



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

**Wednesday, January 29, 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: None

**2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS**

**A. Cultural Heritage Permit 13-310, Fabela-Aguilar Duplex (Wright)**

A request to consider the construction of a duplex on a property that is adjacent to a historic residence. The subject property is located in the Residential Medium Density zoning district and Coastal Overlay (RM-CZ) at 253 Avenida Granada. The site's legal description is Lot 27, Block 18 of Tract 779 and Assessor's Parcel Number 058-113-64.

**3. NEW BUSINESS**

None.

**4. OLD BUSINESS**

None.

**5. ADJOURNMENT**

Adjourn to the Design Review Subcommittee meeting of Wednesday, February 12, 2014 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.



## Design Review Subcommittee (DRSC)

Meeting Date: January 29, 2013

**PLANNER:** Christopher Wright, Associate Planner *CSW*

**SUBJECT:** **Cultural Heritage Permit 13-310, Fabela-Aguilar Duplex**, a request to consider the construction of a duplex on a property that is adjacent to a historic residence.

### **BACKGROUND:**

#### ***Project Description***

The proposed project is a Spanish Colonial Revival styled duplex on a vacant lot at 253 Avenida Granada. The duplex has three stories: two stories of living area above a ground level "in-bank" garage built into the hillside. The subject site slopes upward from the street to the rear yard. A historic residence abuts the north side yard of the subject site. Unit A would be adjacent to the historic residence. Behind Unit A, is a motor court and Unit B. These parts of the project would be adjacent to the historic residence's rear yard.

Unit A has 2,050 square feet of living area, three bedrooms, and a tandem two-car garage. The entrance is accessed from a covered porch that faces the street. Unit B has 2,700 square feet of living area, four bedrooms, a den, and a two car garage. The garage is accessed by a driveway and motor court along the north side yard. Unit B's entrance is accessed by an open stairway and entry courtyard along the south side yard. Each unit would have an entry court, private balcony, roof deck, and common open space within the rear yard.

#### ***Why is DRSC Review Required?***

Zoning Ordinance Table 17.16.100B requires Planning Commission approval of a Cultural Heritage Permit (CHP) because the project involves the construction of a building on a site that abuts a historic structure. Cultural Heritage Permit applications are reviewed by the DRSC to ensure projects are compatible with historic structures, are in character with neighborhoods, and are consistent with Design Guidelines.

#### ***Site Data***

The subject site is a 6,216 square foot lot located in the Residential Medium Density zone and Coastal Overlay (RM-CZ) at 253 Avenida Granada. There are several residential buildings built above or behind in-bank garages on both sides of the street. This indicates that significant grading was needed to develop properties in the neighborhood.

**Historic structure**

The historic residence is located at 251 Avenida Granada (see Attachment 1 for a vicinity map). The residence has two stories: one-story of living area above a ground-level garage. It was constructed in 1928. Refer to Attachment 6 for the most recent historic resource survey of the residence’s historical significance, condition, and character defining features.

**ANALYSIS:**

**Development Standards**

The proposed project meets development standards. Table 1 outlines the standards and the project’s consistency with them.

**Table 1 – Development Standards**

<b>Development standard</b>	<b>Zoning requirement</b>	<b>Proposed project</b>
Building height maximum*	25'	Highest roof element is 24.94'
Setbacks (Minimum):		
1. Front	15'	15'
2. North side yard (adjacent to historic home)	5'	Unit A = 12'-6", Unit B = 5'
3. South side yard	5'	5'-3"
4. Rear yard	5'	7'-4"
5. Garage	18'	18—6"
Lot coverage	Max. 55%	47%
Required parking (Minimum):	4 covered spaces	4 covered spaces
Trees required in front yard (Minimum)	15 gallon tree per 25 feet of frontage (two trees on subject site)	Two trees
Drought tolerant front yard landscaping	Front yard setback must be covered with plant material except for areas necessary for entry sidewalks, driveways, and parking	Front yard has adequate plant coverage

\* Measured from existing grade

**Design Guidelines**

The structure is not located in an Architectural Overlay district (A-Overlay) where projects are required to have Spanish Colonial Revival architecture. When a project isn’t located

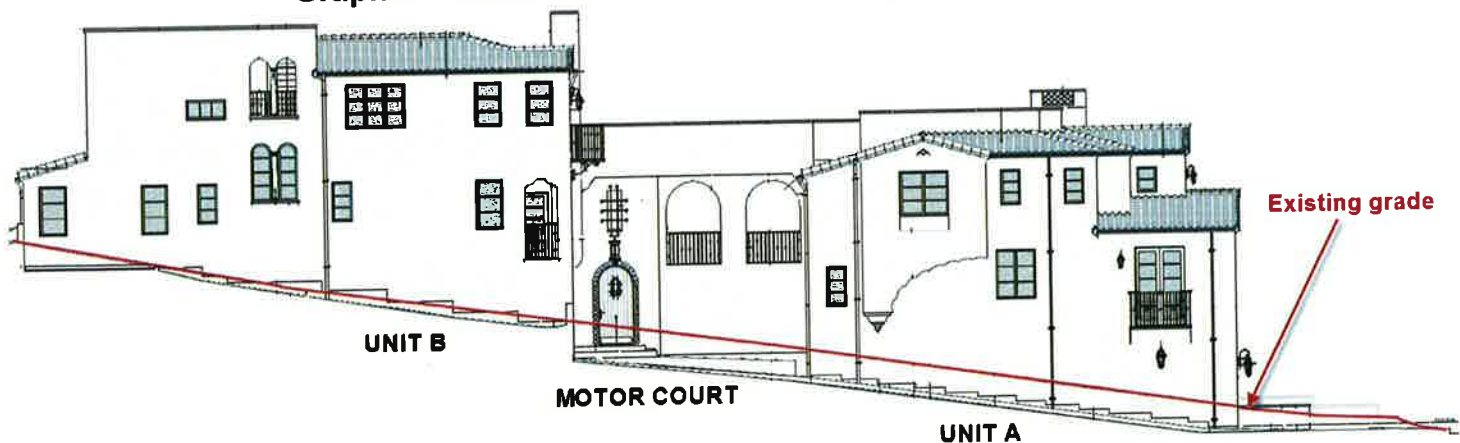
within the A-Overlay, projects are reviewed for consistency with other Design Guidelines that address general design issues such as site planning, architecture, neighborhood compatibility, and landscaping. Below is an analysis of the most relevant guidelines for this project (guidelines are cited in parenthesis).

*Site planning, building mass, and rooflines*

The units have living space above ground level garages that are built into the hillside, similar to the character of other residential properties along the street. The project's massing and rooflines "step" up the hillside to follow the site's natural topography. The site's slope would be graded so a portion of the building mass and height is located below existing grade (red line in Graphic 1 below). Unit A would be located in front of Unit B and its motor court. This would partially screen building mass from the street. The massing of project would also be divided into smaller parts with recesses, building offsets, details, and projections (II.B.2, II.C.3). Examples of these design elements include:

1. Unit B's driveway and motor courtyard, located on the north side of the site, helps enlarge the side yard setback adjacent to the historic residence. The side yard setback would be 12 feet, 6 inches, where 5 feet is required. The motor courtyard is encouraged to provide a recess between the units to screen the second garage opening (III.B).
2. A shed roof element above the second floor of Unit A on the north side that faces the historic structure
3. Third floor offset on the front and north side elevations of Unit A, above the shed roof element.
4. Balcony on the north side of Unit A.
5. Second story deck on the front and south side elevation of Unit A.
6. Recessed garage opening on the front elevation of Unit A.
7. An entry courtyard on the south side of Unit B.
8. Offsets and plane breaks on upper building floors (Section III.B).
9. Rooflines are varied with hip, gable, and shed elements to add interest and break down the mass of the building (II.C.3.b).

**Graphic 1- North elevation with existing grade shown**



*Building scale*

The scale of the project is in character with buildings on both sides of the subject site, as shown in Graphics 2 and 3. Unit A is most visible from the street and adjacent to the historic structure. The orange lines show the plate lines and roof height of the Unit A building element that is closest to the street and each neighboring property. Note: the renderings do not show the proposed landscaping accurately.

**Graphic 2 – Rendering of front and north side elevations**



**Graphic 3 – Rendering of front and south side elevations**



**RECOMMENDATIONS:**

Staff supports the project as proposed because it is consistent with Design Guidelines and complies with development standards. Staff recommends this item be forwarded to the Planning Commission with DRSC recommendation of approval.

***Attachments:***

1. Location Map
2. Photos of existing conditions
3. Photo of materials board
4. Site plan on aerial photograph
5. Renderings
6. Historic survey sheet on 251 West Granada

Plans



# LOCATION MAP

CHP 13-310, Fabela-Aguilar Duplex  
253 Avenida Granada





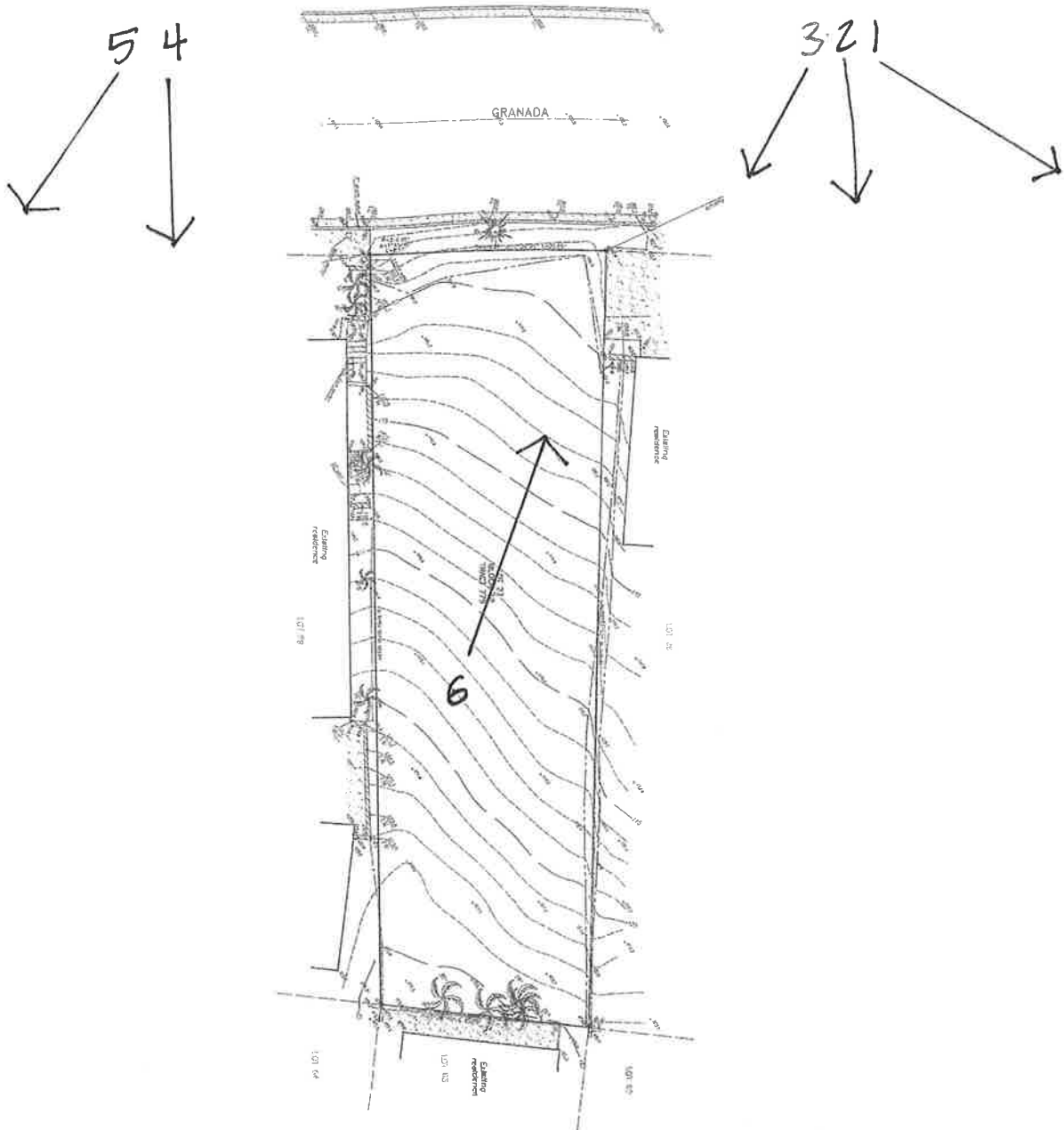
**JAMES L. GLOVER, JR**  
**DESIGNER**

103 ½ AVENIDA DEL MAR  
SAN CLEMENTE, CA  
PHONE: 949-492-7618  
FAX: 949-492-8394

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**PHOTO SURVEY**  
**FABELA/AGUILAR RESIDENCE**

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2



3



4



5





**FABELA/AGUILAR  
DUPLIX**  
MATERIALS SAMPLE BOARD  
253 AVENIDA GRANADA  
SAN CLEMENTE, CA 92672



**CLAY ROOF TILE**  
TWO-PIECE MISSION STYLE TERRA COTTA CLAY TILE



**EXTERIOR PLASTER**  
SANTA BARBARA MISSION FINISH PLASTER.  
COLOR: SWISS COFFEE (WHITE)



**TILE AND WALL CAP**  
TERRA COTTA CLAY TILE



**FABELA/AGUILAR  
DUPLIX**  
MATERIALS SAMPLE BOARD

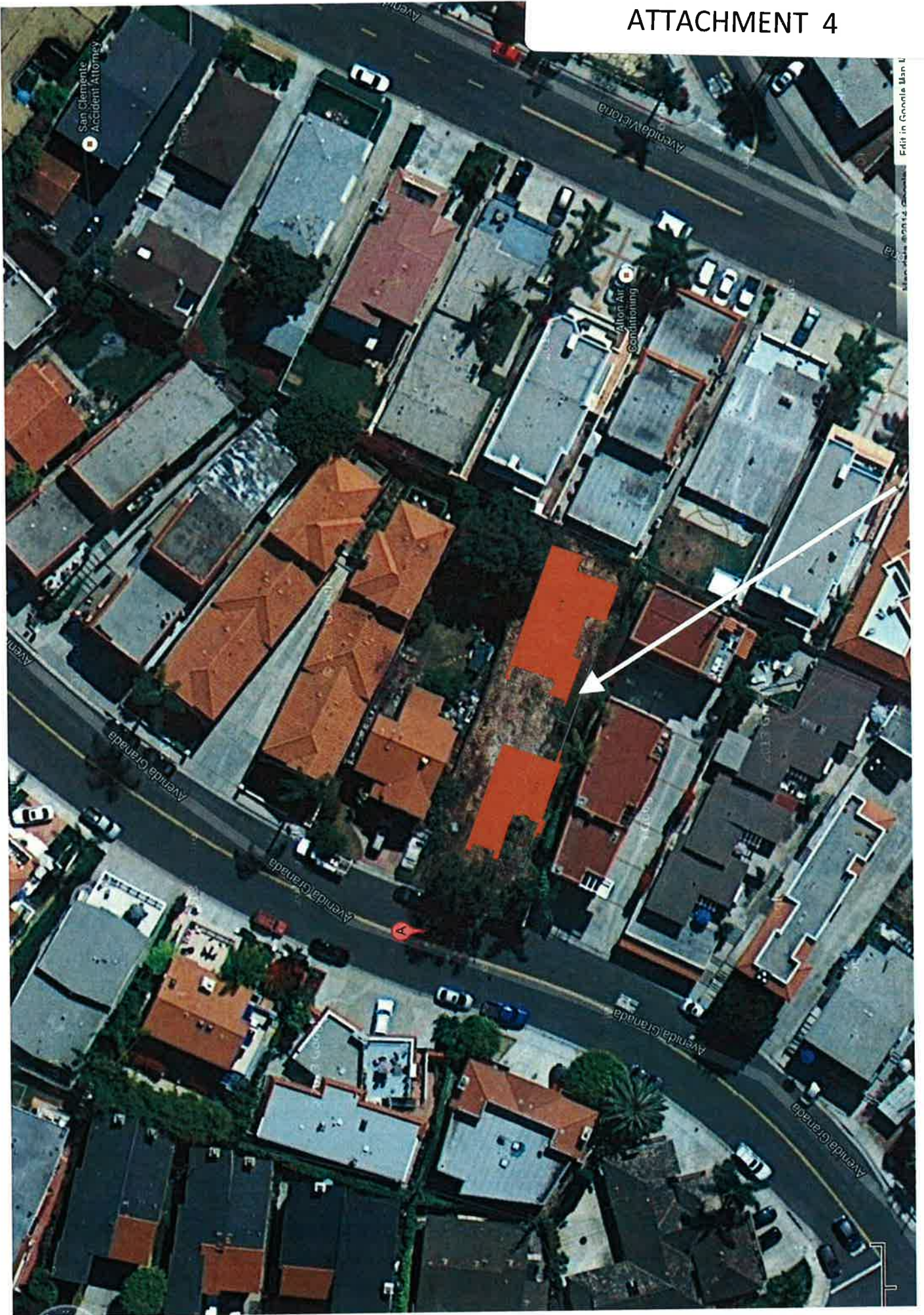
253 AVENIDA GRANADA  
SAN CLEMENTE, CA 92672



**BALCONIES AND GATES**  
DECORATIVE WROUGHT IRON PAINTED BLACK



**WINDOW AND DOOR FRAMES, CORBELS,  
RAFTER TAILS, POST AND BEAMS**  
ANTIQUE BROWN BODY STAIN FINISH







# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource Name or #: 251 AVENIDA GRANADA

**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 251 Avenida Granada City San Clemente Zip 92672

d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-113-63

**P3a. Description:**

The property contains a one-story single family residence raised over a ground-level garage with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a low-pitch side-gable and front-gable roof with clay tiles and exposed rafter tails. The exterior walls are clad with original smooth stucco. There is a chimney. The primary (west) facade is three bays wide. The southernmost bay contains a two-car garage with four non-original but compatible doors. Above, the living space is lit by a large round double-hung wood window with a circular window above. The central bay is recessed and contains a covered porch with wood supports that rests on a low stucco balustrade. The main entrance is on the second level under the shed roof of the porch. The northernmost bay includes a covered archway to the backyard that supports a second-level patio. The fenestration consists of fixed wood double-hung windows throughout the residence and two wood casement windows on the side were later inserted. 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

1930 (F) Building Permit

**P7. Owner and Address:**

Pibolis, Theodore Francis  
251 Avenida Granada

**P8. Recorded by:**

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

**P9. Date Recorded:** 9/19/2006

**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:



# CONTINUATION SHEET

Page 3 of 3

Resource Name or #: 251 AVENIDA GRANADA

Recorded by: Historic Resources Group

Date: 9/19/2006

Continuation  Update

**Photographs of the Subject Property, Continued:**

