



**AGENDA FOR THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE**

Wednesday, June 25, 2014

10:00 a.m.

**Community Development Department
Conference Room A
910 Calle Negocio, Suite 100
San Clemente, CA 92673**

The purpose of this Subcommittee is to provide direction, insight, concerns and options to the applicant on how the project can best comply with the City's Design Guidelines and/or City Policies. The Subcommittee is not an approving body. They make recommendations to the Planning Commission and Zoning Administrator regarding a project's compliance with City Design Guidelines. Each of the Subcommittee members will provide input and suggest recommendations to the applicant based upon written City Design Guidelines and/or City Policies. The Subcommittee will not design the project for the applicant, nor will the members always agree on the best course of action. The applicant can then assess the input and incorporate any changes accordingly with the understanding that the Subcommittee is simply a recommending body. Decisions to approve, deny, or modify a project are made by the Planning Commission, City Council, or the Zoning Administrator with input and recommendations from the Subcommittee and City staff. The chair of the Subcommittee will lead the discussion. Planning staff will be available to provide technical assistance as necessary. Time is limited. Consequently, the Design Review Subcommittee will focus on site and project design rather than on land use issues, which are the purview of the Planning Commission, City Council or the Zoning Administrator.

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such a modification from the Community Development Department at (949) 361-6100. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written material distributed to the Design Review Subcommittee, after the original agenda packet is distributed, will be available for public inspection in the Community Development Department located at 910 Calle Negocio #100, San Clemente, CA during normal business hours.

1. APPROVAL OF MINUTES

Minutes to be considered for approval: June 11, 2014

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Cultural Heritage Permit 14-168/Minor Exception Permit 14-249, Pearce Residence (Ciampa)

A request for a first and second story addition to a house that is adjacent to a historic house. The project site is located at 139 West Avenida Cadiz.

B. Cultural Heritage Permit 14-107, McIlvian Addition (Ciampa)

A request to consider a first and second story addition to a historic house located at 209 Avenida La Cuesta.

C. Conditional Use Permit 13-259, AT&T at Costero Risco Water Tank
(Wright)

A request to consider the construction of a wireless communication facility near a City water tank. The project site is located within an Open Space area of the Forster Ranch Specific Plan at 4159 ½ Costero Risco. The legal description of the property is Lot a of Tract 15718, Assessor's Parcel Number 679-242-05.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Design Review Subcommittee meeting of Wednesday, July 9, 2014 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
June 11, 2014**

Subcommittee Members Present: Michael Kaupp, Julia Darden and Bart Crandell

Staff Present: Cliff Jones, Sean Nicholas, Adam Atamian and John Ciampa

1. MINUTES

Minutes from May 11, 2014 approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Pre-App 14-187, Talega Village Center Sign Amendments (Nicholas)

A second review of the preliminary designs of potential modifications to the Master Sign Program for the Talega Village Center.

Associate Planner Sean Nicholas summarized the staff report. Staff indicated that overall staff is supportive of additional wayfinding signage for the site, but staff still has concerns about the design and matching the high quality expected for the Center. Staff summarized the ways the applicant worked to address previous DRSC comments.

The DRSC commented that the size and scale of the monument signs shown are too large and not appropriate for the space they are proposed. Overall the scale and size needed to be reduced, and a balance between sign structure and signage needs to be found.

The DRSC expressed concern about the illumination of the signs being internal, and indicated that would be a departure from a majority of the signage in the Center which is halo illuminated.

The applicant indicated that they are trying to create a difference in design between wall signs and monument signs.

The DRSC commented that providing real world examples of what the applicant is trying to create with the signage may be helpful. As noted above, the concern is that the sign would not be of the same high quality as the other signage in the center, and if the applicant can show that the quality can be there, then perhaps that will help in evaluating the project.

There was also some discussion regarding the “Talega” brand on top of the monument sign, and there was concern about having multiple types of signage on one sign (pin mounted and halo illuminated on the top with internally illuminated below). Design Review Subcommittee ultimately recommended submitting both examples so they could evaluate the designs and make a recommendation on which is better.

The DRSC agreed with staff’s analysis and recommendations regarding the monument sign.

The applicant indicated they would get samples and do a mock up onsite.

For the large Ralph’s sign, the DRSC agreed with staff that the sign should match the existing signage both in terms of design, size, and illumination. The Subcommittee indicated while they are only a recommending body, but that the Planning Commission has tended to go smaller rather than larger on signage. When there is existing signage, such as this Center, consistency will be key.

The applicant stated that there is a threshold in terms of visibility and whether it will be effective at the size of the other signage.

The DRSC understood the concerns of the applicant, and recommended doing field studies to determine how they want to proceed.

The applicant appreciated the comments and honesty, and will evaluate how to proceed forward. The applicant also thanked the Subcommittee for their input and felt the comments will be helpful in refining the design to formally submit.

B. Minor Cultural Heritage Permit 13-264/Minor Exception Permit 13-333, Eklund Residence (Atamian)

A request to consider a 106 square foot accessory structure, six foot tall stucco block wall fronting Avenida Del Poniente, and the demolition of a nonconforming accessory structure at a historic property located at 238 West Avenida Canada. The property is within the Residential Medium (RM-CZ) zoning district.

Assistant Planner Adam Atamian summarized the staff report.

Subcommittee Chair Kaupp asked for clarification regarding the original treatment around the window located at the front of the residence. Mr. Atamian stated that the original window treatment, as far as staff can determine, was turned wood columns as shown in the pictures contained in Attachment 7.

Subcommittee Member Crandell asked whether the property was currently in compliance with the Historic Property Preservation Agreement (HPPA) approved in 2006. Mr. Atamian stated that the property was not in compliance due to the removal of the front window treatment, the addition of the rear shed structures, and the installation of the satellite dish on the rear of the historic residence.

Subcommittee Chair Kaupp and Subcommittee Member Crandell asked if the City could require wood columns to be installed at the front window, rather than the wrought iron bars that were installed as part of the HPPA. Mr. Atamian stated that the HPPA provided the option of either the wood or wrought-iron. In reviewing the pictures of the wrought-iron, staff is more supportive of the wood columns because the wrought-iron that was removed appeared undersized for the application.

Mr. Pat Whalley, representative for the applicants, stated that the staff report accurately describes the present situation, adding that the applicants would like a taller wall in the rear of the property for privacy due to the location of their backyard in proximity to a public street.

Subcommittee Chair Kaupp stated that one option to increase privacy in the back yard without a tall wall would be to plant a line of hedges or trees that obscure views into the backyard. He continued, saying that this option provides for the privacy afforded by other tall fences in the neighborhood, without continuing that pattern. Subcommittee Chair Kaupp then asked if anyone from the public would like to speak.

Mr. Larry Culbertson, resident of San Clemente, commended staff on the thoroughness of the staff report, and stated that he agrees with staff's recommendations. He stated that the four foot wall would be consistent with the general appearance of the neighborhood, especially the residences on the other side of Avenida Del Poniente. He suggested that a condition of approval be added to the project which stipulates that the remaining shed not be permitted for habitation purposes. Mr. Culbertson continued, asking how a residence such as this was able to become so out of compliance having an HPPA since 2006. He questioned the thoroughness and frequency of staff inspections of the City's HPPA properties, and stated that this is an issue that should be reviewed at a higher level.

Mr. Whalley, responding to a comment made earlier, stated that six feet is the height limit for fences in this area. He continued stating that the property owners have a right to the use of their property and that a low four foot wall would deny them the privilege of privacy to enjoy their backyard. He stated that the low wall is also easier to jump over, making the property less secure.

Subcommittee Member Darden stated that she is familiar with the challenges of this type of project, as she owns an historic property that also shares similar constraints. She stated, however, that she also feels strongly that the construction of these accessory structures is inappropriate for a historic property and a breach of the HPPA contract, for which the property owner is receiving a significant property tax break. She continued, stating that the property owners may be burdened by the restrictions of the historic nature of the property, but that they are compensated for that burden. She noted that she agrees with the comments made by Mr. Culbertson regarding the process to verify the continued conformance of the City's historic properties with their HPPAs. She also supports Subcommittee Chair Kaupp's recommendations regarding the landscaping material placed behind the rear wall to increase privacy.

Subcommittee Member Crandell asked whether either shed received a building permit. Mr. Atamian responded, saying that neither shed required a building permit as they were both under 120 square feet, and neither had electrical or plumbing.

Mr. Whalley stated that the property owners were not aware of the ramifications of owning a historic property, and did not intentionally intend to violate their HPPA. Subcommittee Member Darden stated that educating new property owners is a potential way to avoid this situation in the future. Subcommittee Chair Kaupp added that this may be an issue to raise at the Planning Commission, possibly as a recommendation to the City Council that staff be allotted more time for the yearly property inspections.

Subcommittee Chair Kaupp stated that he agrees with staff recommendations with a few additional suggestions. First, he believes that the additional landscaping behind the wall will provide privacy without the need for a tall wall. Second, the turned wood columns at the front window should be replaced rather than wrought-iron to match what was originally installed on the structure. Third, if the applicant will be changing the rake of the shed roof to provide a slope more appropriate for clay tiles, he would suggest a gable roof rather than the shed roof.

Alan Korsen, member of the public, asked whether the sheds were installed without required permits. Mr. Atamian stated that the nature of the sheds did not require building permits, however, due to the historic designation of the property, any exterior building or site modifications require discretionary permits.

C. Site Plan Permit 13-161/Cultural Heritage Permit 13-162/Conditional Use Permit 13-163, Cabrillo Mixed-Use (Atamian)

A request to consider a new mixed-use development consisting of a two-story commercial building and a separate two-story residential structure with basement level parking. The project is located at 176 Avenida Cabrillo within the Mixed-Use zoning district (MU3-p-A-CZ).

Subcommittee Chair Kaupp recused himself from the meeting because he owns property within 500 feet of the subject property.

Subcommittee Member Darden commended staff on their thorough staff report, especially the matrix of the project's consistency with the Design Guidelines, provided as Attachment 2 of the staff report.

Assistant Planner Adam Atamian summarized the staff report.

Subcommittee Member Darden asked staff to explain the City Council's determination regarding the two- and three-story limits. Mr. Atamian stated that the City Council capped development at two-stories in the MU3-CB-A zone, that being along Avenida Del Mar and the south side of Avenida Cabrillo and the north side of Avenida Granada. Mr. Atamian stated that this side of the street allows for three-story structures, noting, however, that according to the definitions contained in the Municipal Code, this structure is technically a two-story building with a basement garage. Mr. Jones added that if the project were defined as a three-story development it would be required to be reviewed by the City Council.

Michael Luna, architect of the project, discussed the project, stressing the problematic nature of developing a 40 foot by 100 foot lot that meets all of the requirements of the City's Building, Planning, and Engineering divisions.

Bryan Johnson, owner of the subject property, stated that he and his wife intend to move into the residential portion of the project. He said that he has a passion for the Downtown and sees a lot of potential for it. Part of the direction that he gave to Mr. Luna in designing the project, he stated, was to create interest from a pedestrian perspective. Mr. Johnson went on to discuss the roof deck veranda, noting that his intention was to incorporate a shade structure that adds to the architectural quality of the project, rather than add to the trend of store-bought temporary shade structures that have become prevalent in the area and do nothing aesthetically.

Mr. Luna stated that while the Design Guidelines specify that new development should be compatible with the surrounding, existing development, that does not mean that this project should be limited to one-story because the neighboring structures are. Mr. Luna stated that the

surrounding properties are quite old and in need of redevelopment and when they are, they will not remain one-story. Additionally, he discussed how this project meets the intent of the General Plan and the purpose of the Architectural Overlay, while remaining sensitive to the topography of the lot and the surrounding development.

Alan Korsen, owner of an abutting residence, stated that his residence which is located directly to the rear of the subject property is not a two-story structure as staff indicated on the staff report and requested that staff correct that note on future reports. Mr. Atamian stated that the structure appears to be two-story as the entire living floor is above the 6-foot property line fence, and that he will correct that note henceforth.

Mr. Korsen reviewed specific Design Guidelines discussed in Attachment 2 of the staff report and noted how he doesn't feel that the proposed project will be compatible with the one-story structures around it or will be functional given the constraints of the narrow lot.

Georgette Korsen, owner of an abutting residence, stated that she thinks the DRSC meeting should have been publicly noticed. She discussed the impacts to sunlight and how she believes the 34-foot tall proposed project will have impacts on the surrounding properties. She noted that the surrounding properties are all one-story structures.

Mr. Luna clarified that while the tower element on the roof is 34 feet tall, the majority of the structure visible to the property to the rear is only about 25 feet tall. Pointing to the computer-simulated perspective drawings, Mr. Luna demonstrated how the tower will not be highly visible from the yard of the property to the rear of the subject site. Mr. Luna asked if there were no two-story structures around the Korsen's property. Ms. Korsen responded that the property to the east of them is a two-story structure.

Larry Culbertson, member of the public, agrees with Ms. Korsen regarding the idea that the DRSC meetings should be noticed. He stated that the proposed project is too large for the lot, and that he is concerned that this project is only required to have three parking spaces. Additionally, the exterior staircase allows the commercial project to be leased as two separate units, not just one. He stated that similar projects have since seen their commercial portions be converted into residential uses, and how that would be discouraged in this project. He asked if there was a way to limit the number of vehicles that the residents could have on-site, and if there was a potential to grade out the entire lot to provide more parking.

Mr. Atamian responded to many of the comments made by the public. He stated that in regards to the mass and scale of the proposed project, the matrix was developed using the available documents at that time which

were the elevation drawings. He stated how that the original rendering lacked depth and perspective, and therefore the comments made regarding the visual impact of the project were simply to illustrate the need for the applicant to provide better visual aids. Mr. Atamian stated that while the residence at the rear of the subject property may be a one-story structure, the way it was constructed on the site gives the impression that it is a two-story structure. This is one of the reasons why staff stated that the development is compatible with surrounding properties.

Mr. Atamian continued, stating that the use of the commercial building is consistent with the Municipal Code whether there is one or two units. The concern that the commercial units may turn into residential units, while valid, is not easily mitigated through the discretionary process. Mr. Atamian noted that the approval would be for commercial, and if the building was used for any other purpose, the matter would be turned over to the City's Code Compliance Division.

Mr. Atamian stated that the necessary verticality of the project, as he wrote in the staff report, is created by the narrowness of the lot. He discussed how the requirements for the location of parking in the Mixed-Use zone along with the minimum drive aisle widths create a situation where the commercial building cannot be any wider than 20 or so feet. In order to make the development economically feasible on a highly sloped lot, the structure can only expand in one direction, which is vertically. Mr. Atamian continued responding to the concern over the number of parking spaces, saying that by-right the project can be rounded down to three spaces. He went on to address the comment regarding the ability to grade the entire lot to provide additional basement-level parking. He stated that staff is not supportive of over-grading as the Zoning Ordinance specifically allows setback concessions in order to reduce the need to excessively grade properties.

Mr. Luna stated that he disagreed with staff's description of the visual impact of the project when viewed from the front, but is satisfied with staff's assessment since he presented the visual simulations. Additionally, he stated that he has no concerns about increasing the detail of the Spanish Colonial Revival elements.

Subcommittee Member Crandell asked whether the Zoning Ordinance relies on the Building Code's definition of a "story." Mr. Atamian replied that the definition section of the Zoning Ordinance contains a definition of story, and that based on that definition, the garage is not considered a story, but a basement.

Subcommittee Member Crandell stated that he considers the parking to be an issue because not much parking is available for the commercial use. He

stated that the project provides relief to the neighbors as the development could go up to the property line, but that the five foot setbacks show sensitivity to the neighbors. He continued, noting that the exterior staircase could be a cause for concern that there is a potential for two commercial units, which could be seen to require additional parking, though the project meets the requirements of the code. Overall, Subcommittee Member Crandell finds that the project with staff's recommendations is ready to move forward to be discussed at the Planning Commission level.

Subcommittee Member Darden stated that she agrees with staff's recommendations and that she is pleased that the applicants accept them as well. She stated that she understands, and tends to agree with, Mr. Johnson's feeling regarding the beauty of the tower elements around town, but thinks that they may be in the minority. She suggests that the applicant revise his proposal to eliminate that feature because she interprets it as a third story. She continued, stating that there is precedence for this type of feature being considered an additional story, specifically citing a previously proposed project on Avenida Del Mar which included a "doghouse" on the roof that was determined to be a third story, and was required to be removed.

Subcommittee Member Darden discussed the pedestrian orientation of the commercial building, thanking the applicant for his statements regarding this projects focus toward it. She stated that there is a perception that two-story buildings that do not provide a second story step back are not pedestrian-oriented. She said that staff's recommendation about the balcony is good, but suggested that the applicant consider incorporating a full length balcony with a step back across the front of the building to further orient the building to the pedestrian scale of the area.

Subcommittee Member Crandell stated that he agrees with Subcommittee Member Darden's concern and suggestion regarding the roof deck veranda structure. He went on to say that he is not quite as concerned about the front of the commercial building due to the narrowness of the building façade being approximately 18 feet, especially since there is the 16 foot drive aisle and walkway open space next to it.

Mr. Luna stated that he feels that a two-story building located adjacent to a sidewalk is scaled to the pedestrian environment.

The DRSC commented on the likely amount of discussion this point would raise, and suggested that the applicant incorporate staff's recommendations to further scale this project to the pedestrian nature of the street and consider removing the tower element. Subcommittee Member Darden stated that she would like to see this item return to the DRSC prior to being presented to the Planning Commission. Mr. Luna said that he could

modify the project according to the recommendations and return to the DRSC.

Subcommittee Chair Kaupp returned to the meeting.

D. Cultural Heritage Permit 14-146, Price Residence (Ciampa)

A request for a second story addition to a legal nonconforming historic house located at 135 Avenida Florencia.

Associate Planner John Ciampa summarized the staff report.

The applicant, Iain Buchan, stated that he reviewed staff's recommendations and believes he could push part of the second story addition back. He provided the DRSC with his sketched redesigns and discussed how the design could be improved based on staff's comments.

Member of the San Clemente Historic Society, Larry Culbertson, stated that the project's second story addition creates massing impacts and is too large for the house. He stated that one of the house's character defining features is its small size and the proposed expansion would destroy the character of the house.

Subcommittee Chair Kaupp stated that the proposed second story addition to the historic house helps block the view of the towering apartment building behind the property. He stated that the stepped design helps the massing of the project. He raised concerns about the new window designs and how the project needs refinement to the side elevations.

Subcommittee Member Crandell stated that he has concerns that the project may not comply with the Secretary of the Interior's Standards nine and ten because there is no separation between the original portion of the house and the addition.

Staff responded stating that the second story addition is setback behind the ridge of the house and inset two feet on the sides of the house to differentiate the addition and show the original roofline.

Subcommittee Chair Kaupp added that for past projects the new materials, Building Code requirements and new construction methods provide a subtle differentiation between the new addition and the historic structure.

Subcommittee Member Darden stated she has a concern with the loss of the original downstairs floor plan. She supported staff's recommendation to move the addition further back or make it an addition to the first floor. She

also believed that there was not enough differentiation with the project because it seems too layered into the historic house.

The other members of the DRSC shared Subcommittee Member Darden's concern with the loss of the original floor plan.

Mr. Buchan stated that based on the floor plan it will be difficult to push the addition back and would not be a good architectural design. He added that the windows at the front and side of the house are not original and there should not be a concern to preserve them.

The DRSC responded to the applicants comment about the architectural design of the addition and stated that when reviewing historic projects it is important to differentiate the addition from the original portion of the house so that it is clear what is not original.

The DRSC recommended the applicant incorporate staff's comments and bring the project back for DRSC review.

E Conditional Use Permit 14-137/Site Plan Permit 14-138/Architectural Permit 14-139, Silver Hinge Mixed-Use Victoria (Jones)

A request to consider a three-story mixed use building on the vacant lot of the 100 block of Avenida Victoria (APN 058-083-44). The project is located within the Mixed Use Zoning District, and within the Architectural and Coastal Overlays, MU3.1-A (CZ).

Subcommittee Chair Kaupp recused himself from the meeting because he owns property within 500 feet of the subject property.

Associate Planner Cliff Jones summarized the staff report.

The DRSC indicated that the meeting needed to adjourn at 1:00pm, apologized to the applicant, and asked them whether they wished to hear the DRSC comments or continue the discussion to the next meeting.

The applicants architect, Jeff Smith, indicated that he would like to hear the DRSC initial impressions on mass and scale and indicated they would revise the plans and return to the DRSC for their review.

Subcommittee Darden indicated that staff's assessment of the project was accurate and she too has concerns with the project's mass and scale and the projects non Spanish Colonial Revival architecture. She indicated the projects mass and scale is representative of the fear that some persons have with three-story development within the Downtown. She indicated that

the recommendations provided by staff are a good starting point for improving the project's mass and scale.

Subcommittee Member Crandell agreed with Subcommittee Darden's thoughts and added that the project reads Spanish and not Spanish Colonial Revival. He added the first thing that people see with the project is a giant box so it needs articulation. He recommended the applicant follow the Guidelines and they will have a successful project.

The architect asked for clarification to assure that there was not an opposition to three-story development and clarified that the DRSC is suggesting the building be setback from property lines so it is compatible with the neighborhood. The DRSC agreed.

Subcommittee Member Darden added that there is opposition out there for three-story development. However, following staff's recommendation of looking at the Avenida Serra Workforce Housing project as a guideline for three-story development, where the third story is greatly setback, would gather broader support.

The architect indicated they would adjust the colors and materials to be in-line with SCR architecture and setback the building as suggested.

Randy Holmes, representing the property owner, indicated that there are already big boxes on Avenida Victoria.

Subcommittee Member Crandell indicated the existing "big box" buildings on the street are to their detriment because people are saying they don't want all big boxes in the Downtown.

Mr. Holmes added that over time the context of the street will likely change and the single-story buildings will be redeveloped.

The DRSC suggested that the project be revised and return to the DRSC for review.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held June 25, 2014 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

Michael Kaupp, Chair

Attest:

Cliff Jones, Associate Planner

DRAFT



Design Review Subcommittee (DRSC)

Meeting Date: June 25, 2014

PLANNER: John Ciampa, Associate Planner

A handwritten signature in blue ink, appearing to be "JC", is written over the name "John Ciampa".

SUBJECT: **Cultural Heritage Permit 14-168/Minor Exception Permit 14-249, Pearce Residence**, a request for a first and second story addition to a house that is adjacent to a historic house. The project site is located at 139 West Avenida Cadiz.

BACKGROUND:

Project Description

The one-story, 870 square foot house was built in 1949. In 2001, a Minor Cultural Heritage Permit was approved for a new stucco façade. The project proposes a first and second floor addition to expand the house to 1,915 square feet. The project would add a bedroom and a master bed and bathroom to the first floor, and living area and storage for the new second story.

Why DRSC Review is Required

Cultural Heritage Permits (CHP) are required for residential project that propose additions of more than 200 square feet that are adjacent to a historic resource. CHP applications are reviewed by the Design Review Subcommittee (DRSC) to ensure projects do not impact historic structures and comply with the Design Guidelines.

Historic Resource

The project site is adjacent to a historic house located at 137 Avenida Cadiz. The one-story, single-family residence was designed by Virgil Westbrook and built in 1929. The historic house is eligible as a contributor to a potential local district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea Period of Development (1925-1936). More information about the historic house is provided as Attachment 3.

ANALYSIS:

The proposed development complies with the development standards for the RL zone, with the exception of the proposed rear yard setback, as described in Table 1:

Table 1- Development Standards

	<i>Required</i>	<i>Proposed/Existing</i>
<u>Setbacks</u> (Minimum)		
Front to Primary Structure	20'	20'3"
Front Street-facing Garage	18'	33'
Side	5'	5'
Rear	10'	8'6"*
<u>Lot Coverage</u> (Maximum)	50%	47%
<u>Building Height</u> (Maximum)	25'	16.87'
<u>Parking</u> (Minimum)	1**	1

*MEP requested for a reduction in the required rear yard setback.

** houses built before 1962 only required one parking space and are considered conforming.

Minor Exception Permit

The Minor Exception Permit (MEP) ensures the reduced setback does not have a negative impact on adjacent properties. The MEP is requested to reduce the rear yard setback from 10 feet to eight feet six inches. The reduction to the rear yard setback would allow for the additional bedroom and/or master bed and bathroom to be located on the first floor. By keeping the majority of the addition on the first floor, the project design is more compatible with the adjacent historic house by reducing the apparent mass of the second story.

Cultural Heritage Permit

Below is an analysis of the project's consistency with the Design Guidelines and its compatibility with the historic house.

Table 2 – Design Guidelines

Design Guideline or Policy	Project Consistency	Comments
<i>Relationship to Neighboring Development II.B "All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood."</i>	Consistent. The proposed project is consistent with the mix of architectural styles and one and two story houses in the neighborhood. The design of the addition is also compatible with the historic house.	The house is kept to two stories and under 18' in height and has stucco and wood siding. The mass of the house would be less than many other houses on the street.

<p>The building's forms are one, two and three stories with low pitched red tile hip, gable and shed roofs. The building forms often step with the topography. (Design Guidelines II.C.2)</p>	<p>Consistent. The building is two stories. The roof has a low pitch and is under the maximum height limit for the RL zone.</p>	<p>The second story and roof are centrally located on the roof and have a low pitch and height.</p>
<p>IV.E. Compatibility with Historic Resources. New development should preserve and be compatible with existing historic resources.</p>	<p>Consistent. The project has a neutral architectural design that is complementary to the historic house and does not create any massing or visual impacts.</p>	<p>The design and location of the additions are compatible with the historic house and do not create any negative visual or physical impacts to the historic house.</p>

The project's design is reviewed to ensure that it does not have a negative visual or physical impact to the adjacent historic house and is compatible with the neighborhood. The first floor addition continues the low pitched roof and stucco siding of the house. The addition is located at the back of the house and would not be visible from the street. The second floor addition is centrally located on the roof and a portion of it is inset to reduce its visual impact to the historic house. The location of the second floor addition provides articulates the second floor and an additional setback from the historic house. The small footprint of the second floor addition and the low roofline reduces the project's mass so it will not over shadow or impact the integrity of the historic resource. The second story addition is designed with six inch horizontal hardwood siding and composition roof material that would match the existing roof. Staffs position is that the project will not have a negative visual or physical impact to the historic house because of the location, size and design of the additions.

RECOMMENDATIONS:

Staff supports the project with no recommended modifications and seeks DRSC concurrence and requests any additional comments.

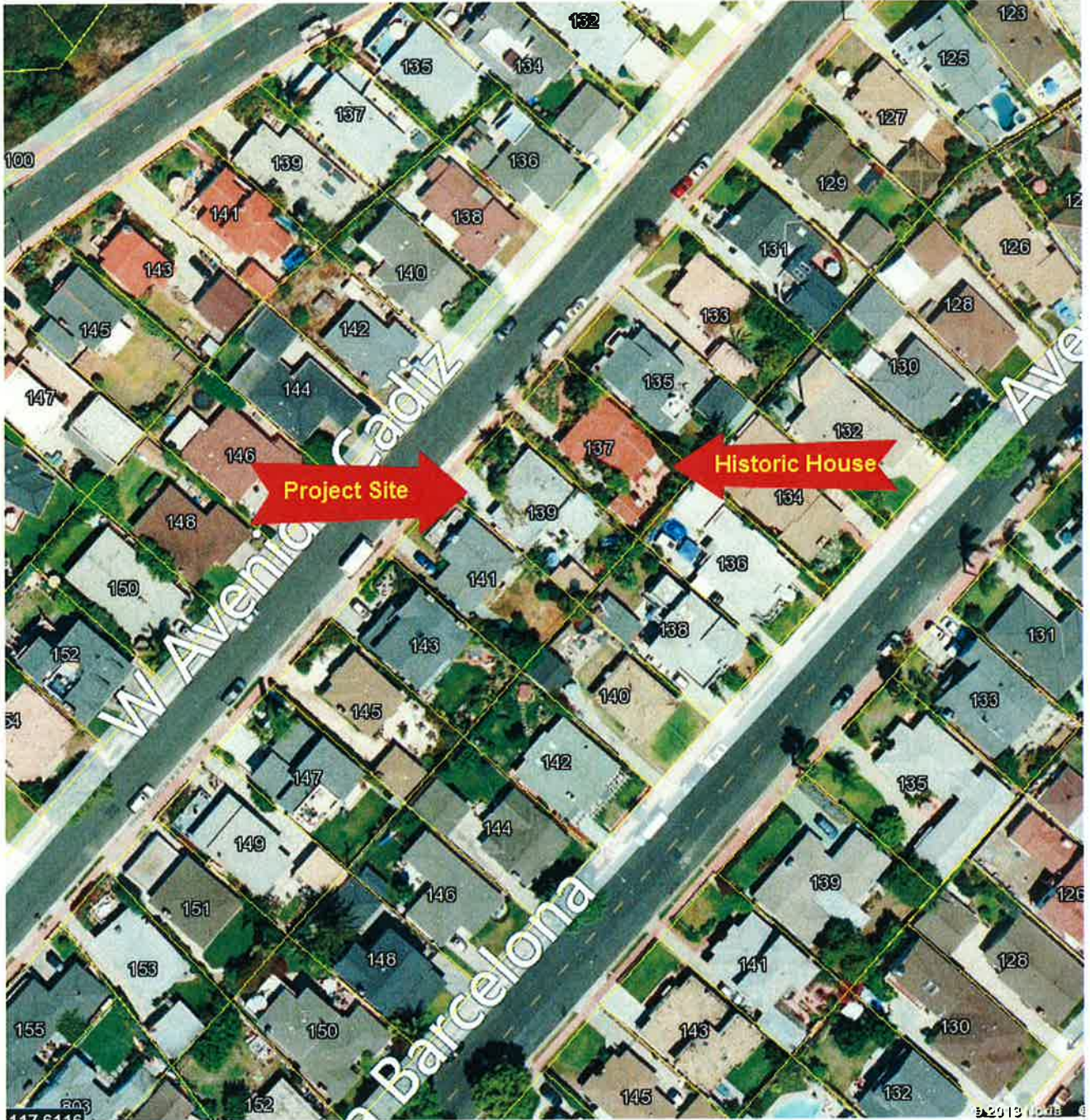
Attachments:


1. Location Map
2. DPR Form for 137 Avenida Cadiz
3. Photos
Plans



LOCATION MAP

CHP14-168/MEP 14-249, Pearce Residence
139 Avenida Cadiz



No scale 

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

- 1. Historic name None
- *2. Common or current name None
- *3. Number & street 137 W. Avenida Cadiz Cross-corridor _____
City San Clemente Vicinity only _____ Zip 92672 County Orange
- 4. UTM zone 11 A _____ B _____ C _____ D _____
- 5. Quad map No. _____ Parcel No. 692-143-50 Other _____

Ser. No. _____ - _____ - _____
National Register Status 4R
Local Designation _____

DESCRIPTION

- 6. Property category Building If district, number of documented resources _____
- *7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A lush succulent garden separates this one story, Spanish Colonial Revival home from the street. Stucco clad, the building is capped by a side gable roof of very low pitch. Rafters are visible in the eaves. The roof extends to the west of the house over the driveway to form a porte cochere. Heavy wood posts and beams support the extension. A tripartite window and the entry are located to the east of the porte cochere; other features of the house are hidden from view by the garden. Partial removal the tile roof has somewhat compromised the original design of the house, which appears to be in very good condition.



- 8. Planning agency City of San Clemente
- 9. Owner & address Marilyn Lusk Coduti
137 W. Avenida Cadiz
San Clemente, CA 92672
- 10. Type of ownership Private
- 11. Present use Residential
- 12. Zoning R-1
- 13. Threats _____

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

*Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

HISTORICAL INFORMATION

- *14. Construction date(s) 1929 F Original location Same Date moved _____
- 15. Alterations & date Additions (1944, 1962).
- 16. Architect Virgil Westbrook Builder F. Halberg
- 17. Historic attributes (with number from list) 01--Single Family Residence

SIGNIFICANCE AND EVALUATION

- 18. Context for evaluation: Theme The Spanish Village Area San Clemente
 Period 1926-1936 Property type Residences Context formally developed? Yes

*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

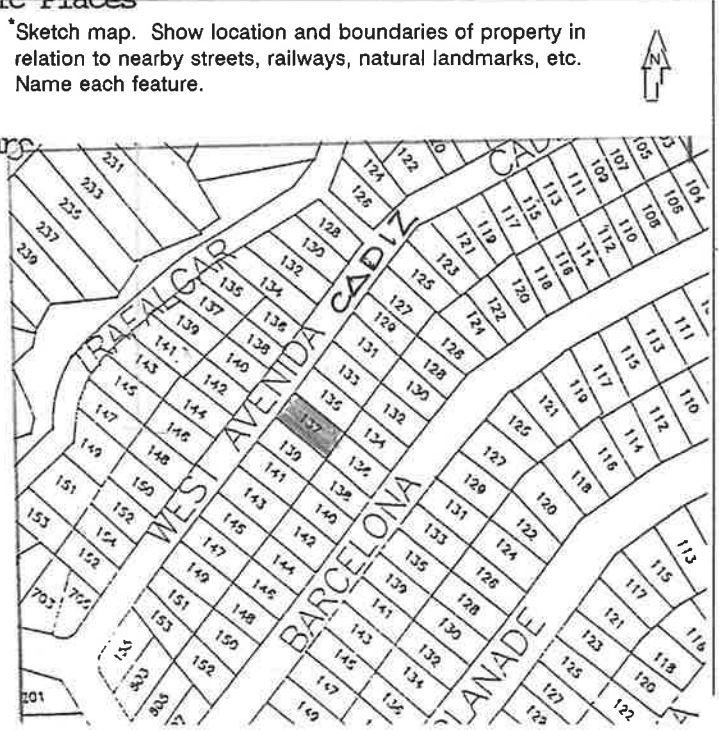
Built during the formative phase of "the Spanish Village," this five room residence contributed to Ole Hanson's vision for San Clemente. It is characteristic of the period in several ways, including, of course, its Spanish styling, as well as its relatively modest scale. Architect Virgil Westbrook designed the house for Luella Kale, receiving the approval of the Architectural Committee on November 7, 1929. The cost of construction of the five room residence was estimated at \$3,290 according to building permit 89 of the same year.

Because of its construction during the period of significance, its Spanish Colonial Revival styling, and its association with Virgil Westbrook, 137 W. Avenida Cadiz is recommended for retention on the Historical Structures List. If the tile roof were restored, the building would also contribute to a potential "Spanish Village" National Register district.

- 20. Sources
San Clemente Building Permits
Orange County Tax Assessment Records
M. Moon, Inventory of San Clemente Historic Places

- 21. Applicable National Register criteria A
- 22. Other recognition San Clemente Historical Structure
 State Landmark No. (if applicable) _____
- 23. Evaluator Leslie Heumann
 Date of evaluation 1995
- 24. Survey type Comprehensive
- 25. Survey name Historic Resources Survey

- *26. Year form prepared 1995
 By (name) Leslie Heumann & Associates
 Organization City of San Clemente
 Address 100 Calle Negocio, Suite 100
 City & Zip San Clemente 92672
 Phone (714) 498 2533



CONTINUATION SHEET

Page 1 of 2

Resource Name or #: 137 W AVENIDA CADIZ

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

PROPERTY NAME	Unknown
HISTORIC NAME	Unknown
PROPERTY ADDRESS	137 W Avenida Cadiz
ASSESSOR PARCEL NUMBER	692-143-50
PROPERTY TYPE	Single-family residential
OTHER DESCRIPTION	
DATE OF CONSTRUCTION	1929 (F) Building Permit
<hr/>	
INTEGRITY	No substantial changes post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.
SIGNIFICANCE	This one-story single family residence was built for Luella Kale, designed by Virgil Westbrook and constructed by F. S. S. Hallberg in 1929. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development (1925-1936).
STATUS CODE	3D
STATUS	Appears eligible for the National Register as a contributor to a National Register eligible district through survey evaluation. The property also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.
<hr/>	
Project	City of San Clemente Historic Resources Survey Update
Prepared for	City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673
Prepared by	Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028

CONTINUATION SHEET

Page 2 of 2

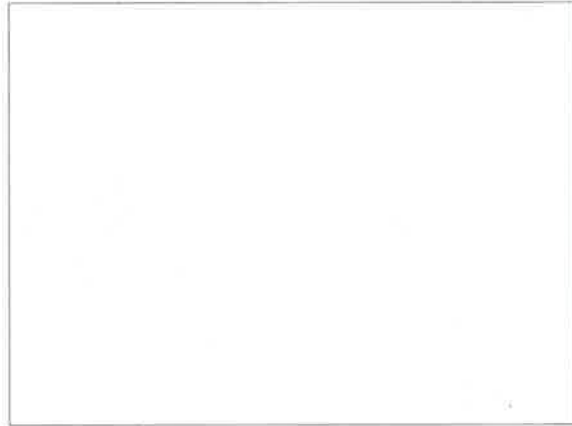
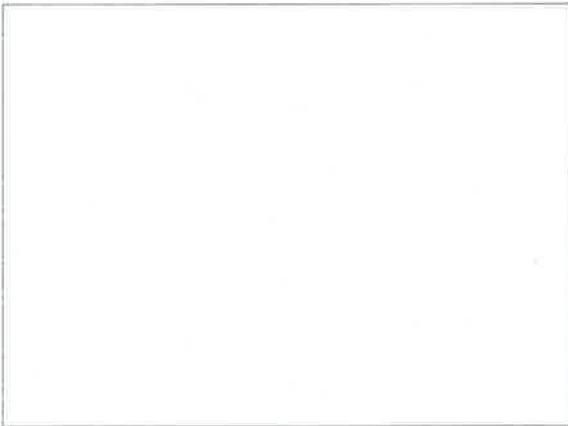
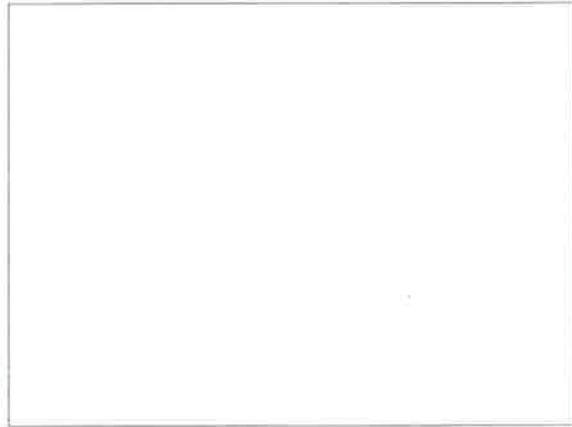
Resource Name or #: 137 W AVENIDA CADIZ

Recorded by: Historic Resources Group

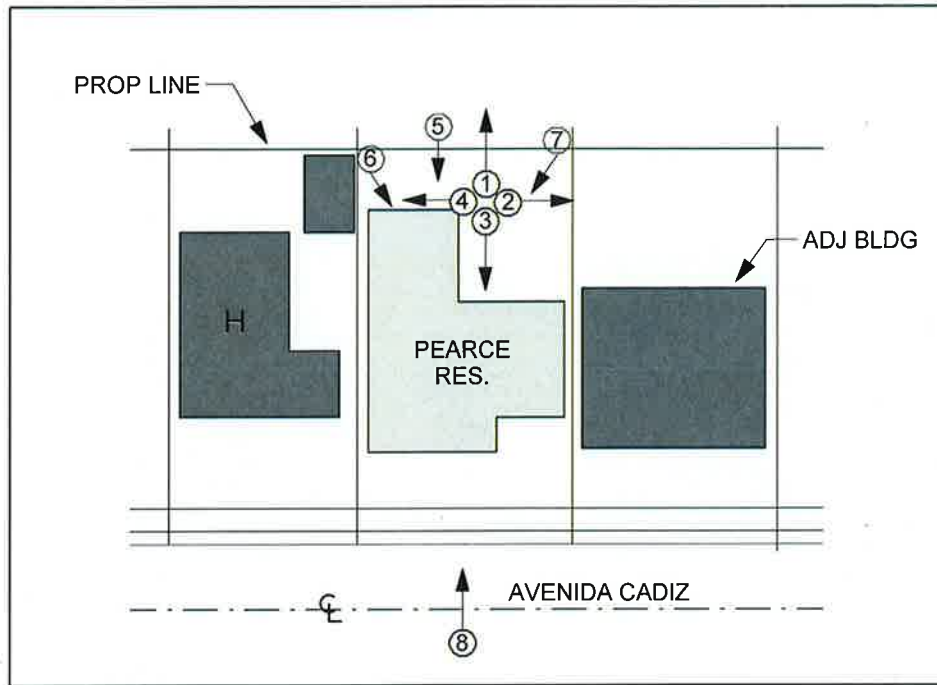
Date: 9/18/2006

Continuation Update

Photographs of the Subject Property:



PRICE RESIDENCE - PHOTOGRAPHS



①



②



③



④



⑤



⑥



⑦



8



Design Review Subcommittee (DRSC)

Meeting Date: June 25, 2014

PLANNER: John Ciampa, Associate Planner *JC*

SUBJECT: Cultural Heritage Permit 14-107, McIlvian Addition, a request to consider a first and second story addition to a historic house located at 209 Avenida La Cuesta.

BACKGROUND:

The Design Review Subcommittee (DRSC) completed a preliminary review of this project on March 13, 2013. Refer to Attachment 3 for the DRSC meeting minutes and design recommendations.

The historic, 860 square foot, single-story house was built in 1945. In 1972, an 820 square foot addition created a two car garage, study, and two bedrooms. A Mills Act agreement was approved in 2003 and required rehabilitation improvements (Attachment 4).

Project Description

The applicant proposes to expand the non-historic portion of the house with a first and second story addition, and a deck above the garage. The addition would expand the first floor by 213 square feet and add 1,288 square feet to the second story, bringing the house's total floor area to 3,602 square feet. As part of the project, the applicant will complete remaining improvements from the Mills Act agreement.

A tower element is proposed at the intersection of the garage and the house to transition the odd angle of the addition with the existing house and improve the first level floor plan.

The property owner is requesting to locate the addition on the second floor for the following reasons; 1) avoid additional construction costs of building on the sloped rear yard, 2) preserve the flat rear yard area, 3) avoid modifying the interior floor plan of the house to accommodate a first and second floor addition, and 4) obtain an ocean view.

DRSC Review

A Cultural Heritage Permit (CHP) is required for additions larger than 200 square feet to a historic structure. CHP applications are reviewed by the DRSC to ensure projects do not have a negative impact to the historic structure, comply with Secretary of the Interior's standards, and conform to the Design Guidelines.

Historic Resource

The historic house is on the City's local listing for historic structures and is eligible as a contributor to a potential National Register district under Criterion A for its association with San Clemente in the 1930's and 1940's. More information about the property's historic significance is provided as Attachment 2.

Mills Act Agreement

Mills Act properties are reviewed strictly to ensure the project complies with all of the requirements of the CHP and the Mills Act. The agreement provides an added level of protection to ensure the preservation of the historic resource. In the agreement it requires projects to comply with the Secretary of the Interior's Standards and ensures the preservation and continued maintenance of the historic property. The specific requirements are identified as Items three through six in the agreement and are provided as Attachment 5.

Development Standards

Table 1 outlines how the project complies with the Residential Low (RL) development standards.

Table 1 - Development Standards

	Requirements	Proposed/Existing
Building Height Maximum	25'	24.8'
Setbacks (Minimum):		
Garage	18'	54
Front	20'	70'
Side Yard	10'	9'
Rear Yard	10'	100'
Required Parking (Minimum):	2 spaces	2 spaces

DISCUSSION:

Design Guidelines

The CHP findings require the project to be consistent with Design Guidelines. Below is an analysis of the most relevant Design Guidelines:

Table 2 – Design Guidelines

Design Guideline or Policy	Project Consistency	Comments
<p>II.B. All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood.</p>	<p>Consistent. The proposed design, materials, and massing of the project are consistent with the adjacent properties.</p>	<p>The project complies.</p>
<p>II.C.2. Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture.</p>	<p>Partially consistent. The building's materials and colors and form and generally follows SCR style; however, some of the elements for the addition are not consistent.</p>	<p>Specific architectural recommendations to improve project's consistency with SCR architecture are provided within the recommendations section below.</p>
<p>II.C.2. The building's forms are one, two and three stories with low pitched red tile hip, gable and shed roofs. The building forms often step to the topography.</p>	<p>Consistent. The building is two stories and includes varied low-pitched roofs.</p>	
<p>IV.E. Compatibility with Historic Resources. New development should preserve and be compatible with existing historic resources.</p>	<p>Not consistent. The design of the addition is not compatible with the scale and design of the historic house.</p>	<p>The second story addition has massing impacts to the historic house. Design modifications are identified in the recommendation section of the report to improve the architecture and design compatibility with the historic house.</p>
<p>IV.E Diligent Effort to Rehabilitate. New Improvements to renovate or alter an historic site should demonstrate a diligent effort to retain and rehabilitate the historic resource.</p>	<p>Partially consistent. The project does not remove or move exterior walls of the original building. The project will also complete the remaining HPPA improvements. The proposed addition due to its location and scale has negative impacts to the historic house.</p>	<p>The project improves the compatibility of the garage with the historic house. Design modifications are needed to improve the SCR design of the addition and its compatibility with the historic house. The tower may result in the removal of some of the original portions of the house and conflict with the design of the front porch.</p>

The required CHP findings states that projects must be consistent with the Secretary of the Interior standards. Below is an analysis of standard #9 which is most applicable to the project.

“New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

The project's general Spanish Colonial Revival design is compatible with the architecture of the house. Design modifications are identified in the recommendation section to improve the project's design and its compatibility with the historic house. The project is mostly located on the non-historic 1972 addition and garage to preserve the historic portion of the house and avoid physical impacts. The second story addition is set back 18 feet from the front of the garage to reduce the massing of the addition. The setback is intended to differentiate the project from the house and reduce the apparent mass of the addition. The new materials and building standards will provide additional differentiation from the historic house.

Staff is concerned the addition is not compatible with the historic structure because of the project's massing and location. In most cases the ideal placement for an addition to a historic house is to locate it in a less visible location that is secondary to the historic house. The 1972 addition is located in front of the house at an awkward angle. The addition's 18 foot setback from the front of the garage and the topography of the site improves the massing of the addition; however the addition and tower appears too large and overshadows the historic house, and impacts the context of the covered porch, a prominent design feature of the historic house. Modifications should be made to improve the projects compatibility with the resource.

RECOMMENDATIONS:

Staff recommends design changes to improve the quality of the project and its compliance with the Secretary of the Interior standard.

Staff recommends the project be modified as follows:

General

1. The project should be modified to one of the following option:
 - A) Reduce the size of the second story addition and push it back to a location where it will not have a negative visual impact to the historic house. The amount of setback needed to eliminate the negative impacts may require a three dimensional model or rendering that takes into account the topography of the site to assess the massing of the addition; or
 - B) Locate the addition on the first level at the rear of the house. Locating the addition at the rear of the house on the first floor would eliminate its view from the public right-of-way and avoid massing impacts.

2. The plate lines for the second story addition should be kept low to reduce the potential massing of the addition.
3. The window designs should be vertically oriented to be more consistent with the house's architecture.
4. Additional architectural details should be provided for the following: window/door profiles, garage door, roof rake, corbels, eaves and gutters. These details are necessary to ensure that the details are consistent with Spanish Colonial Revival architecture.

North Elevation

5. The cantilevered design of the second story should have additional wood supports to give the appearance the cantilevered portion is being supported by wood members to improve the design. This application is not used in Spanish Colonial Revival architecture because proportions, scale, and construction type should be modeled after adobe construction.
6. The tower has massing impacts on the historic house and should be eliminated or the height should be reduced to one story and an alternative shape should be considered.

West Elevation

6. The number of windows for the tower should be reduced and designed in Spanish Colonial Revival form.

South Elevation

7. Fascia board should not be used in Spanish Colonial Revival architecture. A rake or eave should be used instead of a fascia board.
8. If the garage and part of the 1972 addition is going to be demolished to support the second story addition, the angle of the garage should be improved to be closer to a right angle with the house.

East Elevation

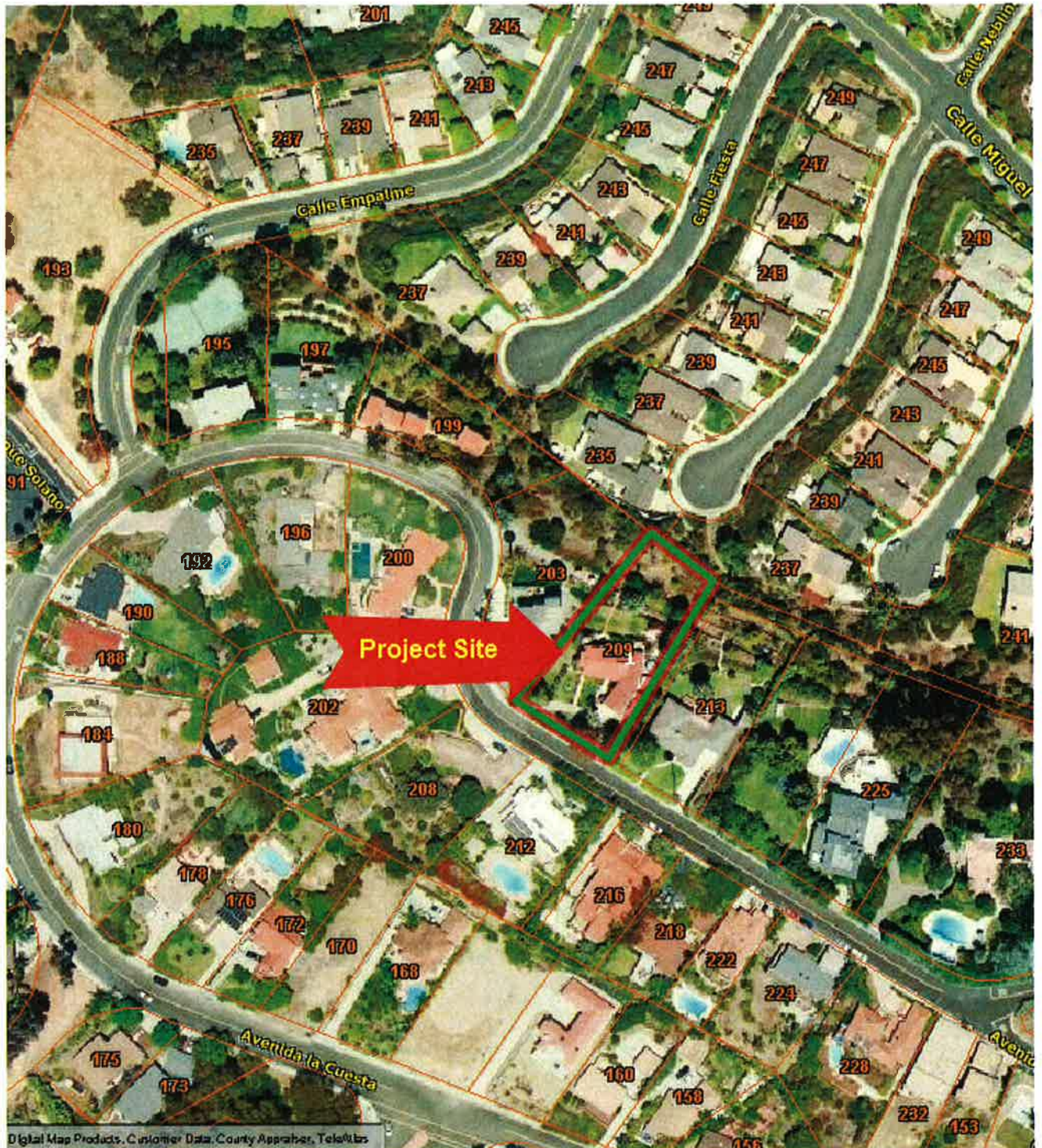
9. The overhang of the second floor is not a design that is consistent with Spanish Colonial Revival architecture. The design appears top heavy and should be modified.
10. The door or window to the stairs is not a compatible with the design of the house and should be eliminated or modified.

Attachments:

1. Location Map
2. DPR Form
3. DRSC Minutes from March 13, 2013
4. HPPA Restoration Improvements
5. Mills Act Agreement Requirements
6. Photos
Plans

LOCATION MAP

CHP14-107, McIlvain Addition
209 Ave La Cuesta



No scale



PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: 209 AVENIDA LA CUESTA

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Orange
and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 209 Avenida La Cuesta City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

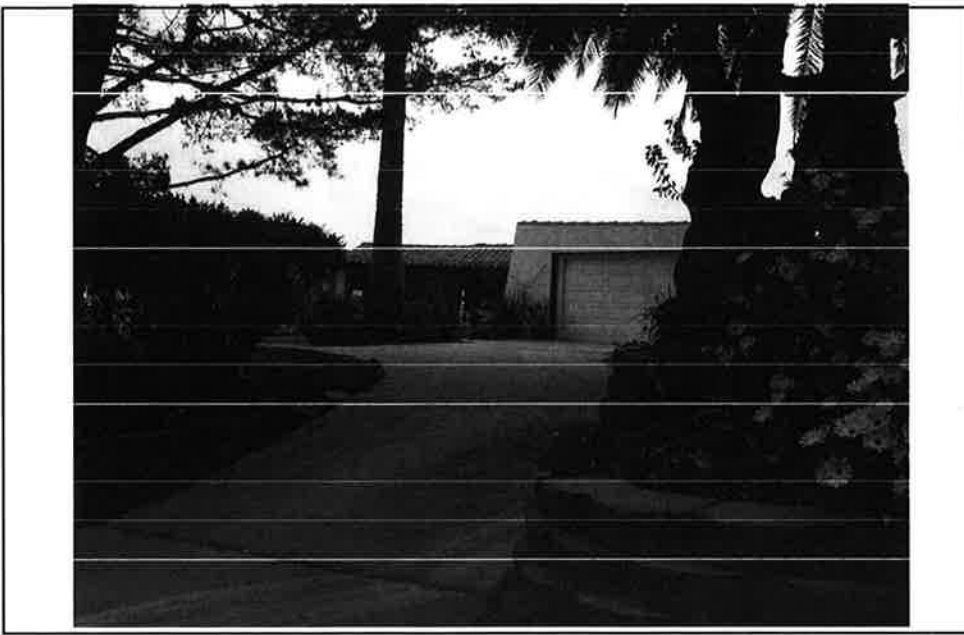
e. Other Locational Data: Assessor Parcel Number: 057-061-17

P3a. Description:

The property contains a one-story single family residence with an irregular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a low-pitch side-gable roof with clay tiles and exposed rafter tails. The exterior walls are clad with original smooth stucco. The residence is asymmetrically aligned. The fenestration consists of original wood double-hung windows throughout the residence. Spanish Colonial Revival features of the residence include exposed rafter tails and a multi-hued brick chimney centered on the east elevation. A covered porch on the primary (west) elevation projects from the main mass and includes wood porch supports. The porch is covered by a shed roof with clay tiles extending from the side-gable roof. The garage has non-original doors. It appears that the garage attachment may be a non-original attachment to the residence. The garage features a flat roof with a parapet. The residence is in good condition. Its integrity is good.

P3b. Resources Attributes: 02 Single Family Property

P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Description of Photo:

West elevation, east view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

1945 (F) Building Permit

P7. Owner and Address:

Starbuck Trust
209 Avenida La Cuesta

P8. Recorded by:

Historic Resources Group, 1728
Whitley Avenue, Hollywood, CA
90028

P9. Date Recorded: 9/20/2006

P10. Survey Type:

City of San Clemente Historic
Resources Survey Update

P11. Report Citation: None.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other:

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 5D

Resource Name or #: 209 AVENIDA LA CUESTA

- B1. Historic Name: (Unknown)
- B2. Common Name: (Unknown)
- B3. Original Use: Single-family residential
- B4. Present Use: Single-family residential
- B5. Architectural Style: Spanish Colonial Revival
- B6. Construction History:

- B7. Moved? No Yes Unknown Date: Original Location:
- B8. Related Features:

- B9a. Architect: (Unknown) b. Builder: (Unknown)
- B10. Significance: Theme San Clemente in the '30s and '40s. Area City of San Clemente
- Period of Significance 1937-1949 Property Type Residential Applicable Criteria A

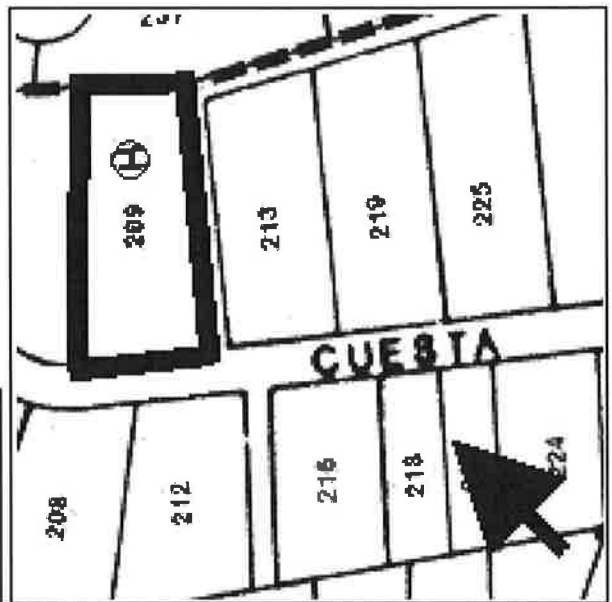
This one-story single family residence was built in 1945. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential local historic district under Criterion A for its association with San Clemente in the '30s and '40s. It is recommended for retention on the Historic Structures List.

- B11. Additional Resource Attributes: 02 Single Family Property
- B12. References: San Clemente Building Permits; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

- B14. Evaluator: Historic Resources Group, Hollywood, CA
- Date of Evaluation: 9/20/2006

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

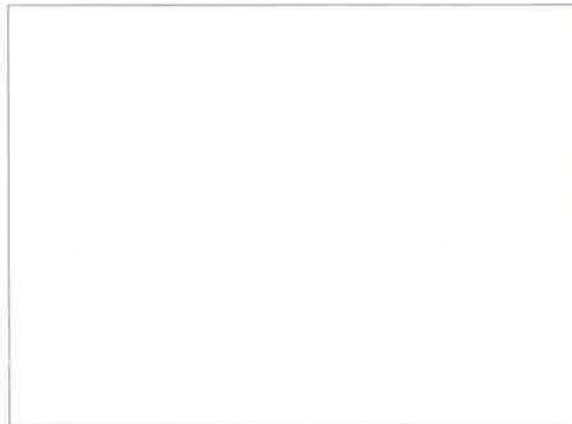
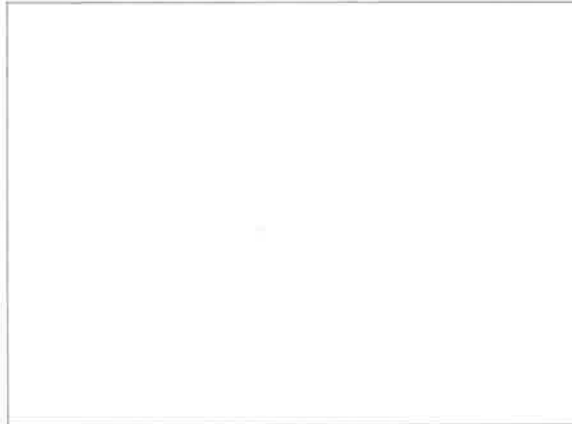
Resource Name or #: 209 AVENIDA LA CUESTA

Recorded by: Historic Resources Group

Date: 9/20/2006

Continuation Update

Photographs of the Subject Property, Continued:



Denise Obrero, Housing Specialist, summarized the staff report.

Mr. Kaupp told the applicant that the purpose of Design Review Subcommittee meeting is to analyze the design elements of the proposed project and that the issue of their parking and site concerns will be dealt with more at the Planning Commission public hearing. He agreed with Subcommittee member Darden regarding the entryway improvements to the property that this project proposes.

Subcommittee member Crandell asked staff if there was an existing CUP at this site. Ms. Obrero stated that no there was not an existing CUP. Subcommittee member Darden asked the applicant if he would like to discuss in more detail staff's recommendation for his entrance materials since wood siding was a prohibited material. City Planner Pechous stated that he did not clearly know the origin of this odd Design Guideline standard and that he was open to hearing more from the applicants.

Brian Conner, architect of the proposed project, asked the subcommittee if a synthetic wood material would be a feasible alternative option instead of stone. Subcommittee Darden and City Planner Pechous agreed that it would meet City Design Guidelines and could be approved provided the applicant received Rancho San Clemente HOA approvals.

Subcommittee member Crandell commented that he was concerned about the fire lanes needing a more defined marker other than striping. Ms. Obrero stated that during the last DMT meeting this issue was mentioned and being fleshed out with OCFA. Mr. Crandell also suggested that a clear occupancy load table or matrix be provided for the Planning Commission hearing since it was somewhat confusing on the current site plans.

Mr. Kaupp stated that it was not necessary to return to the Design Review Subcommittee in order to move forward to the Planning Commission.

There was no other comments, and DRSC thanked Pastor Hulse and Mr. Brian Conner for their positive efforts and work on local community projects.

C. Pre Application Cultural Heritage Permit, McIlvian Addition (Ciampa)

A request to consider an addition to a historic structure within the Residential Low, 2 overlay (RL-2) zoning district located at 209 Avenida La Cuesta.

John Ciampa, Associate Planner, Summarized the staff report.

The DRSC agreed with the concerns raised in the staff report. The design of the structure impacted the historic house because it appears to be a box. Subcommittee Member Crandell stated that a second story gable would improve the roof design.

The applicant's designer, Jay Horan, showed the DRSC a previous design of the addition that included a deck on the side of the second story addition.

The DRSC believed that a combination of the elements from the first and second version developed by Mr. Horan along with a second story gable would improve the design of the addition, make it more compatible with the historic house, and comply with City Design Guidelines. Additional improvements included matching the pitch over the house and the side deck that was in the first design. The DRSC was not as concerned with the placement of the second story addition and more that the additional design elements be incorporated into the project to improve its compatibility. Less of an emphasis was on the placement of the second story additions location because it would be setback from the front of the non-historic garage. The garage is already at an awkward angle and partially blocking the view to the historic house and the addition would not block the view to the house. They stated that the design would be improved by removing the parapet of the garage and designing a roof that would improve the architecture to the house and the transition from the garage to the second story addition.

President of the Historical Society, Larry Culberson, stated that he was familiar with the property and was not in favor of the proposed second story. He stated that significant additions such as this have downgraded the historic rating of these resources. He agreed with the recommendations of the DRSC and believed the addition should be located at the back of the house.

City Planner, Jim Pechous, stated that staff will work with the applicant to ensure the revised design was consistent with the DRSC recommendations prior to a formal submittal.

The DRSC agreed that a modified design which incorporated the stated recommendations would likely be a project that would not have a negative impact to the historic house.

D. Plaza San Clemente Phase One Building 18 (Nicholas)

A request to consider phase one of Building 18 within the commercial portion of the Marblehead Coastal Specific Plan.

Associate Planner Nicholas summarized the staff report and indicated that the development of Phase One Building 18 was in substantial conformance with the

EXHIBIT C

HISTORIC PROPERTY IMPROVEMENTS TO BE COMPLETED

To be completed within the first year of the contract:

1. A completed Minor Exception Permit application shall be submitted to the Planning Division to evaluate a proposal for a hedge and wrought iron gate over the allowable 42 inches within the front yard setback area.

To be completed within the first five years of the contract:

2. Remodel the garage, including the removal of mansard roof overhang along the northwest elevation. Frame the space around the garage door to be flush with the exterior wall of the garage and stucco finish to match the original house. Install header beam above the garage door and paint to match the wooden features of the original house. Stucco finish the garage addition to match the finish of the original house.
3. The arched opening on the northwest elevation of the garage shall be framed to allow a wooden French door similar to the existing door to the front of the house, thus eliminating the arched element.
4. The existing metal frames around windows and doors on the building shall be replaced with wooden frames. Repair any inoperable windows on the building.

To be completed prior to the tenth year of the contract:

5. The pitched roof in the rear shall have red clay barrel tile applied in a fashion that is compatible with the existing roof on the house.
6. The existing gutter along the front elevation shall be replaced with a traditional gutter, if a gutter is necessary.
7. Paint the exterior of the building where necessary.
8. Replace railings on decks with traditionally compatible railings.

AGREEMENT

NOW, THEREFORE, both Owner and City, in consideration of the mutual promises, covenants and conditions contained herein and the substantial public benefits to be derived therefrom, do hereby agree as follows:

1. **AGREEMENT SUBJECT TO GOVERNMENT CODE SECTIONS 50280-50290.** This agreement is made pursuant to California Government Code Sections 50280 through 50290 and Article 1.9 (commencing with Section 439) of Chapter 3, Part 2 of Division 1 of the California Revenue and Taxation Code and is subject to all of the provisions of those statutes.

2. **ASSESSMENT OF VALUATION.** Property tax relief afforded to Owner pursuant to Chapter 3, Part 2 of Division 1 of the California Revenue and Taxation Code will require negotiation with the Orange County Tax Assessor's Office. City makes no representations regarding the actual tax savings any person may realize by entering into this Agreement.

3. **PRESERVATION OF PROPERTY.** Owner agrees to preserve and maintain the Historic Property and its character-defining features. Character-defining features include, but are not necessarily limited to, the general architectural form, style, materials, design, scale, details, mass, roofline and other aspects of the appearance of the exterior of the property. The Secretary of the Interior's Standards for the Treatment of Historic Properties and minimum maintenance standards, attached hereto and incorporated herein by reference as Exhibit "B," shall constitute the minimum standards and conditions for maintenance, use, and preservation of the Historic Property, and shall apply to the property throughout the term of this Agreement. Owner shall, where necessary, restore and rehabilitate the Historic Property to conform to the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation, the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties, the City of San Clemente Design Guidelines and in accordance with the attached schedule of improvements, attached hereto and incorporated herein by reference as Exhibit "C."

4. **INSPECTIONS.** Owner agrees to permit the periodic examination, by prior appointment, of the interior and exterior of the Historic Property by the County Assessor, the Department of Parks and Recreation, the State Board of Equalization and City as may be necessary to determine Owner's compliance with the terms and provisions of this Agreement.

5. **PAYMENT OF FEE.** As a condition of executing the contract, Owner shall pay City a fee of \$327.00 after City Council approval of the Agreement, which fee does not exceed the reasonable cost of administering City's historical preservation program. Said fee shall be made payable to the City of San Clemente and shall be remitted to the Planning Division prior to the Agreement being executed by City.

6. TERM. The term of this Agreement shall be from _____, _____, to and including _____, _____.

7. AUTOMATIC RENEWAL. On each yearly anniversary of the effective date of this Agreement (hereinafter referred to as the "renewal date"), one year shall be added automatically to the initial term of this Agreement unless notice of non-renewal is given as provided in this Agreement.

8. NOTICE OF NONRENEWAL. If in any year either the Owner or City desires not to renew this Agreement, that party shall serve written notice of nonrenewal on the other party in advance of the annual renewal date. Unless the notice is served by Owner to City at least 90 days, or by City to Owner at least 60 days, prior to the renewal date, one year shall automatically be added to the term of the Agreement. Within 15 days of receipt by Owner of a notice of nonrenewal from the City, Owner may make a written protest. Upon receipt of such a protest, the City Council shall set a hearing prior to the expiration of the renewal date of this Agreement or toll the renewal date until such hearing can reasonably be held. Owner may furnish the City Council with any information which the Owner deems relevant, and shall furnish the City Council with any information it may require. At any time prior to the renewal date, City may withdraw its notice of nonrenewal.

9. EFFECT OF NOTICE NOT TO RENEW. If in any year either party serves notice of intent not to renew this Agreement, this Agreement shall remain in effect for the balance of the ten year term remaining since the original execution date if not yet renewed, or the last renewal date of the Agreement.

10. FURNISHING OF INFORMATION. Owner shall furnish City with any information City shall require in order to enable City to determine eligibility of the property to be classified as a qualified Historic Property.

11. ENFORCEMENT OF AGREEMENT. In lieu of, and/or in addition to, any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of this Agreement. In the event of a default under the provisions of this Agreement by Owner, City shall give written notice to Owner by registered or certified mail addressed to the address stated in this Agreement of violations of this Agreement. If such violation(s) is not corrected to the reasonable satisfaction of the City within thirty (30) days after the date of the notice of violation, or within such reasonable time as may be required to cure the breach or default [provided that acts to cure the breach or default are commenced within thirty (30) days and thereafter diligently pursued to completion], then City may, without further notice, declare a default under the terms of this Agreement and bring any action necessary to specifically enforce the obligations of Owner growing out of the terms of this Agreement, including, but not limited to, bringing an action for injunctive relief against the Owner or for such other relief as may be appropriate.

City does not waive any claim of default by Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to City to pursue in the event there is a breach of this Agreement. No waiver by City or any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default thereunder.

12. CANCELLATION. City may cancel this Agreement if City determines Owner has breached any of the conditions or covenants of this Agreement or has allowed the Historic Property to deteriorate to the point that it no longer meets the standards for a qualified historic property. City may also cancel this Agreement if it determines Owner has failed to restore or rehabilitate the property in the manner specified in this Agreement.

13. NOTICE OF CANCELLATION. This Agreement cannot be canceled until after City has given notice and has held a public hearing as required by Government Code Section 50282. Notice of the hearing shall be mailed to the last known address of each owner of property on the City's Designated Historic Structures List and shall be published in accordance with Government Code section 6061.

14. CANCELLATION FEE. If City cancels this Agreement in accordance with Section 12 above, Owner shall pay a cancellation fee of twelve and one-half percent (12½%) of the full value of the property at the time of cancellation. The full value shall be determined by the County Assessor without regard to any restriction on the property imposed pursuant to this Agreement. The cancellation fee shall be paid to the Controller at such time and in such manner as the Controller shall prescribe in accordance with State law.

15. NOTICES. All notices required by or provided for in the Agreement shall be given in writing and may be mailed or delivered in person at the address of the respective parties as specified below or at any other address as may be later specified by the parties hereto:

To City: City of San Clemente
100 Avenida Presidio
San Clemente, CA 92672
Attention: City Manager

To Owner: Peter Bragg
209 Avenida La Cuesta
San Clemente, CA 92672

Deposit of notice in the mail, postage prepaid, shall be deemed receipt of the notice.

16. NO COMPENSATION. Owner shall not receive any payment from City in consideration of the obligations imposed under this Agreement, it being recognized and agreed that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to Owner as a result of the effect upon the assessed value of the property on account of the restrictions on the use and preservation of the property.

17. REMEDY IF AGREEMENT HELD NOT ENFORCEABLE RESTRICTION. In the event it is finally determined this Agreement does not constitute an enforceable restriction within the meaning of the applicable provisions of the California government code and the California Revenue and Taxation Code, except for an unenforceability arising from the cancellation or nonrenewal of this Agreement, then this Agreement shall be null and void and without further effect and the property subject to this Agreement shall from that time be free from any restriction whatsoever under this Agreement without any payment or further act of the parties to this Agreement.

18. EFFECT OF AGREEMENT. None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors or assigns, nor shall such terms, provisions or conditions cause the parties hereto to be considered joint venturers or members of any joint enterprise.

19. INDEMNITY OF CITY. Owner agrees to protect, defend, indemnify and shall hold harmless the City and its elected officials, officers, agents and employees from liability for claims, loss, proceedings, damages, causes of action, liability, costs or expense, including reasonable attorney's fees in connection with damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or operations of Owner or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to the use, operation and maintenance of the Historic Property. Owner hereby agrees to and shall defend the City and its elected officials, officers, agents and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of Owner's activities in connection with the Historic Property. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement regardless of whether or not the City

prepared, supplied or approved the plans, specifications or other documents for the Historic Property.

20. SUCCESSORS AND ASSIGNS. This Agreement is binding upon and shall inure to the benefit of all successors in interest of the Owner. A successor in interest shall have the same rights and obligations under this Agreement as the original owner who entered into this Agreement.

21. RECORDATION. No later than twenty (20) days after the parties execute and enter into this Agreement, City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Orange.

22. AMENDMENTS. This Agreement may be amended, in whole or in part, only by a written and recorded instrument executed by the parties hereto.

23. COMPLIANCE WITH APPLICABLE LAWS. During the term of this Agreement, Owner shall maintain and use the Historic Property in compliance with all applicable State and local statutes, ordinances, regulations and official policies; provided that, except as specifically set forth in Paragraph 3, nothing in this Agreement shall be deemed to require Owner to waive any vested rights or rights to continue to maintain a legally non-conforming structure or use existing as of the date of this Agreement.

IN WITNESS WHEREOF, the parties to this contract have caused their names to be affixed hereto on the day and year first written above.

City of San Clemente

By _____
Mayor

ATTEST:

City Clerk

Owner

By _____

STATE OF CALIFORNIA
COUNTY OF ORANGE

On _____, before me, _____, a Notary Public in and for said State, personally appeared _____, personally known to be (or proved to me on the basis of satisfactory evidence to be) the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

_____(Seal)

EXHIBIT A

HISTORIC PROPERTY LEGAL DESCRIPTION

LOT 123 OF TRACT 898, IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28, PAGE(S) 1 TO 4, INCLUSIVE MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXHIBIT B

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Rehabilitation (making possible a compatible use for a property through repair, alterations and additions while preserving portions/features that convey its historical, cultural or architectural values)

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Preservation (applying measures necessary to sustain the existing form, integrity and materials)

1. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and

- visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 6. The existing conditions of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Restoration (accurately depicting the form, features, and character of a property as it appeared at a particular period of time)

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Reconstruction (depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure or object at a specific time period in its historic location)

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the

availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.

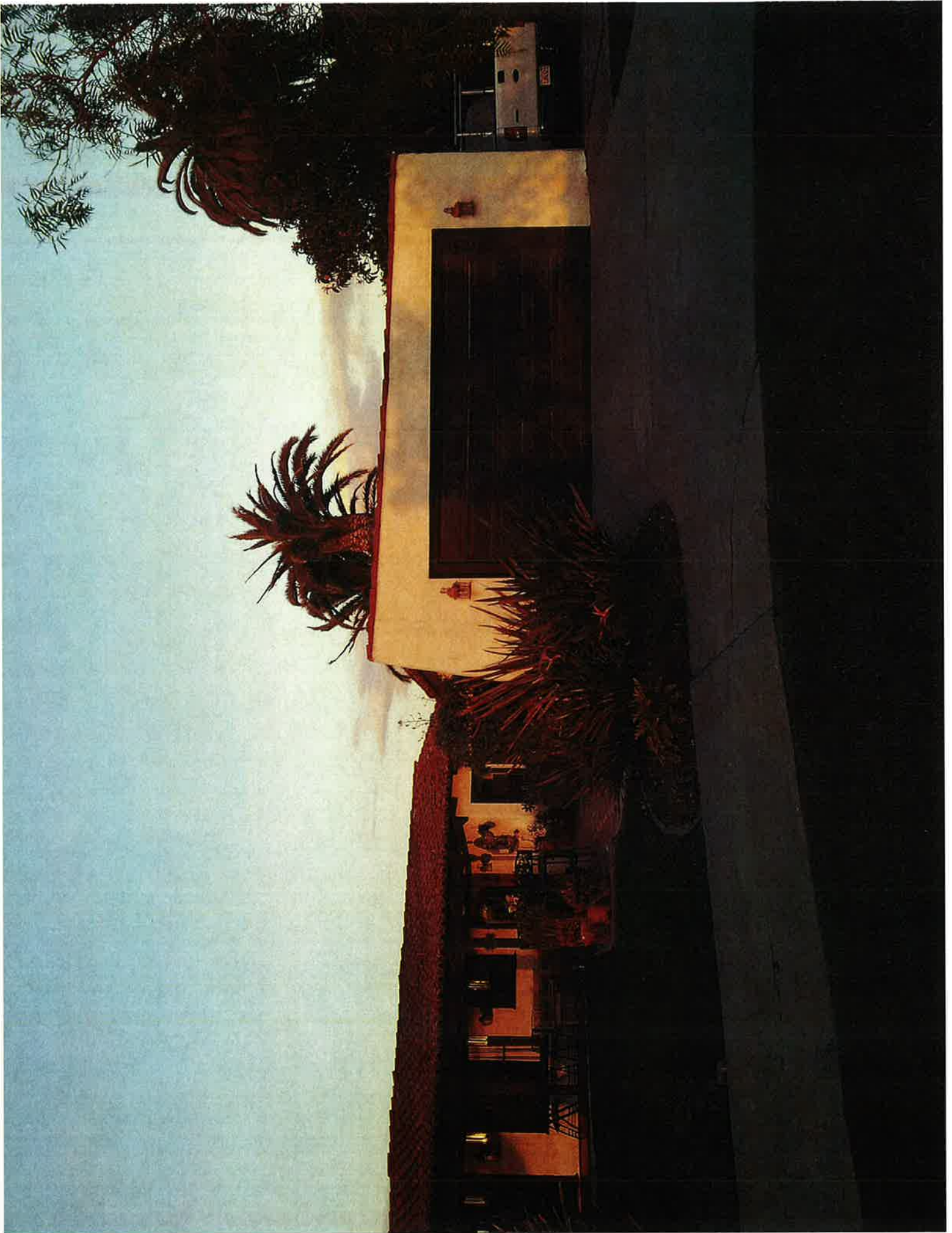
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

CITY OF SAN CLEMENTE HISTORIC PROPERTY
MINIMUM MAINTENANCE STANDARDS

All buildings, structures, yards and other improvements shall be maintained in a manner which does not detract from the appearance of the immediate neighborhood. The following conditions are prohibited:

1. Dilapidated, deteriorating, or un-repaired structures, such as: fences, roofs, doors, walls and windows.
2. Publicly visible storage of scrap lumber, junk, trash or debris.
3. Publicly visible storage of abandoned, discarded or unused objects or equipment, such as automobiles, automobile parts, furniture, stoves, refrigerators, cans, containers or similar items.
4. Stagnant water or excavations, including pools or spas.
5. Any device, decoration, design, structure or vegetation which is unsightly by reason of its height, condition, or its inappropriate location.













Design Review Subcommittee (DRSC)

Meeting Date: June 25, 2014

PLANNER: Christopher Wright, Associate Planner *CSW*

SUBJECT: **Conditional Use Permit 13-259, AT&T at Costero Risco Water Tank,** a request to install cellular antennas and equipment on City property located at 4159 ½ Costero Risco.

BACKGROUND:

Project Description

This is a request to construct a wireless communication facility on City-owned property. The project site adjoins a water tank located at 4159 ½ Costero Risco, as shown in Attachments 1 and 2. The applicant, AT&T Wireless, proposes to install twelve panel antennas on a 20-foot high, faux Eucalyptus tree. The faux tree would be installed on a hillside southwest of the water tank. The faux tree's leaves and branches are designed to screen the antennas without restricting radio waves.

For additional screening, the applicant would plant four California Sycamore trees on the hillside. The type, number, and location of trees were selected to minimize water consumption, maximize screening, and avoid interference with City communication facilities. The applicant consulted Beaches, Parks, and Recreation Department staff on the landscaping and irrigation. Most of the telecommunication equipment would be contained within a concrete, 10-foot, six-inch tall equipment shelter. This structure, back-up generator, and other equipment would be enclosed by a tan-colored, eight-foot high slump-stone masonry wall and a tubular steel metal gate for access.

Why DRSC review is required

The Zoning Ordinance requires Planning Commission approval of a Conditional Use Permit [per Section 17.28.070(C)(2)] to install a free-standing cellular facility on the subject site. Section 17.16.060(E) requires Design Review Subcommittee review of CUP applications to ensure consistency with Design Guidelines and compatibility with surrounding properties.

Site Data

The project site is located in the Private Open Space area of the Forster Ranch Specific Plan (FRSP). The site is near a significant protected ridgeline, the North/South ridgeline, according to Figure NR-1 of the Natural Resources Element of the General Plan and

Section 206(C) of the Forster Ranch Specific Plan. See Attachment 3 for information on the ridgeline.

Similar Verizon facility on subject site

In 2012, the Planning Commission approved a cellular antenna facility on the subject site. Construction was completed in May 2014. The facility includes a 20-foot high faux eucalyptus tree with nine panel antennas, a microwave dish, seven foot wide tree canopy, and an eight foot high equipment enclosure wall. The antenna manufacturer, design, and materials are similar to the proposed project including the width of the faux tree’s trunk. Refer to Attachment 4 for photographs of the facility and equipment enclosure.

The AT&T facility would differ from Verizon’s in three ways: 1) it has three more panel antennas, 2) it does not contain a microwave dish, and 3) its tree canopy would be about six inches wider.

ANALYSIS:

Development standards

Table 1 summarizes the project with development standards.

Table 1 - Development Standards

Standard	Code requirements	Proposed project	Compliance with standards
Street setback (minimum)	30 feet	300 feet	Yes
Structure height (maximum)	Antennas should blend in with vegetation on the hillside. There are several Eucalyptus trees that are 20 feet high or greater. The structure would be over 300 feet from a public street and residential uses. Staff believes it is reasonable for the proposed tree to be 20 feet high.	20 feet	Yes. Standards determined through discretionary review process per Zoning Ordinance Table 17.44.030
Wall height (maximum)	Higher than six feet with approval of a CUP per Section 17.24.090	8 feet	Yes

Hillside Development Ordinance

The Hillside Development Ordinance (Municipal Code Section 17.40) requires development to preserve views of significant hillside ridgelines. The silhouette view of the ridgeline must be preserved from public streets and other public open spaces. Visual simulations were reviewed for project consistency with ridgeline preservation policies and guidelines. Refer to Attachment 2 to see the simulations. According to simulation view angle #3, portions of the faux eucalyptus tree would project above the silhouette of the north/south ridgeline.

The Natural Resources Element and hillside development ordinance allow trees to project above ridgelines. In some cases, tree planting is encouraged along or near protected ridgelines to screen development. With this understanding, the faux tree may project above the ridgeline if: 1) natural landscaping is planted to provide screening, and 2) the size, height, shape, location, and materials of the faux tree would sufficiently mimic the appearance of natural Eucalyptus tree. Staff believes that the proposed site plan, landscape plan, and materials meet these objectives.

Design guidelines

The project is required to comply with the City’s Design Guidelines and the Forster Ranch Specific Plan Design Guidelines. Table 2 summarizes the project’s consistency with relevant guidelines and policies.

Table 2 – Project Consistency with Design Guidelines and Policies

<i>Design Guideline or Policy</i>	<i>Project Consistency</i>
<p><i>“All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood.”</i> (Design Guidelines II.B)</p>	<p><i>Consistent.</i> The project site is set back significantly from surrounding residences and streets. The canopy profile, color, texture, location and height of the faux tree blends in well with the hillside and other landscaping. Also, landscaping would be planted to provide screening.</p>
<p><i>“Major slope banks should be graded and landscaped to reflect the appearance of natural slopes in the area...”</i> (Forster Ranch Specific Plan, Design Guidelines, Section 304(C)(2))</p>	<p><i>Consistent.</i> The shape, color and texture of the foliage and branches and the height of the faux tree would blend in well with vegetation and topography of the hillside</p>
<p><i>Within natural open space areas preference should be given to species native to the Southern California coastal region...”</i> (Forster Ranch Specific Plan, Design Guidelines, Section 304(B)(c))</p>	<p><i>Consistent.</i> California Sycamore trees are native plant species</p>

Table 1 – Continued

<i>Design Guideline or Policy</i>	<i>Project Consistency</i>
<i>“Mechanical equipment, ..., communication devices, and other equipment should be concealed from view of public streets, adjacent properties, and pedestrian areas.” (Design Guidelines II.F)</i>	<i>Partially consistent. The equipment is screened from public streets and residential uses by a hillside and landscaping. However, the equipment area may be visible from the Forster Ranch ridgeline trail and the equipment enclosure wall would partially screen the equipment. The wall would be eight feet high, compared to the equipment that would be 10 feet, 6 inches high.</i>

RECOMMENDATIONS:

Staff has suggestions to improve the design of the project:

1. Increase the height of the equipment enclosure wall to the height of the cellular equipment. This will provide additional screening.
2. Paint the equipment shelter to match the enclosure wall. This would make it blend in with the slump-stone wall so the equipment is not a focal point from the ridgeline trail.

The applicant has been informed of these recommendation.

Staff seeks DRSC comments on the proposed project and staff recommendations. Following review and comment by the DRSC, the project will be forwarded to the Planning Commission for consideration.

Attachments:

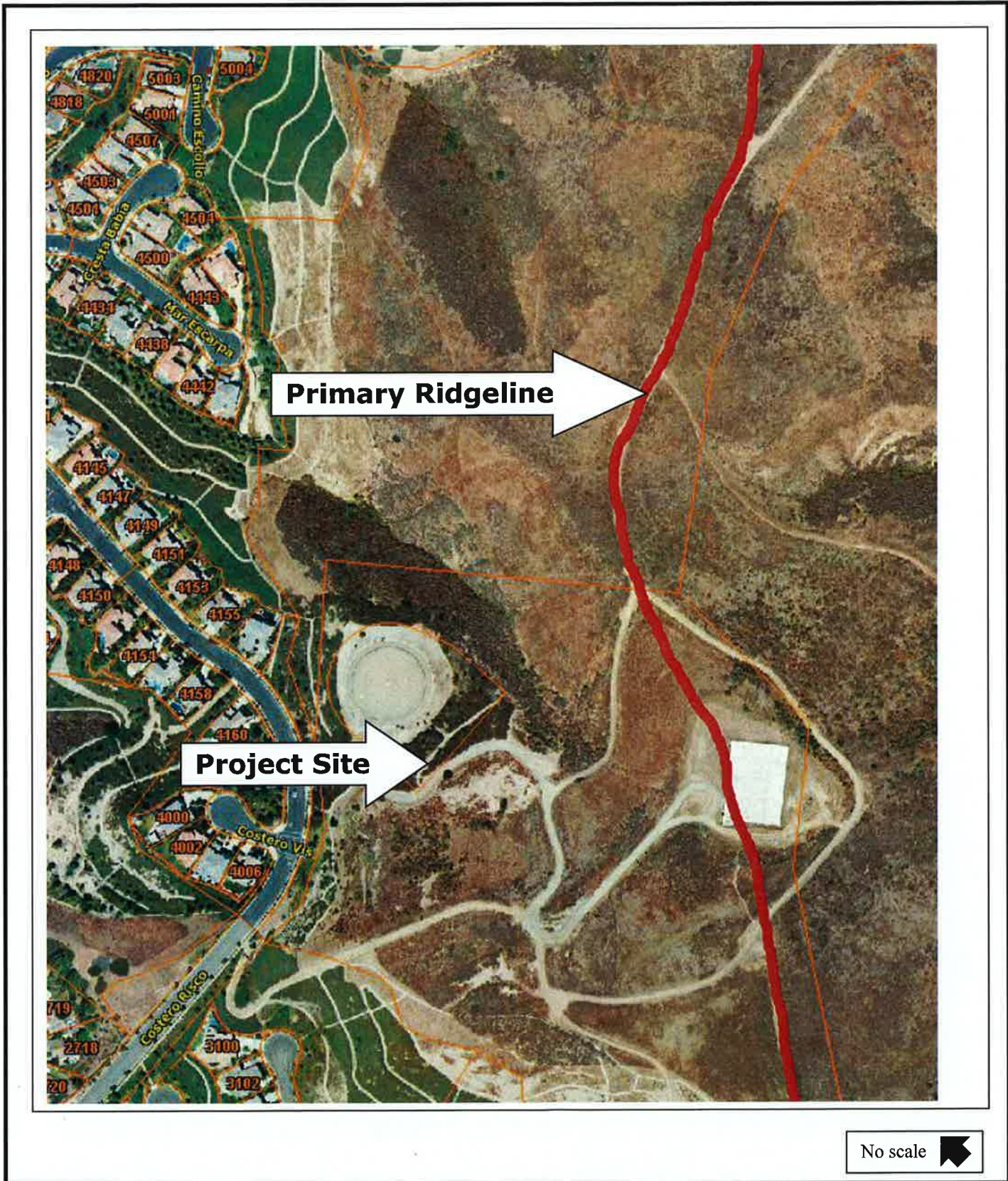
1. Location Map
2. Site photographs and project simulations
3. North/South ridgeline information
4. Photographs of existing Verizon facility

Plans under separate cover



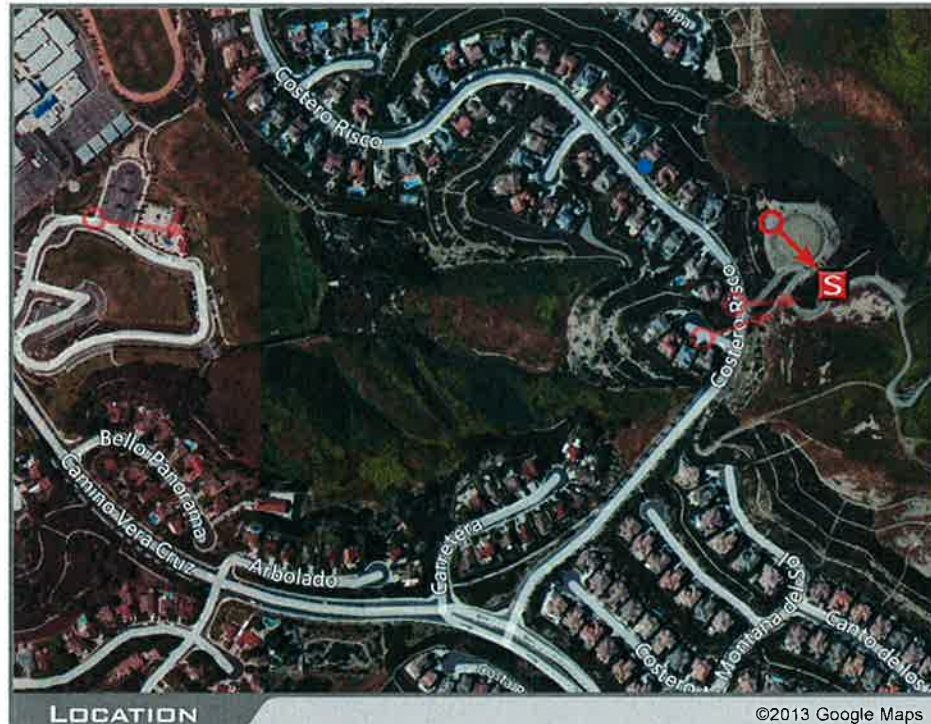
LOCATION MAP

CUP 13-259, AT&T at Costero Risco water tank
4159 ½ Costero Risco





000245
COSTERO RISCO WATER TANK
 4159 1/2 COSTERO RISCO SAN CLEMENTE CA 92672



LOCATION

©2013 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM TANK SITE



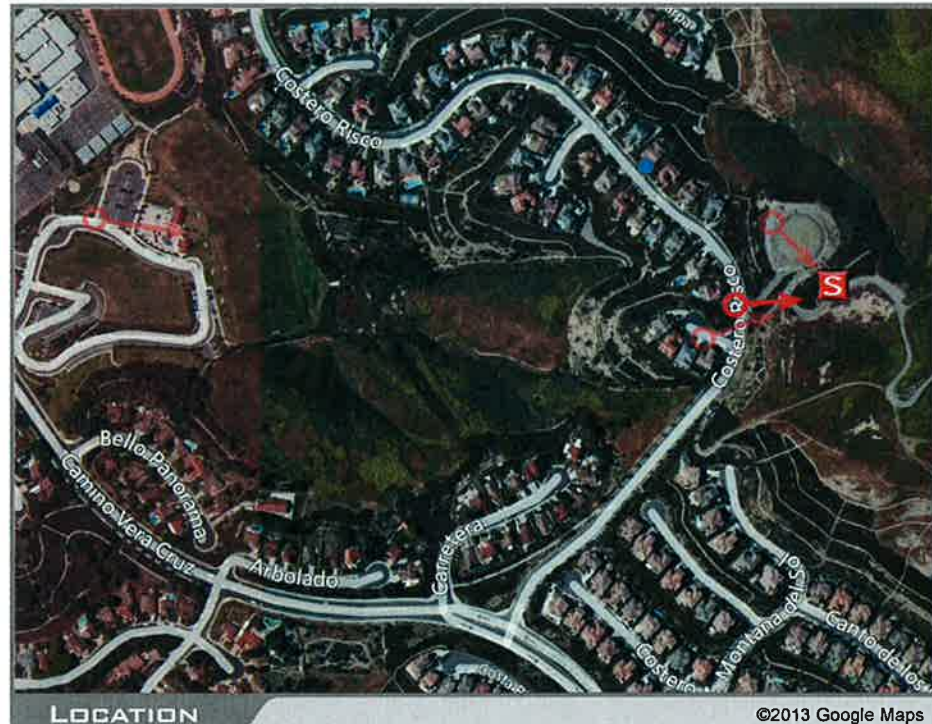
0C0245

COSTERO RISCO WATER TANK

4159 1/2 COSTERO RISCO SAN CLEMENTE CA 92672



VIEW 2



LOCATION

©2013 Google Maps



EXISTING



PROPOSED LOOKING EAST FROM COSTERO RISCO



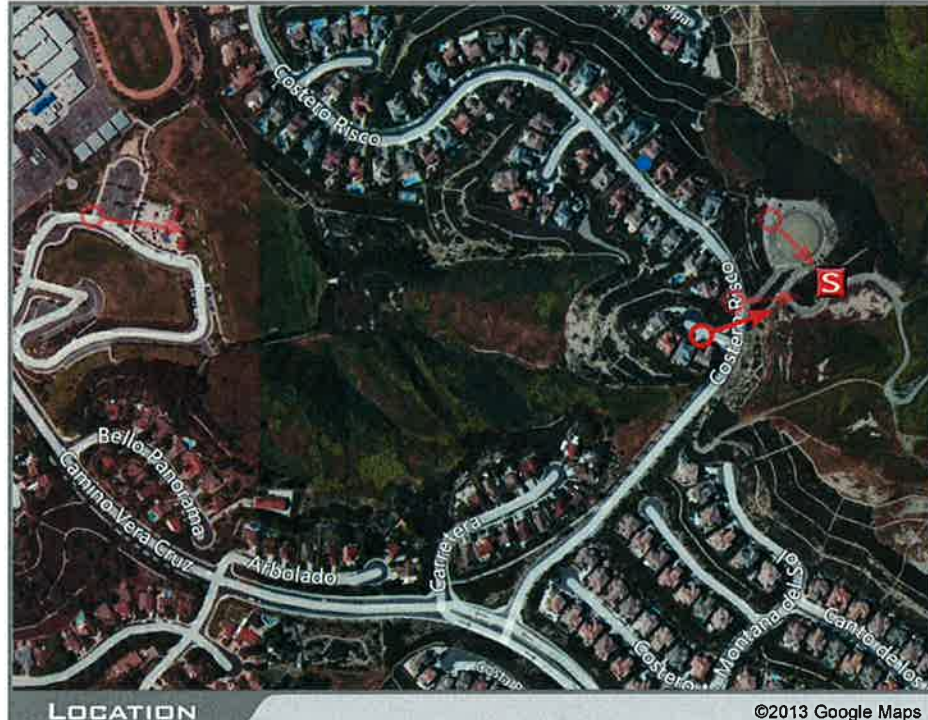
000245

COSTERO RISCO WATER TANK

4159 1/2 COSTERO RISCO SAN CLEMENTE CA 92672



VIEW 3



LOCATION

©2013 Google Maps



EXISTING



PROPOSED

LOOKING NORTHEAST FROM COSTERO VISTA



at&t

000245

COSTERO RISCO WATER TANK

4159 1/2 COSTERO RISCO SAN CLEMENTE CA 92672



AEsims.com
877.9AE.sims

VIEW 4

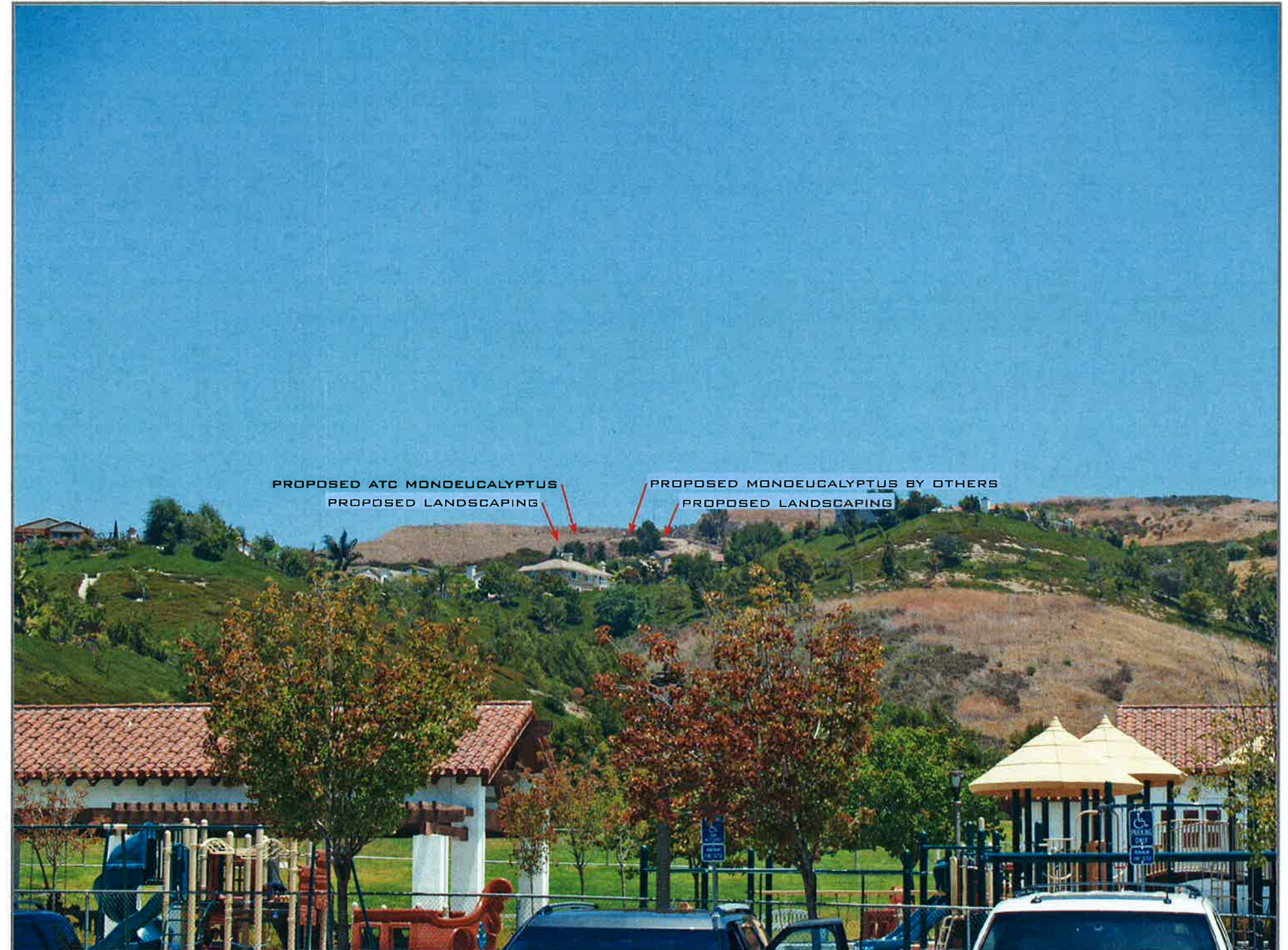


LOCATION

©2013 Google Maps



EXISTING

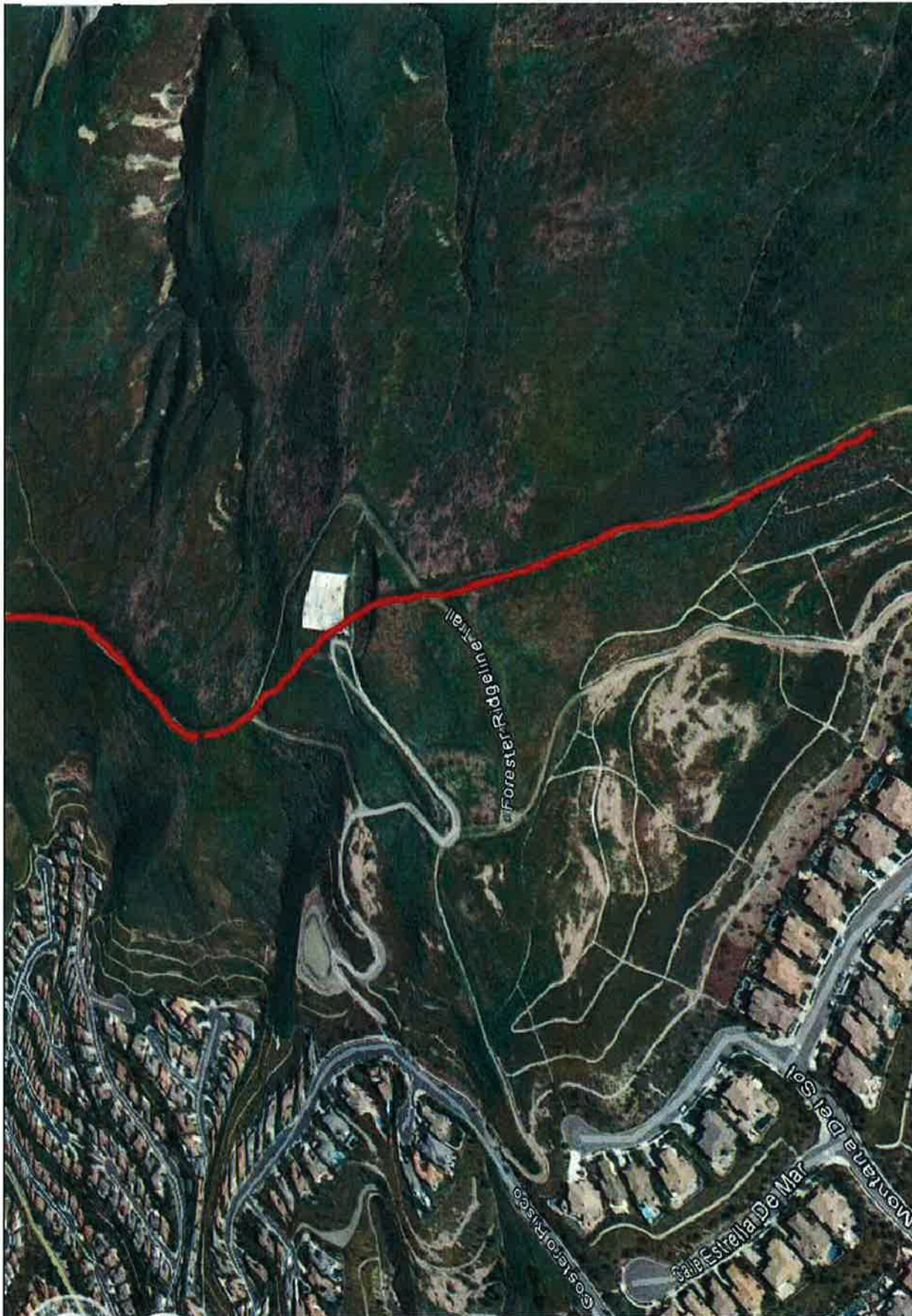


PROPOSED ATC MONDEUCALYPTUS
PROPOSED LANDSCAPING

PROPOSED MONDEUCALYPTUS BY OTHERS
PROPOSED LANDSCAPING

PROPOSED

LOOKING EAST FROM FOSTER RANCH COMMUNITY PARK PARKING LOT



forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendices of this Specific Plan.

4. Land Uses Not Listed - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.
5. Site Plan Review - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.
6. Design Guidelines - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.

B. PRINCIPAL USES PERMITTED

1. Golf course and continued maintenance of the low flow conservation easement stream along the golf course.

C. DEVELOPMENT STANDARDS

All structures and/or parking areas shall be set back a minimum of 20 feet from any street. All other development standards shall be determined the City through the Site Plan Review process.

511 SECTOR P OPEN SPACE

A. PURPOSE AND APPLICABILITY

- ① Purpose - The purpose of this Section is to provide for the use and preservation of open space and of major ridgelines and their adjacent open areas within Sector P.
2. Applicability - This Section applies to the Open Space Area within Sector P, as shown on Exhibit 2-4.
3. Standards Not Listed - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendices of this Specific Plan.
4. Land Uses Not Listed - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

C. MAJOR HILLSIDE AND RIDGELINE OPEN SPACE

Most of the Sector D hillside open space is located along the northern and western boundaries of the Specific Plan area. The major hillside and ridgeline open space within Sector P is to be preserved in accordance with the Hillside Development Ordinance with limited alteration. Exceptions are for contour grading on the edge of a development area (as shown on the Exhibit 2-9 Grading Concept) and the installation of trails, small trail rest areas, a scenic overlook area, and the extensions of Camino Del Rio and Avenida Vista Hermosa to their connections with Avenida La Pata. Approval by the Community Development Director will be required to allow remedial grading to extend further into open space areas than the conceptual grading limits shown on Exhibit 2-9. In such a case, an expansion of grading limits will be approved only to the extent determined by the Director to be necessary to ensure soil stability.

D. OPEN SPACE WITHIN RESIDENTIAL AND PUBLIC PLANNING AREAS

This open space consists primarily of common open area and landscaped slopes within development areas (such as in "Tocayo Hills" in Sector D and "El Encanto" in Sector P, etc.). These areas are maintained as permanent private open space.

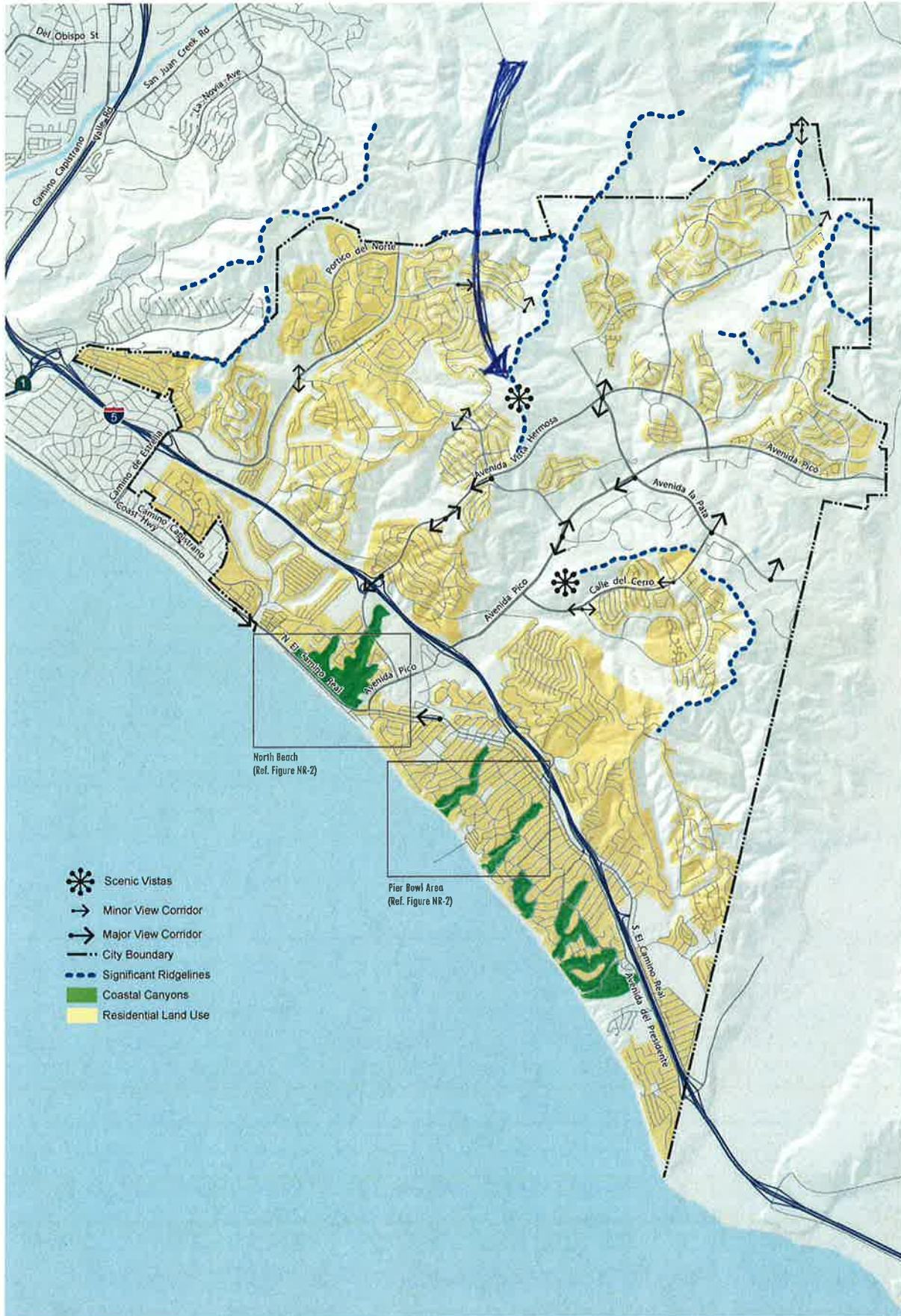
E. LA CRISTIANITA PAGEANT SITE

The former La Cristianita Pageant site is located in the northwest portion of Sector D (see Exhibit 2-2). This approximately 60-acre site was formerly used for staging an annual pageant commemorating the baptism of the first European child in California. The site is designated as Open Space on the Master Land Use Plan, Exhibit 2-1. It may be used for passive open space. If a conditional use permit is approved, the site could also be used for park, golf course, and/or agricultural uses.

F. BIKEWAYS AND RECREATION TRAILS

Bikeways - As indicated by Exhibit 2-7, Class I off-road bikeways are constructed adjacent to Camino de Los Mares, and will be constructed adjacent to Camino Del Rio, Avenida La Pata, and Avenida Vista Hermosa. Class I off-road bikeways are to be separated from the curb by means of a landscaped parkway averaging at least 6 feet in width, except within 50 feet of street intersections, where bikeways may be placed adjacent to the curb. The bikeway itself shall be 8 feet in width with a minimum 2 foot clearance on either side.

Class II on-road bike lanes are provided on Camino Vera Cruz, and Via Sarmentoso. Where Class I bikeways are to be provided along those portions of La Pata and Vista Hermosa adjacent to Planning Areas A, B, C, and D, the City may also require the installation of Class II on-road bike lanes if it determines that such bike lanes are needed to ensure safe bicycle access to the institutional facilities.



Data Source: City of San Clemente Master Landscape Plan for Scenic Corridors, 1992; City of San Clemente Specific Plans
 Note: For more detail, please refer to specific plans.



Figure NR-1
AESTHETIC RESOURCES

11.19.13

THE PLANNING CENTER
 DC&E

0 1,300 2,600 5,200
 Feet





