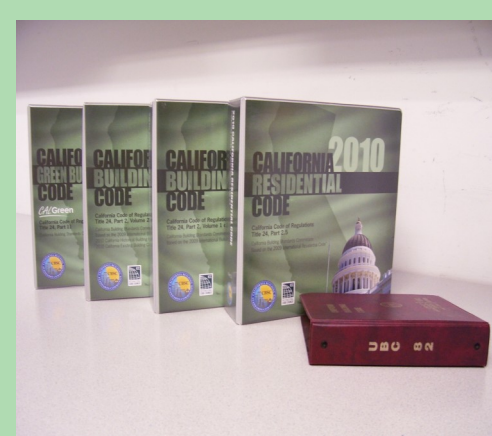
CAL Green (Part II of Title 24)

The purpose of Cal Green is to improve health, safety and general welfare through enhancement of design and construction of buildings using building concepts reducing negative impacts or having positive environmental impacts and encouraging sustainable construction practices. As such, CAL Green has been written to address the following areas:

- Planning and design
- Energy efficiency
- Water efficiency and conservation
- Material conservation and resource efficiency
- Environmental quality

With the inclusion of the NEW California Residential Code and the NEW California Green Building Standards Code the 2010 State Building Codes contain new requirements not contained in previous editions. These changes will require education for Building Division staff, as well as design professionals and contractors in coming months.

Training on the new codes is currently available through a number of professional associations including the International Code Council (ICC), and the California Building Officials (CALBO). Over the next few months the Building Division will be working on developing an overview of significant changes to the codes for our local design and construction community.



As you can see in the above photo, the CA Building code continues to grow. What was once 1 book (in 1982), is now 4 going into

Public information is currently available on the City website that provides important information regarding this upcoming change to construction codes used in the State of California.

For more information go to - <http://san-clemente.org/sc/Inf/Forms/BuildingDownload/0201%20INFORMATIONAL%20-%202010%20Building%20Code%20-%20Public%20Notification.pdf>

Why We Need A New General Plan And What it Can Do For You

The General Plan is a state - mandated, policy -based document which is referred to as the “blue-print” of the City. All decisions made by the City must conform to the General Plan and ideally help in achieving the goals established within the Plan. So, what happens when our blue-print becomes out of date? Well, we end up seeing delayed or denied applications, and everyone involved, including property owners, residents, City staff becoming very frustrated.

Our current General Plan was adopted in 1993, and has served very well to guide the build out of the City (with doubling in population and three fold increase in commercial and business development). Statistically, 95% or more of the entitlement application (applications that require Planning Commission or City Council approval) are approved with little or no controversy. However, from time to time controversial projects surface. In virtually every controversial case the issues can be traced to an application that is not consistent with the current General Plan, or the General Plan is judged to be out-dated due to the passage of time. By developing a new, updated General Plan, which deals with today’s issues, the City Staff will be able to give confident, up to date guidance to developers, realtors, contractors, architects, residents etc. This will save all stake holders a lot of time and money.

Updating the General Plan is an important process that requires substantial public outreach and involvement. Therefore the City Council has appointed a 25-member General Plan Advisory Committee (GPAC) to assist in the process. The composition of the GPAC was created to reflect the broad interests of the community. Members include representation from each of the City’s Commissions/Committees, the Chamber of Commerce, the Real Estate Community, local interest groups, and nine members-at-large. A series of public meetings have already been conducted, which focus mainly on key commercial areas of the community. Major key policy discussions are scheduled to occur this coming spring 2011. Anticipated adoption is in early February 2012. For more information visit our City website: www.san-clemente.org or call Brenda Wisneski, Principle Planner and Project Manager at (949)361-6197.



LATE BREAKING INFORMATION!!!

The first in a series of code update training sessions is being presented by the City of San Clemente Building Division on the new 2010 California Green Building Standards Code.

*“2010 California Green Building Standards Code
(CALGreen) Residential and Nonresidential Provisions”*

1st session

Date: Thursday, January 20, 2011

Time: 4:00pm – 6:30pm

Location: Community Development
910 Calle Negocio
San Clemente, CA 92673

2nd session

Date: Tuesday, January 25, 2011

Time: 4:00pm – 6:30pm

Location: Community Development
910 Calle Negocio
San Clemente, CA 92673

This Training class is being repeated twice for your convenience

Interested in Attending?

Please register by contacting Gina Borchers
BorchersG@san-clemente.org
(949) 361-6163

Special Thanks to :

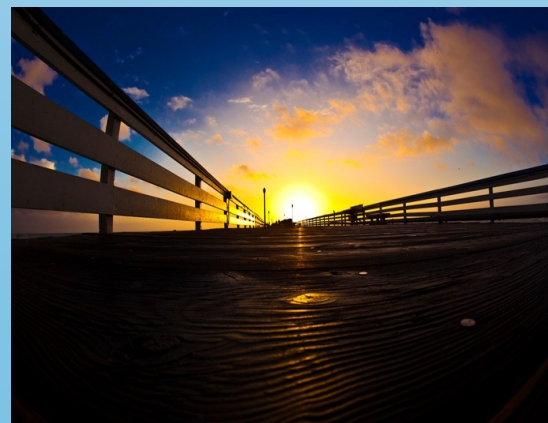
Patrick Wallace

Dave Weems

Gwen Rea

To find out how to submit your photos visit:

www.san-clemente.org/cameras/scphotos.aspx





Contacting City Staff

Winter Holiday Office Hours

City offices will be closed the following dates in observance of the Holiday season:

Friday December 24th

Monday December 27th - Friday December 31st

Offices to resume normal business hours on Monday, January 3, 2011.

Normal business hours for Community Development:

Monday - Thursday 7:30am to 5:30pm
Friday (alternating) 8:00am to 5:00pm

Closed daily 12:30pm to 1:30pm (lunch hour)
1:30pm to 2:30pm (appointment only)

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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Breanna Parrett
Editor

Jim Pechous
City Planner

Mike Jorgensen
Building Official

Jim Smith
Code Enforcement Manager

Quick Tip #1
Early mornings are less busy and are a great time to come in with out the wait!

