



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

**Wednesday, January 15, 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: December 11, 2013

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

**A. Minor Architectural Permit 13-475, Stewart Surfboards Tree Carving  
(Atamian)**

A request to consider an artistic carving of a palm tree on private property, located at 2102 S. El Camino Real in the Neighborhood Commercial zoning district (NC3).

**B. Cultural Heritage Permit 13-215, Casa Ammirato (Ciampa)**

A request to consider an addition to a historic house and hardscape improvements to the property. The project is located at 418 Cazador Lane in the Medium Density Residential zoning district and Architectural Overlay of the Pier Bowl Specific Plan (PBSP/RM-A).

**C. Surfer's Row Preliminary Review (Gregg)**

A request to consider ten duplexes to be built on ten separate, but contiguous, lots for a total of 20 units. A minor exception permit is request to consider reduced side yard setbacks on the corner lot, and for walls exceeding 42 inches in the front yard setback up to five feet. The project is proposed from 2721-2739 South El Camino Real and is within the Mixed Use (MU5) zoning district.

**D. Amendment to Cultural Heritage Permit 09-452, Pier Bowl Mixed Use Windows (Jones)**

A request to consider non-wood windows on a non-historic Spanish Colonial Revival style building under construction at 614 Avenida Victoria located within the Pier Bowl Core - Mixed Use land use designation of the Pier Bowl Specific Plan and the Architectural Overlay (MU 4.1 P-A).

**E. Minor Cultural Heritage Permit 13-472, North Real Building (Jones)**

A request to consider a new non-wood storefront on an existing commercial building located at 115 North El Camino Real. The project is located within the Mixed Use Zoning District, and within the Architectural and Central Business Overlays (MU3-CB-A).

**3. NEW BUSINESS**

None.

**4. OLD BUSINESS**

None.

**5. ADJOURNMENT**

Adjourn to the Design Review Subcommittee meeting of Wednesday, January 29, 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  
DECEMBER 11, 2013**

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

Staff Present: Cliff Jones

**1. MINUTES**

Minutes approved with changes: November 27, 2013

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

**A. Beach Parking Lot at North Beach (Gregg)**

This past year, the City Council approved a Capital Improvement Project (CIP) to improve the City owned vacant lot in North Beach, into additional beach parking. Working with a consultant, staff has a preliminary design that we would like to present to the DRSC.

Associate Planner Amber Gregg summarized the report.

The Subcommittee Members noted that they prefer the number four option for the arched entry way.

Subcommittee Member Kaupp discussed the issues they have with the pavers downtown concerning cleaning. Consultant Art Guy suggested minimally porous pavers without beveled edges for easier cleaning but no matter what there will still be some amount of staining.

Subcommittee Member Darden asked if green striping could be used in the parking lot instead of white, Subcommittee Member Kaupp concurred. Staff noted they would look into the request.

The potential use of a kiosk was then discussed and the Committee directed staff to look at the Paseo Nuevo development in Santa Barbara and the kiosks in that development. Subcommittee Member Darden noted that she likes a solid art element instead of the flat design.

Subcommittee Member Crandell asked that we look at the location of the pay station because he believes it could be located to a more visible and convenient place. He also suggested combining the kiosk and pay station together.

Subcommittee Member Kaupp strongly encourages canopy trees in the parking lot.

Subcommittee Member Crandell noted lighting concerns and stated that pole lighting was not an optimal solution as they may impede the views. This was a concern since the project is in the view corridor. Staff noted that they would review the lighting.

Subcommittee Member Kaupp asked the consultant to pay close attention to areas that may attract high foot traffic and use "foot" tolerant plants. Art agreed. The Subcommittee also noted to review pedestrian traffic paths of travel from existing lots to this one.

Subcommittee Member Kaupp then opened the meeting to public comments.

Resident, Larry Culbertson asked if there was a potential to incorporate a historic mural. Consultant Guy stated that he would love to do a mural and that yes he believed there was room and would look at it when detailing the archway.

Subcommittee Member Kaupp stated that murals are great but to keep a place holder for the banners.

Resident, George Gregory noted that there was no bus turn out designed into the project and that was something the residents in the area have been advocating for a long time. He requested a turn out be designed into the plan and the existing bus stop in front of 7-11 be moved. He also noted that solar panels could be used to light the kiosk and to not use the pavers in the parking lot because of the failure issues the City had with the pavers in the intersection. Mr. Gregory then suggested removing the center landscaping in the lot to make room for the bus turnout and that Calle Descheca be promoted as a pedestrian walkway. Mr. Gregory submitted a plan he designed for staff review.

Subcommittee Member Kaupp noted that the El Camino Real/Pico intersection pavers failed but the pavers at Del Mar and El Camino Real have lasted for 20 years.

Resident, Don Slater thinks it's a wonderful project and that it's aesthetically pleasing. He commended staff on the design and asked that the charging station have a good level of handling capability and have a standard electrical outlet in case it's needed in the future. He likes that the traffic entrance and the pedestrian entrance are separated, and also likes the green filtration area and tree in the center of the lot. He liked the number three option for the archway.

Subcommittee Member Kaupp agreed that there needs to be enough power outlets designed into the project for lighting and events.

Subcommittee Member Kaupp closed the public comment. DRSC recommended that the conceptual project move forward to Planning Commission but that they would like the details to come back for their review as the project continues through the CIP process.

**B. Discretionary Sign Permit 13-243, San Clemente Professional Plaza**  
(Nicholas)

A request to consider a new monument sign for an existing commercial/office building located at 653 Camino De Los Mares.

Associate Planner Sean Nicholas summarized the report and showed images of a variety of ways more depth could be incorporated into the sign rather than the “box” that is proposed.

Design Review Subcommittee members all agreed that staff’s direction on the signage was appropriate and necessary. The sign as proposed seemed to “flat” without any dimension and would really stand out as being just a “box” and not compliment the existing structure nor enhance the site.

The applicant’s sign contractor indicated that the simple design is what the property management company had wanted, but that there was opportunity to do something more with the signage.

Design Review Subcommittee members were also concerned about the height of the sign at ten feet being out of scale with the existing one-story commercial buildings, and may end up being taller than the facility. All of the Subcommittee members agreed that the design modifications discussed should be incorporated in some way to enhance the overall look of the sign, and return to DRSC for further review.

**C. Discussion on Proposed Change to the Valero Project** (Nicholas)

A discussion and presentation of the preliminary design changes to the Valero project to enhance the building and potentially develop a new pole sign.

Associate Planner Sean Nicholas summarized the report.

Subcommittee Member Kaupp stated that he had concerns providing comments on a design of a pole sign which ultimately Planning

Commission cannot support. Subcommittee member Kaupp did not want to lead the applicant down a path with false expectations.

Planner Nicholas stated that he completely understood the concern. Staff has met with the applicant and informed them that the signs may not be supported but the applicant requested to present these concepts to DRSC. Staff is also meeting with the City Attorney regarding this issue in the future.

Subcommittee Member Kaupp indicated since the applicant wanted this meeting to show potential design changes than he was comfortable with proceeding. But when the project comes back to DRSC for review, information regarding what options the Planning Commission had will be helpful. While it is a creative approach, it is a step backwards in terms of policy.

The applicant's representative, Henry Lenny, presented and went through the modifications and images he had prepared including design modifications to the convenience store building as well as signage, particularly design concepts for a revised pole sign. Mr. Lenny discussed the process he went through reviewing the situation and policy regarding the pole signage and designing the pole sign and the concepts he was trying to capture.

Subcommittee Member Darden had some concerns about the cloth design elements on some of the images and how long they would last.

Mr. Lenny indicated they last between seven to ten years.

All of the Subcommittee Members agreed that the modifications Mr. Lenny proposed to the building were an upgrade and enhanced the overall look of the facility. There were questions on how much the height of the tower increased. Mr. Lenny did not have the exact height, but it was not a large amount.

The Subcommittee felt the approach Mr. Lenny was taking on the pole sign was very creative, and wished people took such a creative and in-depth look at all signage.

Mr. Lenny indicated it was important to do so because to develop something that can be approved without impacting policy, or is it just a simple "no," which it may be, but it might be an opportunity lost.

Subcommittee Member Darden stated that she felt it was an interesting idea to think of a sign as something that adds to the architecture rather than just attract attention or detract from the architecture. Another sign

that had recently been reviewed was designed into the architecture and it enhanced the look of the building, and it is possible to do. Ms. Darden did not care for the gas pump design as much as other potential designs that are presented as ideas.

Subcommittee Member Kaupp indicated that he was supportive of the concept of being more creative with signage. Doesn't think branding is as big of an issue as people make it out to be, quality is more important. This approach has never been brought forward before. Mr. Kaupp indicated that he did not necessarily like the gas pump, but the idea of a "guild" style sign where you see a blade sign with a shoe, you know it is a shoe store. Mr. Kaupp, was trying to balance the creativity and style and whether it is still signage based on the design. Mr. Kaupp again noted that he has concerns about not creating an exception and how to relate the pole sign more to the architecture rather than signage.

Subcommittee Member Crandell also likes the iconographic signage. But also is not sure how it can be seen as anything other than signage, and will be a difficult issue, especially with the input of the community on these types of issue. Perhaps looking at those architectural changes, by the time a pole sign would be visible as you have shown, perhaps the building is just as visible, thus the pole is not needed. That is something that should be looked at as well.

Mr. Lenny said the challenge is not to take away the City beauty while creating awareness of the use. Perhaps understanding the visibility will help, and how long you actually see the sign.

Mr. Lenny asked if more informal meetings on the issue could be done meeting with Planning Commission and City Council members.

Planner Nicholas stated that some of these details need to be hashed out before further meetings occur so people understand what they are reviewing. Also exploring the visibility from the freeway and other side of the freeway will be important.

Subcommittee Member Darden also stated that there are members of the public that are very sensitive of what people see from the City, and that needs to be kept in mind in preparing the design.

Subcommittee Member Crandell mentioned the workshops done for the Olen project, and perhaps a similar approach can be taken.

Planner Nicholas stated that options will be reviewed.

**D. Minor Cultural Heritage Permit 13-498 / Temporary Use Permit 13-499, Library Remodel Temp Trailer and Patio (Jones)**

A request to consider: 1) exterior changes to create an outdoor patio; and 2) a temporary trailer for construction purposes at the San Clemente Library located at 242 Avenida Del Mar.

Associate Planner Cliff Jones summarized the report.

Subcommittee Member Darden asked whether more attractive temporary trailers were available.

The applicant, Dennis Downs, indicated light grey with tongue and groove siding was the norm in the industry and they could not find a more attractive trailer.

The DRSC expressed support for the temporary trailer and exterior changes to the Library with the following recommendations:

1. Ole Hanson tile should be considered atop the stucco seat walls to compliment the bulb outs on Ave Del Mar and the seats walls in the Pier Bowl.
2. Traditional solid wrought-iron railing should be provided such as the wrought-iron provided at the Casa Romantica. The Subcommittee requested that the preliminary design be submitted to them for their consideration prior to building permit issuance.
3. The canvas awning should be lowered below the exposed rafter tails. The welded frame pipe section that returns to the wall should be removed and the wrought-iron spears should remain.
4. The landing of the accessible ramp should be finished with pavers to match existing pavers.
5. The lighting should be black solid wrought-iron.
6. Potted plants along the side of the temporary building to enhance the appearance. Boxwood plant material may be appropriate.
7. Install signage on the trailer that alerts the public that the trailer is temporary.
8. Temporary trailer should be completely skirted.

The DRSC suggested the project move forward to the Zoning Administrator for review.



**E. Discretionary Sign Permit 13-298, Presidio Plaza Sign Program**  
(Atamian)

A request to consider modifications to the requirements of the Master Sign Program of the Presidio Plaza shopping center, located at 401 South El Camino Real.

Assistant Planner Adam Atamian summarized the report.

During Mr. Atamian's staff report summary, John Safar, the applicant, clarified that he included a thinner font for the central tower element as recommended by the DRSC at the previous meeting. He also stated that the duranodic bronze color specified in the plans is a paint application, and that he can make the color a lighter bronze to comply with staff's and DRSC's recommendation regarding all center identification signage.

Subcommittee Member Kaupp stated that he appreciates the addition of the language regarding window signage and recommends that the wording be refined to specify allowable window signage for hours of operation, emergency contact info, etc. and limit to a reasonable square footage for such signage. Mr. Atamian stated that the language was copied from another Master Sign Program at a similar shopping center, and that this type of window signage has not become an issue there.

Mr. Atamian stated that the applicant included a note in the Master Sign Program regarding the maximum allowable signage per business that limits each business to 64 square feet of signage. He noted that this generally won't apply as each business is also limited to one square foot of signage per linear foot of street-facing business façade. He went on to explain that a business could conceivably combine multiple suites and qualify for a sign that approaches 64 square feet, which would not be compatible with the adjacent properties located in the Architectural Overlay. Mr. Atamian requested DRSC input on this aspect of the Master Sign Program. Mr. Safar explained that won't be an issue as the available wall space will limit the maximum signage. Subcommittee member Kaupp stated that if it is not an issue, then there shouldn't be any problem limiting the allowable per business signage. Mr. Atamian stated that even with the limited wall space available, a 25 square foot sign is easily achievable using the Master Sign Program tenant sign specifications. Mr. Kaupp recommended that the applicant work with staff to reduce the maximum allowable per business signage. He said that it wouldn't necessarily need to be as restrictive as the 25 square feet allowed in the Architectural Overlay, but should be under the 64 square feet specified currently in the Master Sign program.

Subcommittee Member Darden stated that the Master Sign Program is a great improvement over the earlier version reviewed by the DRSC. She said she likes the space between the proposed tenant plaques on the monument signs and asked if the dimensions could be specified on the plans. Mr. Safar stated that he didn't have the exact dimensions, but that he would make that addition.

There was discussion regarding the color palette. Mr. Safar stated that there are different color palettes for the face-lit channel letters and the reverse channel letter tenant signs. Mr. Atamian reiterated that staff is recommending that the face-lit channel letter signs be omitted from the Master Sign Program to make the tenant signage more compatible with the adjacent properties. He stated that as the first property located in the General plan update's "Transitional Corridor", there is an opportunity to establish continuity with the Architectural Overlay at this site. Subcommittee member Darden said that she agrees with that recommendation. Mr. Safar said that he could remove the face-lit channel letter signs from the available tenant signage options.

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**5. ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held January 15, 2014 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

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Michael Kaupp, Chair

Attest:

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Cliff Jones, Associate Planner



## Design Review Subcommittee (DRSC)

Meeting Date: January 15, 2014

**PLANNER:** Adam Atamian, Assistant Planner

**SUBJECT:** **Minor Architectural Permit 13-475, Stewart Surfboards Tree Carving,** a request to consider an artistic carving of a palm tree on private property, located at 2102 S. El Camino Real in the Neighborhood Commercial zoning district (NC3).

### **BACKGROUND:**

#### *Project Description*

The applicant proposes to artistically carve the trunk of a Canary Island Date Palm (*Phoenix canariensis*) tree into the shape of a surfer with a surfboard. The project is located on private property at 2102 S. El Camino Real.

Over the past few years, the palm tree became diseased, and according to the applicant, died. In October of 2013, the applicant began carving the tree into the iconic figure of a surfer standing in front of a vertically positioned surfboard. The carving is approximately 14'-9" tall with a maximum thickness at the uncarved base of 2'-0". Please refer to Attachment 3 for photos of the carved palm tree.

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

A Minor Architectural Permit is required because the project includes exterior modifications to a non-residential site. Review of the Minor Architectural Permit is the purview of the Zoning Administrator. The DRSC is tasked with ensuring site alterations are compatible and harmonious with the surrounding neighborhood and consistent with the Design Guidelines. DRSC comments will be forwarded to the Zoning Administrator.

#### *Site Data*

The subject site is a 7,680 square foot lot. The property is improved with a 5,275 square foot building located on the west side of the lot. The building is setback approximately 22 feet from the east property line, which is adjacent to the 8 foot wide sidewalk located along S. El Camino Real. In this section of the property, the lot is landscaped with grass, three large Canary Island Date palms, and other small plants. The subject of this application is the palm tree located near the middle of the east property line adjacent to the public right of way. Please refer to Attachment 2 for photos of the site conditions prior to the carving of the palm tree.

The building's east wall, directly behind the carved tree, has an ocean-themed mural that was approved in 2009.

**ANALYSIS:**

The applicant proposes carving a palm tree into a surfing-themed art piece located adjacent to the public right of way. The tree was most likely infected with fusarium wilt, a fungal disease which could have spread to the other trees on the property if the top had not been cut. The fungus also gets into the soil, making the direct replacement of the palm tree unfeasible.

The proposed Centennial General Plan (CGP) establishes the subject property as part of the South El Camino Real (SECR-E) Focus Area. This Area is described as possessing an eclectic atmosphere partly due to "the presence of various surf-related businesses" (LU-34). Within this Area, the General Plan update encourages, "the incorporation of art in public and private spaces that reflects the Area's surf heritage and eclectic, small town beach character" (Policy LU-14.09). The tree carving is consistent with this proposed corridor in the CGP as it is surfing-related and "celebrates the City's surf history and culture" (Goal, LU-34).

The tree is not a designated "street tree", and the applicant is not required to replace it "if removed due to damage or health" as stated in the Urban Design Element of the current General Plan (I 2.7). However, the site must maintain required landscaping per Zoning Ordinance Section 17.68.060, Maintenance requirements. The required landscaping for the site is a minimum of one 15-gallon tree, or equivalent, per 25 lineal feet of street frontage and at least 10% of the lot must be landscaped. Currently, 35% of the lot is landscaped. Prior to the carving of the palm tree, the property had seven 15-gallon trees. Based on the site's 165 linear feet of street frontage, the lot must provide a minimum of six 15-gallon trees. With the transformation of one tree into an art piece, the site maintains its conformity with the City's Landscaping Standards.

Because of its inclusion into the SECR-E Focus Area, this carving is not intended to advertise a product or service. This is similar to the finding made for the surfing-themed mural painted on the east wall of the building. Thus, the carving is not considered signage and does not count towards the allowable business signage for the site.

El Camino Real is listed as a minor scenic corridor in the Scenic Highways Element of the current General Plan. This designation requires that the City, "Review the heights and setbacks of all structures to ensure the preservation of visual corridors" (Policy 5.3.2). The Zoning Ordinance does not contain development standards related to art pieces. However, at 14'-9" tall, the tree carving is well below the height allowed for accessory structures in the Neighborhood Commercial zone, which may have the same height as primary buildings, up to 45'-0".

The Design Guidelines only discuss public art in terms of street furniture. However, in that context the Guidelines stipulate that public art "should not be located in the

designated sidewalk space” (Design Guidelines III.A2.2e *Mixed Pedestrian- Automobile Districts*). The proposed tree carving complies with this standard as it is not located in a pedestrian path of travel. Additionally, the Urban Design Element of the CGP encourages “inclusion of public art in private development” (Policy UD-2.09).

**RECOMMENDATIONS:**

The applicant’s proposal is consistent with the Centennial General Plan update regarding the SECR-E Focus Area, and as defined as art, is consistent with the current Zoning Ordinance and Design Guidelines. Furthermore, the site is in compliance with the Landscaping Standards of the current General Plan and the Zoning Ordinance.

Staff does have concerns regarding the long term sustainability of carved Canary Island Date palms. According to The Urban Tree Book, palm trees do not develop successive layers of wood and bark creating annual growth rings. This creates a generally soft and fibrous trunk, rather than the hard trunks of other woods, like pines. Because of this characteristic, many woodworking websites discuss the lifespan of carved palm being limited to a range of 5 to 10 years when placed outdoors. Exposed to the elements, carved palm will begin to deteriorate.

To extend the life of the carving and ensure that it does not become an eye sore later, staff anticipates the inclusion of project-specific Conditions of Approval in the Resolution presented to the Zoning Administrator. Staff recommends that the project be conditioned to require the carving to be preserved with an anti-fungal, clear sealant to extend the life of the piece as much as possible. Additionally, should the piece eventually disintegrate, a condition of approval that provides the City with the ability to require the carvings removal is recommended.

**CONCLUSION:**

Staff supports the proposed tree carving and seeks the DRSC’s comments and recommendations.

***Attachments:***

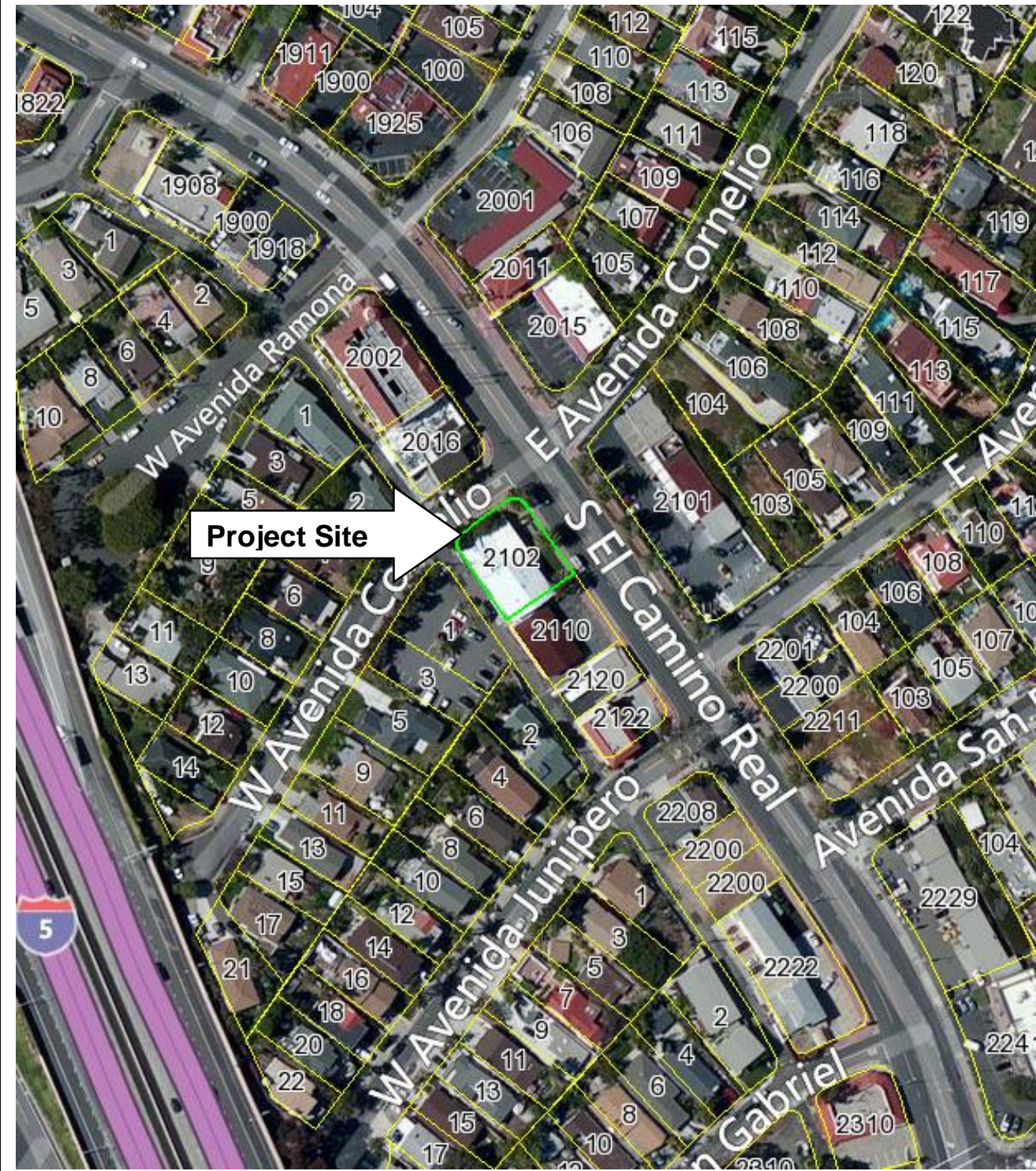
1. Location Map
2. Photos of Prior Site Conditions
3. Photos of Carved Tree






LOCATION MAP

MAP 13-475, Stewart Surfboards Tree Carving  
2102 South El Camino Real




No scale 





## Design Review Subcommittee (DRSC)

Meeting Date: January 15, 2014

**PLANNER:** John Ciampa, Associate Planner 

**SUBJECT:** **Cultural Heritage Permit 13-215, Casa Ammirato**, a request to expand and remodel a historic house located at 418 Cazador Lane. The subject property is adjacent to three other historic resources.

### **BACKGROUND:**

#### ***Background***

The project was reviewed by the Planning Commission on December 4, 2013 and it was referred back to the DRSC because it was discovered the enclosed balcony, originally thought to be a later addition, is historic. Based on this new information Planning Commission recommended the applicant modify the project to preserve the historic feature.

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

The applicant has modified the project from its original proposal to maintain the enclosed balcony. The applicant is proceeding with the following additional modifications from the previously proposed project:

- 1) Enlarge the two windows for the enclosed balcony to allow more light and provide improved ocean views.
- 2) Instead of a stair case as previously proposed, a door and Juliet balcony would be added to the north elevation.
- 3) Add a window to the north east corner of the second floor.
- 4) Replace the original window with French doors on the first floor.

The following are improvements that were previously reviewed and are part of the new project scope:

- 5) Expand the first floor guest room 240 square feet under the balcony.
- 6) Add 306 square feet and remodel the master bedroom, kitchen and family room.
- 7) Square off the non-original bay window and replace of the four individual doors to the kitchen with two sets of french doors on the south elevation.
- 8) Improve landscaping and hardscape to the property.

The identified improvements (1-8) now compose the new project scope. The proposed additions would expand the house to 2,682 square feet.

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

Zoning Ordinance Table 17.16.100B allows the City Planner to recommend DRSC review Cultural Heritage Permits (CHP) for projects that propose an addition over 200 square feet to a historic house. CHPs are reviewed by the DRSC to ensure the projects are consistent with City Design Guidelines, Specific Plan standards, and the Secretary of the Interior's Standards

***Site Data***

The subject site is a 6,075 square foot lot located in the Residential Medium zoning district within the Pier Bowl Specific Plan and Architectural Overlay (PBSP/RM-A). The house is constructed on a sloped lot with retaining walls. The house follows the topography of the lot and has two levels along the west elevation and one level at the east elevation.

***Historic structure***

The house predates the incorporation of San Clemente and there are no records that identify the original architect or owner. The house was constructed in 1926 during the Spanish Village by the Sea period of development (1925-1936). Refer to Attachment 2 for additional historic information and Attachment 4 for historic photos of the property.

**ANALYSIS:****Cultural Heritage Permit**

The new project improvements proposed since the Planning Commission meeting are located on the north and west elevations. Modifications to the second floor are proposed to improve the master bedroom ocean view and bring more light into the room. The additions and exterior improvements are a Spanish Colonial Revival design and are designed to be compatible with the architecture of the historic house.

**West Elevation**

By maintaining the enclosed balcony, the expansion of the first floor under the deck eliminates the shadow lines and changes the proportions of the west elevation. The first floor addition would modify the design of the balcony and could have a negative impact on the character defining feature. The attached drawings do not reflect the applicants request for the addition under the balcony. The applicant will be providing revised drawings at the DRSC meeting that will depict the proposed addition.

The proposed replacement of the first floor original window with french doors does not appear to be a necessary improvement because it is in close proximity to original door. The Secretary of the Interior Standards allows for modifications to historic structures for the continued use and modern day function; however the replacement of an original



window for an additional door does not appear to be a crucial improvement considering the original door is in close proximity.



**Proposed**



**Existing**

The original windows to the master bedroom closet are proposed to be enlarged. The applicant limited the size of the windows to be in scale with the space. The design of the new windows would replicate the form of the original windows while improving the ocean view.



**Proposed**



**Existing**

North Elevation

The improvements proposed to the north elevation include a new door and Juliet balcony, and a window. This is not a primary elevation to the historic house because it lacks character defining features and architectural interest. Since the elevation has less architectural significance there is flexibility to allow these compatible improvements without negatively impacting the character defining features of the house.



**Proposed**



**Existing**

The improvements on the north elevation would be in compliance with the Secretary of the Interior's Standards for the following reasons:

- 1) The improvements would not remove distinctive materials or alter features that characterize the property because the improvements do not impact character defining features, are limited in scale, and are on the secondary elevation (SIS #2).
- 2) The improvements would be differentiated from the original house because the materials would be new (SIS #9).
- 3) The improvements are reversible if in the future the house is restored (SIS #10).

Improvements 5-8 identified in the Project Description are supported by staff because they were previously reviewed and found to conform to the Design Guidelines and the Secretary of the Interior's Standards.

**RECOMMENDATIONS:**

Staff recommends design changes to improve the quality of the project and its compatibility with historic resource. Staff recommends the project be modified as follows:

1. The first floor window next to the garage should remain since there is already access to the first floor.
2. The first floor addition on the west elevation should be eliminated because the proportions of the elevation would then not be historically consistent. The addition would modify the design of the historic balcony and would eliminate the shadow effect of the balcony over the first floor.
3. The proposed north facing window on the second floor should be pulled away from the post to provided adequate spacing from the wood post to be consistent with Spanish Colonial Revival architecture.

With these changes, staff recommends the project be forwarded to the Planning Commission with DRSC's recommendation of approval.

***Attachments:***

1. Location Map
2. DPR Form
3. Revised Drawings
4. Historic Photos
5. Photos  
Plans





# LOCATION MAP

CHP 13-215, Casa Ammirato  
418 Cazador Lane



© 2010. Digital Map Products. Customer Data. County Appraiser, Telsis/Las

State of California - The Resource  
DEPARTMENT OF PARKS AND RE  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name None

2. Common or current name None

3. Number & street 418 Cazador Lane 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. 692-032-01 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register Status 3B  
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.

Located on a large, corner parcel overlooking the Pacific Ocean, this is a generously sized, one and two story residence in the Spanish Colonial Revival style. Walls are sheathed with white stucco and clay tiles cover a gabled roof. Eaves are punctuated with rafter tails. Due to the slope of the site, the building appears to be one story on the south elevation and two stories on the west. It is asymmetrically organized, incorporating patios on the south and a wood balcony on the west. Notable features include clusters of multi-paned casement windows, some topped with rustic wooden headers; at least two chimneys, one of which has an unusual tapered upper half; an iron balcony adorning an ocean view window; and a corbeled second story. The principal entry is located on the south within a flat-headed recess and is approached by a staircase with tiled risers which cuts through the curbside retaining wall. Alterations are minor in nature, and include a pergola-like patio shelter. The property is in good condition and contributes to a cluster of three impressive, Spanish village residences at the west end of Cazador Lane.



8. Planning agency  
City of San Clemente

9. Owner & address  
Frank L. Thompson, Tr.  
412 Cazador Lane  
San Clemente, CA 92672

10. Type of ownership Private

11. Present use Residential

12. Zoning R-3 A, D

13. Threats Zoning

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) 1926 F Original location Same Date moved \_\_\_\_\_
- 15. Alterations & date Patio shelter (1948); retaining wall (1980).
- 16. Architect Unknown Builder \_\_\_\_\_
- 17. Historic attributes (with number from list) 02--Single Family Residence

**SIGNIFICANCE AND EVALUATION**

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

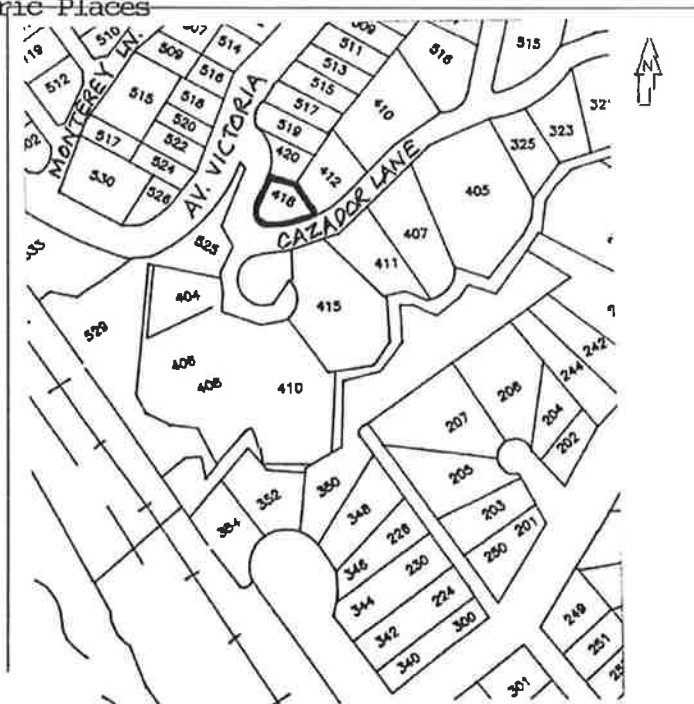
\*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Distinguished by its location, proximity to comparable homes, and architectural quality, this house epitomizes Ole Hanson's vision of San Clemente as a community of "white walled homes bonneted with red tile" built on streets allowed to rise and meander naturally up from the sea. According to the tax assessor, this house was constructed in 1926, a date supported by a photograph of the house published in 1927. Since the house predates incorporation, no building records have survived to indicate the names of the original owner or architect. Their collaboration produced a house which is extensively detailed in the manner of the Spanish revival and which is typically adapted to its site. One historic photograph of a wooden balcony on a house belonging to Trafford Huteson, a prominent early citizen, is suggestive of this house, although Huteson has been associated with 320 Avenida Caviota by long time residents.

For its contribution to the "Spanish Village," its individual architectural quality, and its notable location, 418 Cazador Lane appears be eligible for individual and district listing in the National Register and is recommended for retention on the Historical Structures List.

- 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, C
- 22. Other recognition San Clemente Historical Site  
 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 #: 418 CAZADOR LANE

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation  Update

PROPERTY NAME Unknown

HISTORIC NAME Unknown

PROPERTY ADDRESS 418 Cazador Lane

ASSESSOR PARCEL NUMBER 692-032-01

PROPERTY TYPE Single-family residential

OTHER DESCRIPTION

DATE OF CONSTRUCTION 1926 (E) Tax Assessor

---

INTEGRITY No substantial changes post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.

SIGNIFICANCE This one- and two-story single family residence was built in 1926 and is an outstanding example of the Spanish Colonial Revival style in San Clemente. It appears eligible for the National Register as a contributor to a potential historic district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period (1925-1936), and under Criterion C for its exemplary interpretation of the Spanish Colonial Revival style.

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.

**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

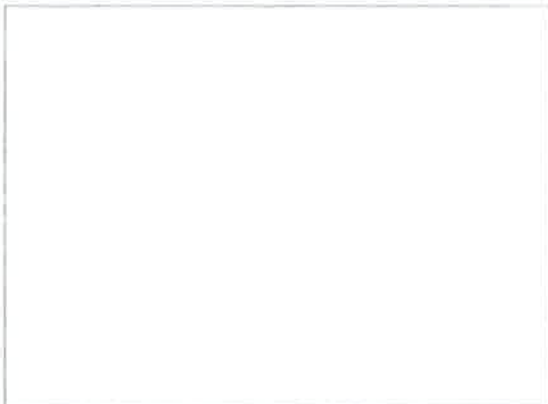
Resource Name or #: 418 CAZADOR LANE

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation  Update

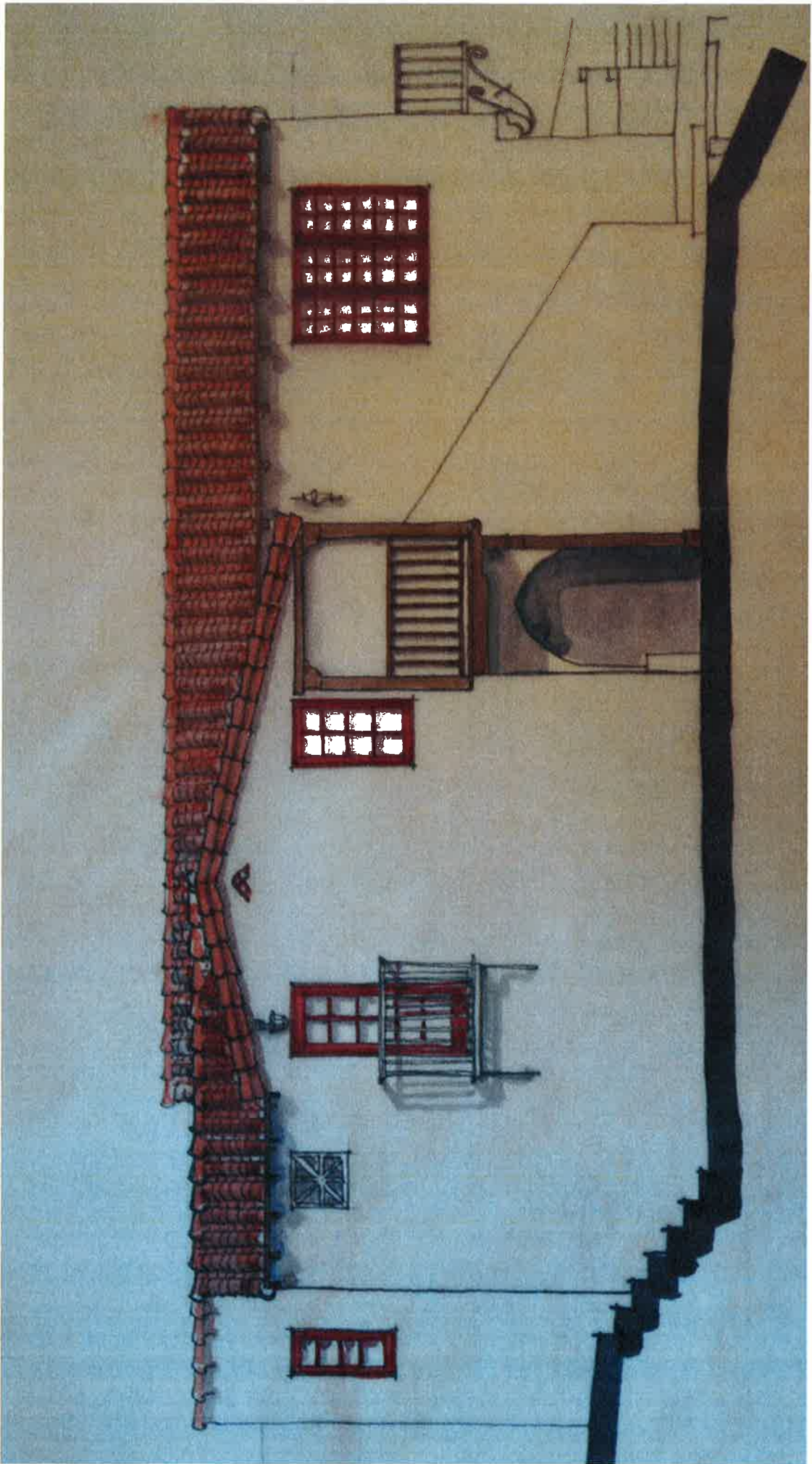
**Photographs of the Subject Property:**

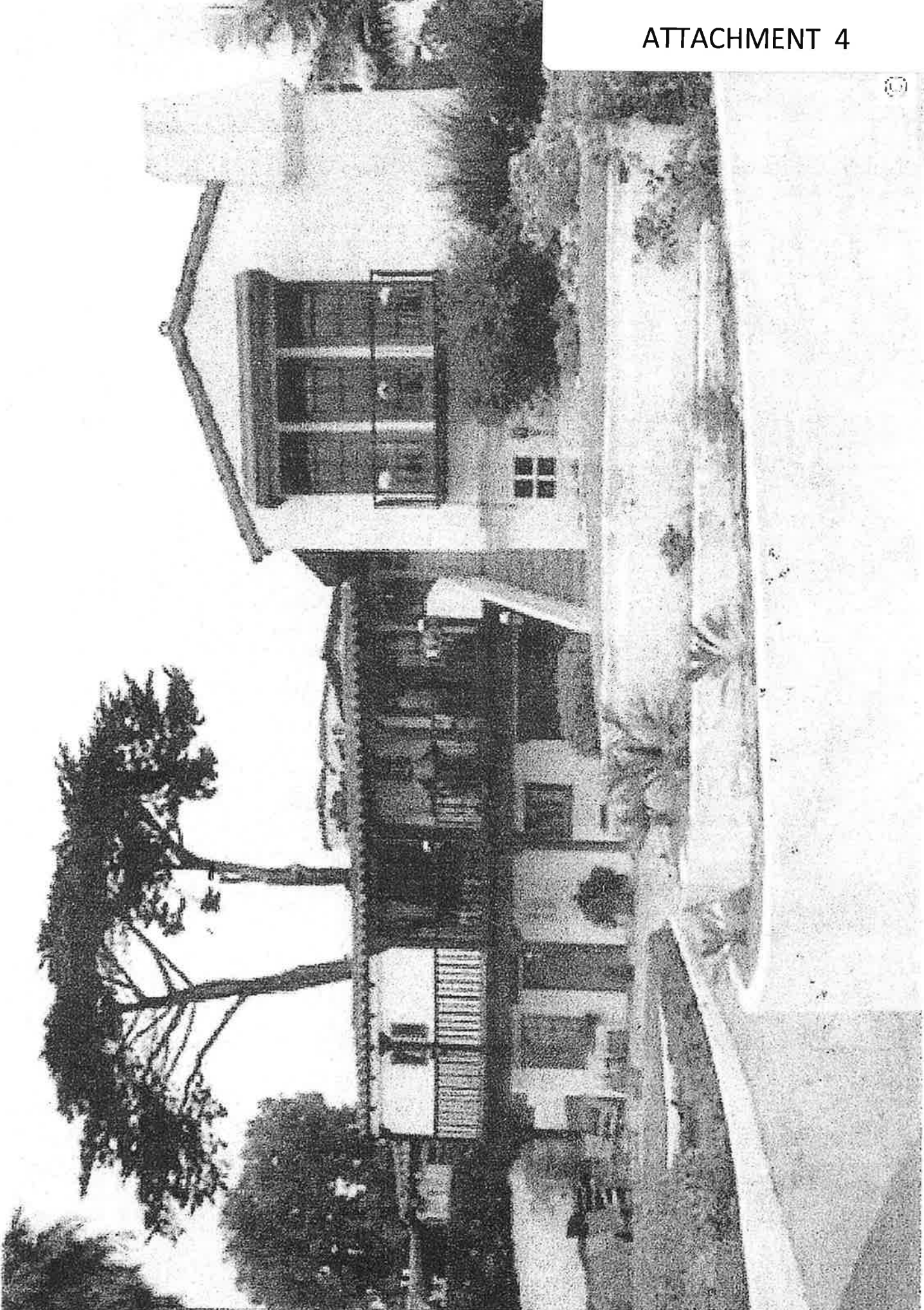


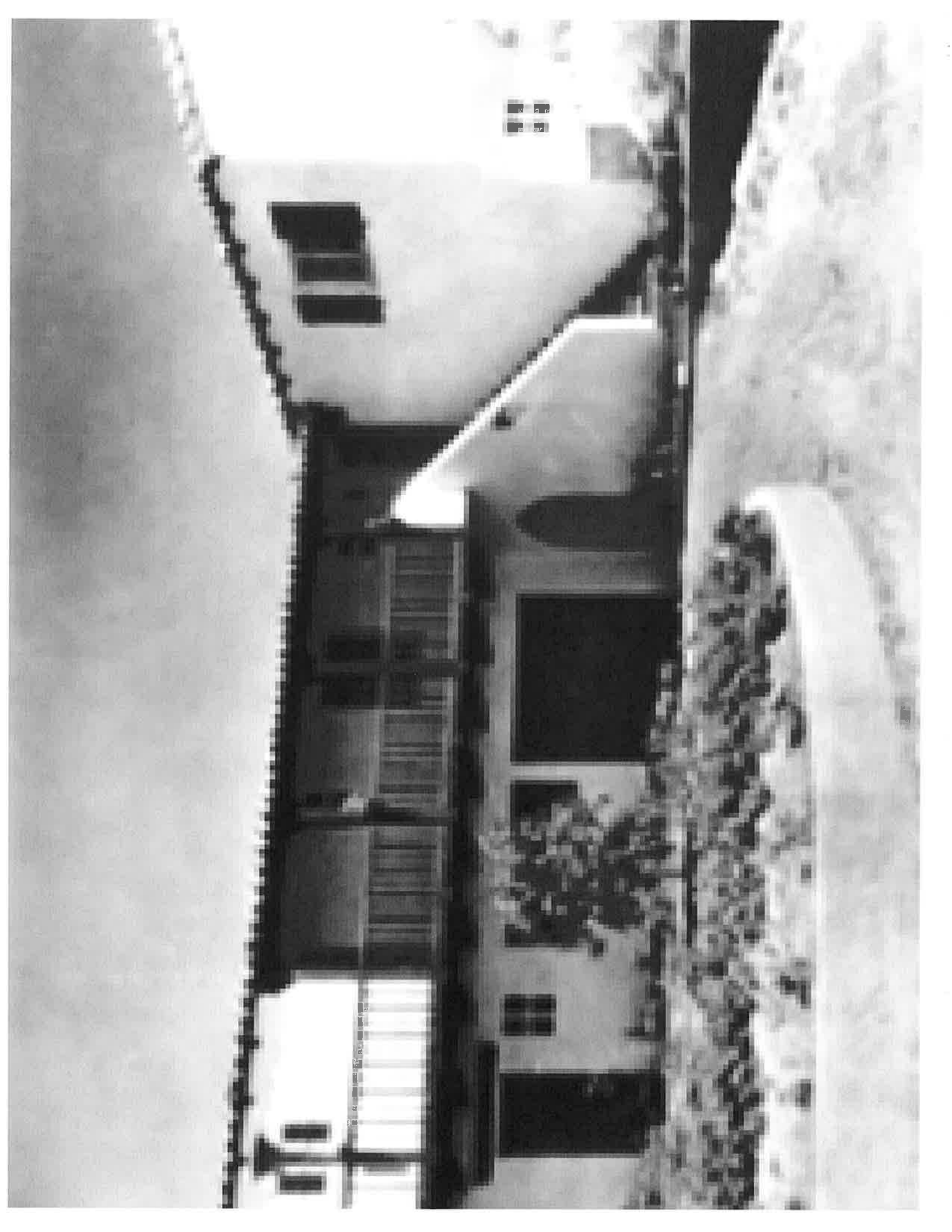




















418

















## Design Review Subcommittee (DRSC)

Meeting Date: January 15, 2014

**PLANNER:** Amber Gregg, Associate Planner

**SUBJECT:** **Conditional Use Permit 13-496 and Minor Exception Permit 13-503, Surfer's Row**, a request to consider ten duplexes to be built on ten separate, but contiguous, lots for a total of 20 units. A minor exception permit is request to consider reduced side yard setbacks on the corner lot, and for walls exceeding 42 inches in the front yard setback up to five feet.

### **BACKGROUND:**

This is a preliminary review of ten duplexes proposed at 2721-2739 South El Camino Real, part of the area described as the "Surf Zone" in the Draft General Plan. Since this is the first the first proposed project in the Surf Zone, staff wants to get early feedback from the Design Review Subcommittee (DRSC) on the design and architecture to ensure it is consistent with the goals and vision for the area. The project will return to DRSC for a detailed review in the near future.

The project consists of ten separate, but contiguous lots. The parcels each measure approximately 4,000 square feet and have dimensions of 40 by 100 feet. The parcels are through lots with frontage on El Camino Real and Avenida Comercio. Visually, the front of the units will be off El Camino Real with the garages facing Comercio. Per Zoning Ordinance Section 17.040.030, a Conditional Use Permit is required for residential projects in a mixed use zone (MU5.1).

Surrounding land uses include commercial/office to the north, residential to the east, the I-5 freeway to the west and commercial to the south.

### **ANALYSIS:**

The proposed project complies with development standards for the MU5 zoning district with the exception of two minor exception requests which will be detailed later in this report.

**Table 1**  
**Development Standards**

	<b><i>MU5 Zone Requirements</i></b>	<b><i>Proposed Project</i></b>
<u>Density</u>	1 du/1,200 sf of lot area	1 du/2,000 of lot area
<u>Setbacks (Minimum)</u>		
Front	10'	10'
Garage	18'	18'
Side	5'	5'
Street-Side	8'	6'5" *
<u>Lot Coverage (Maximum)</u>	55%	55%
<u>Building Height (Maximum)</u>	33'; 26' plate line & 2 Stories	31'; 26' plate line & 2 Stories
<u>Parking (Minimum)</u>	4 (2 per unit)	4 (2 per unit)

\* Applicant has applied for an MEP for a reduction of 20% to the street side yard setback.

The minor exception request are for a reduced side yard setbacks on the street corner lot, and an increase in the permitted front yard wall height of 42 inches to five feet. This request is to help mitigate noise generated from the freeway across the street, as well as provide yard privacy.

**General Plan**

The Draft Centennial General Plan states the following for the Surf Zone area.

**GOAL:**

Create a coastal visitor- and community-serving corridor that welcomes travelers and celebrates the City's surf history and culture and a vibrant, mix of shops, dwellings, services and public spaces easily accessed by pedestrians and bicyclists.

Policy LU-14.03. **Surf Culture Design.** We acknowledge and promote the South El Camino Real's eclectic, surfing heritage by encouraging a wide range of architectural styles and materials, including "surf culture" architectural style, consistent with the City's Design Guidelines.

## Architecture

The applicant is proposing "Polynesian/Hawaiian" architecture. The applicant has incorporated the following character-defining details in the product: higher and variable pitched roofs, simulated wood shake roofing material, board and batten siding, covered "lanai" porches, wood shutters, bright exterior color palette and wood tones.

There are two designs, the Tortola and the Antigua, and each design has three different color schemes. The applicant is proposing to use one floor plan on six lots and the second floor plan on four. The designs will be repeated and reversed in a similar manner as a tract home development.

Staff has concerns with the Tortola floor plan. The Tortola floor plan is two-stories in height, with the Avenida Comercio elevation having a covered staircase to the roof deck. The covered stairway spans about half the width of the structure and gives the appearance of the three-story building from Avenida Comercio. These structures are locally known as "dog houses". Staff has concerns with this element which will be reviewed in the *Recommendation* section of this report.

## Site Design

There is a two-foot grade difference between El Camino Real and Avenida Comercio, with Comercio having the higher elevation. All vehicular access is provided off Avenida Comercio so there will be no curb cuts needed on El Camino Real. With the freeway directly adjacent to the project, the applicant is requesting a five-foot tall garden wall along El Camino Real for noise mitigation. The wall would be treated with a decorative stone veneer and will have pockets of landscaping between each of the units to help provide undulation and pedestrian interest along the frontage.

## **RECOMMENDATIONS:**

Staff commends the applicant for embracing the Surf Zone policy and crafting a project that they believe is supportive of the City's goals and vision. With limited direction in the Draft Centennial General Plan regarding design, and no design guidelines for the surf zone, it is difficult for staff and the applicant to precisely define the envisioned style of new developments. For that reason, staff is requesting preliminary review and feedback from DRSC.

In addition, staff would like DRSC's opinion concerning the covered roof deck stairs, "dog house" on the Tortola plan.

Concerning the covered stairs, in the MU3 and RM zones the DRSC has generally discouraged covered stairways. Staff believes that the structure falls under the "story" definition and thus, would be considered a third story.

**"Story"** means that portion of a building included between the surface of any floor and the surface of the floor above it. If there is no floor above the surface floor, then a story shall be the space between the surface of a floor and the ceiling above it.

If the DRSC concurs that this feature meets the "story" definition, the structure would not be permitted.

***Attachments:***

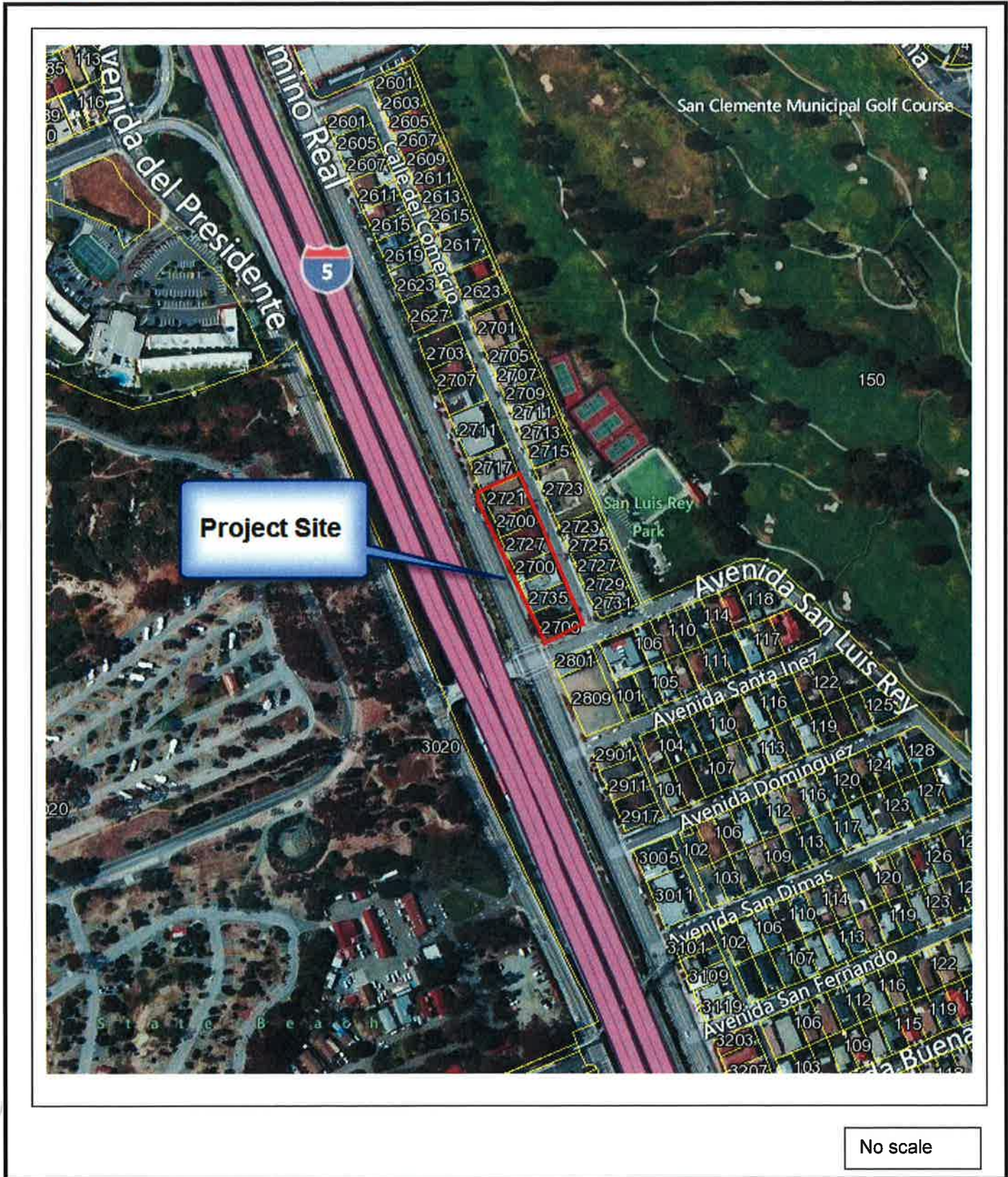
1. Location Map
  2. Photos of Existing conditions
- Plans





# LOCATION MAP

CUP 13-496/MEP 13-503, Surfer's Row  
2721 to 2739 South El Camino Real

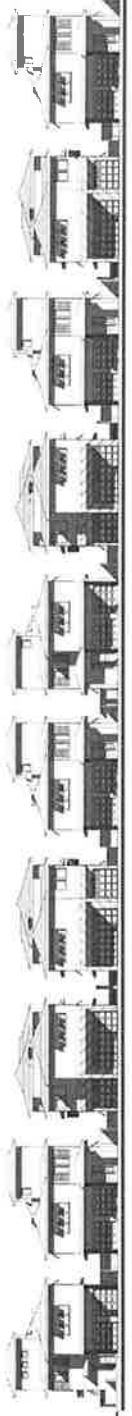




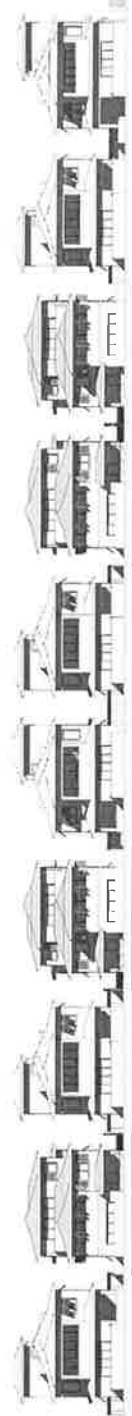
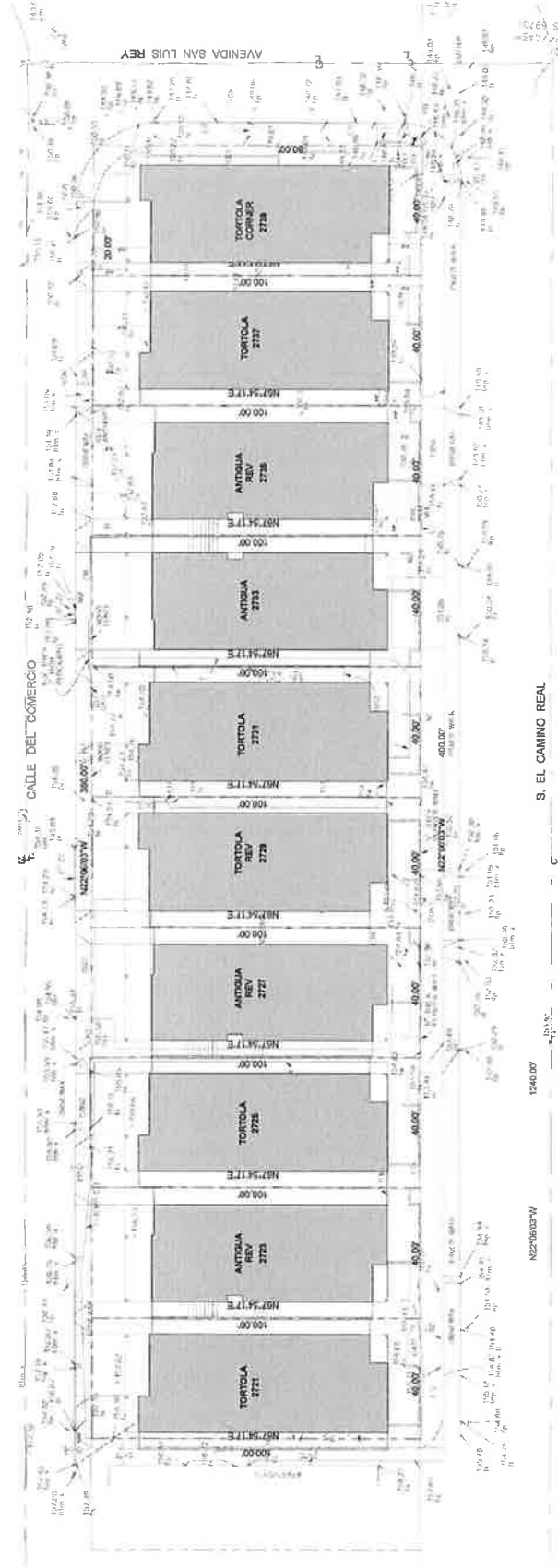




Project No.	000000
Project Name	
Client	
Location	
Scale	
Author	
Checker	
Reviewer	
Approver	
Date	



East Elevation - Calle Del Comercio



West Elevation - S. El Camino Real

Architectural Site Plan

SCALE 1/8"=1'-0"

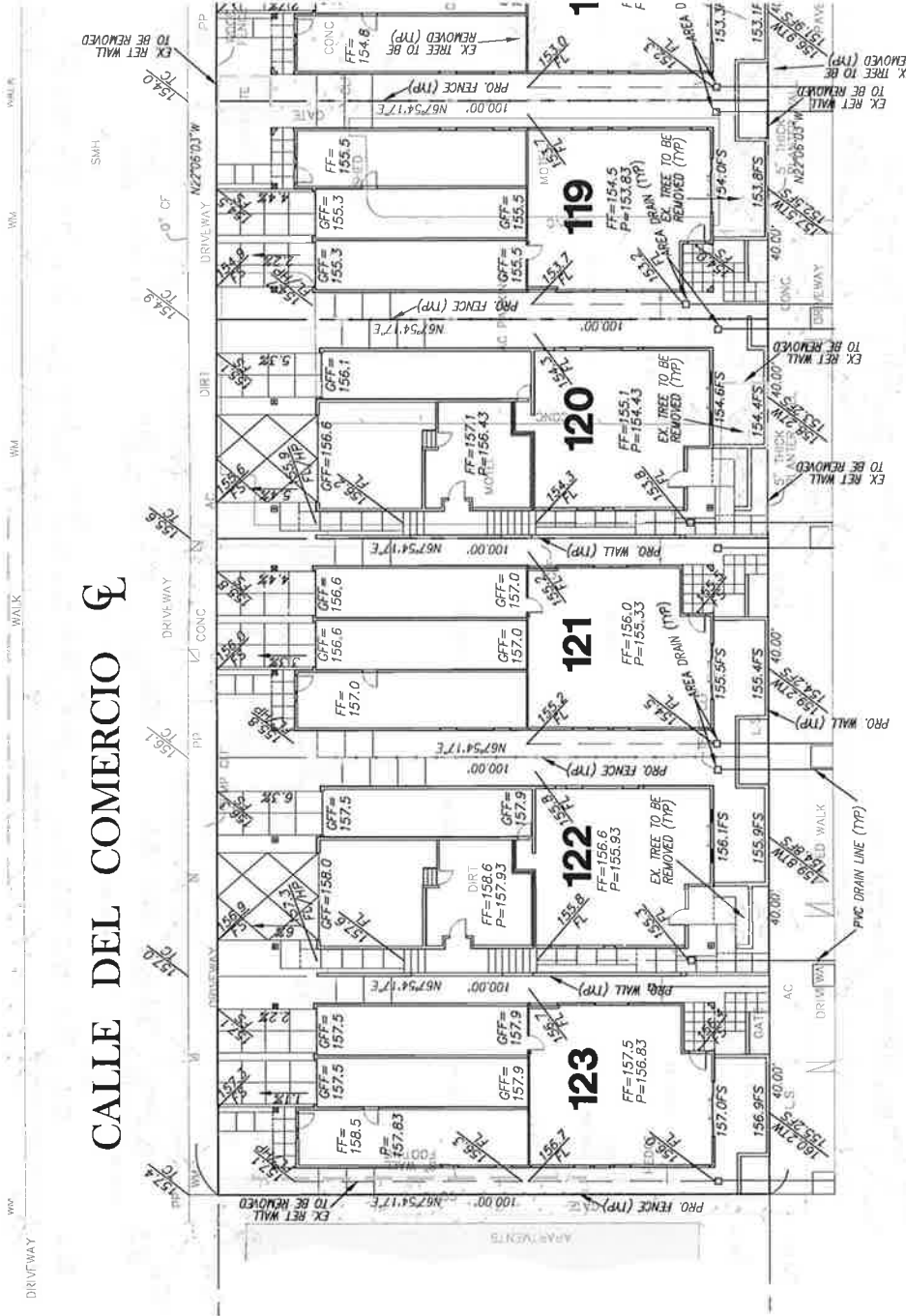




# CONCEPTUAL GRADING PLAN

CALLE DEL COMERCIO

S. EL CAMINO REAL



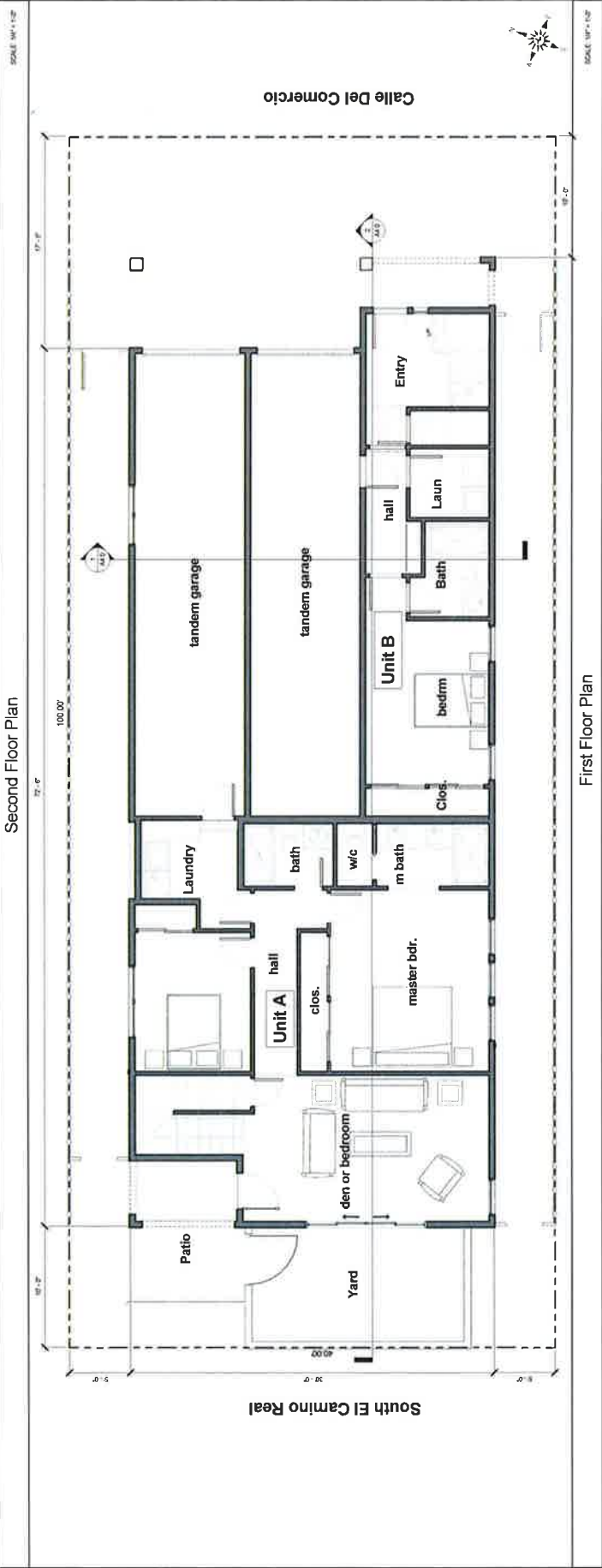
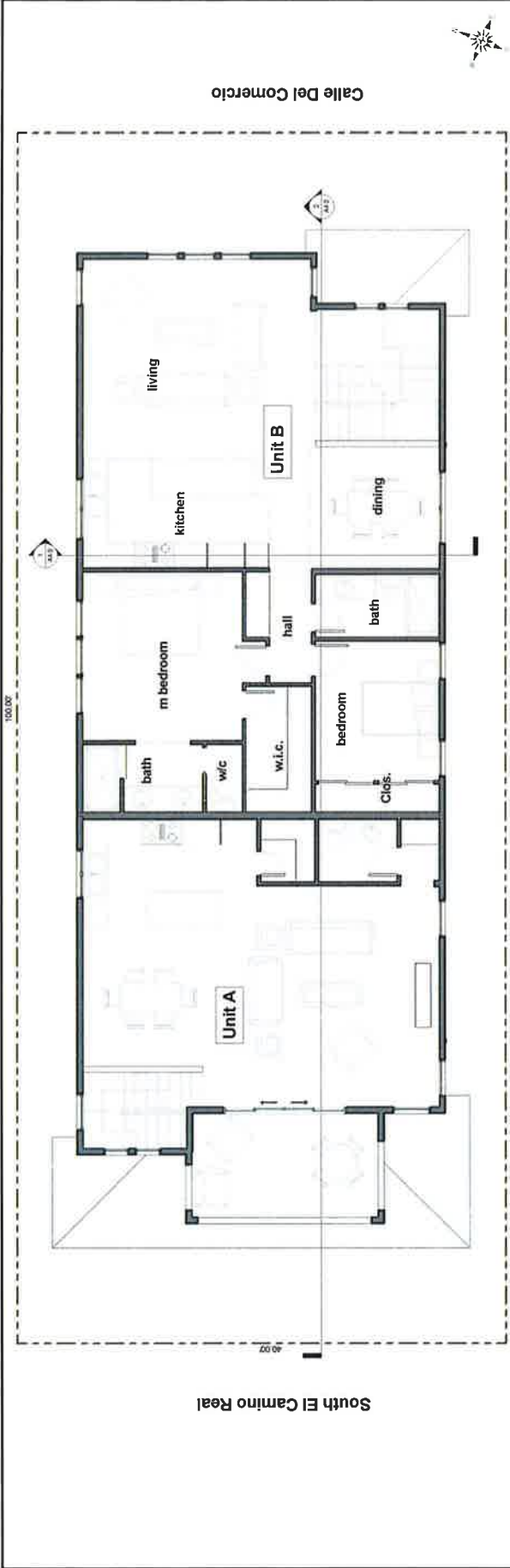
SEE SHT. 2



REVISIONS		APPROVED	CITY OF SAN CLEMENTE
		CITY ENGINEER	PRECISE GRADING PLAN
		DATE:	SHEET 1
		DATE:	OF 2
			TRACT No. XXXX











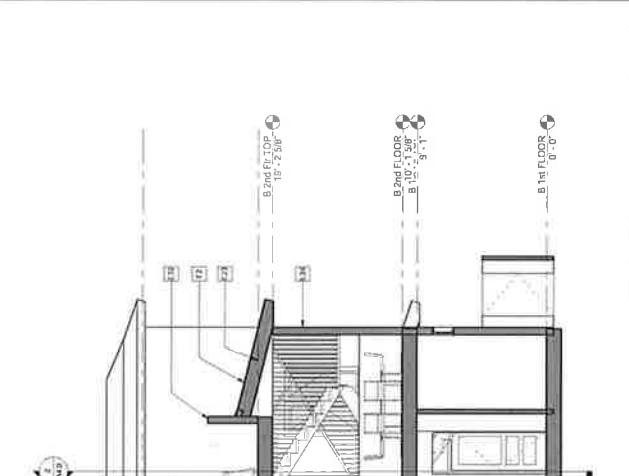




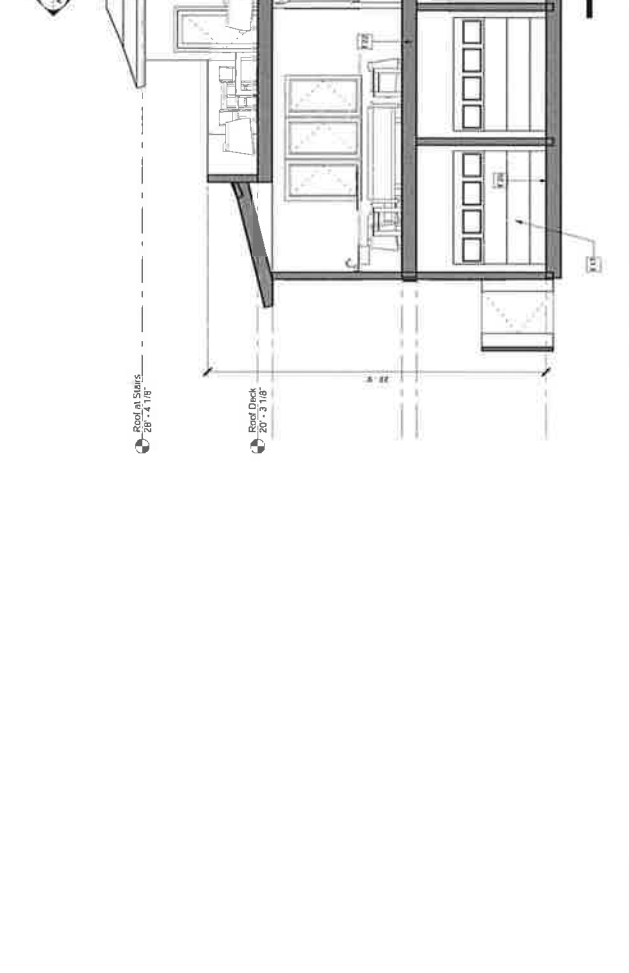


Project No.	1109032
Proj. Date	11/20/21
B.D. Submitted	
City/County	
Contract	
Revision	
Prepared	
Checked	
Reviewed	

- E2 CERMENTED ASPHALT SINGLE ROOF
- E3 SOLID WOOD DOOR PER PLAN
- E4 FRENCH WOOD SLIDING GLASS DOORS
- E5 FRENCH WOOD DOOR PER PLAN
- E6 STAINED WOOD SECTIONAL GARAGE DOOR
- E7 FLOOR FRAMING
- E8 2x4 WOOD STUD WALL
- E9 CONC. SLAB
- E10 1/2" GYP. BO. AT CEILINGS AND WALLS
- E11 WROUGHT-IRON GATE
- E12 4" GUARD WALL



Building Section 1  
SCALE: 1/4" = 1'-0"



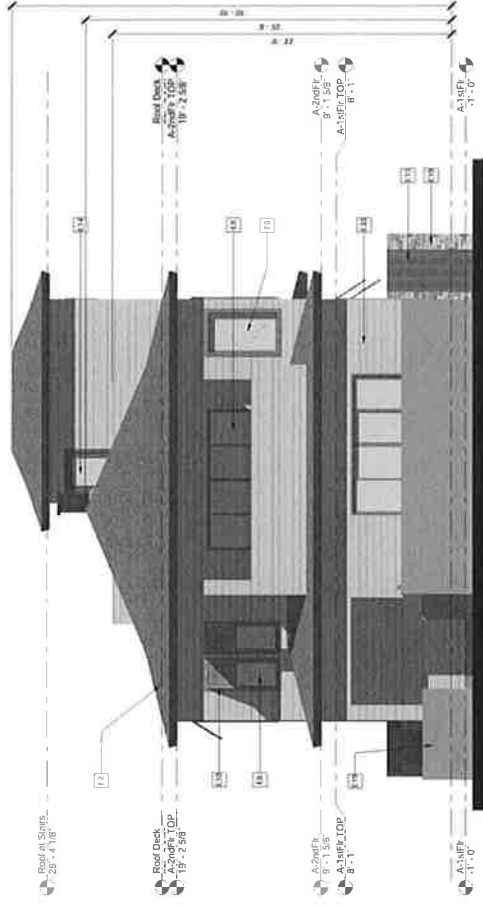
Building Section 2  
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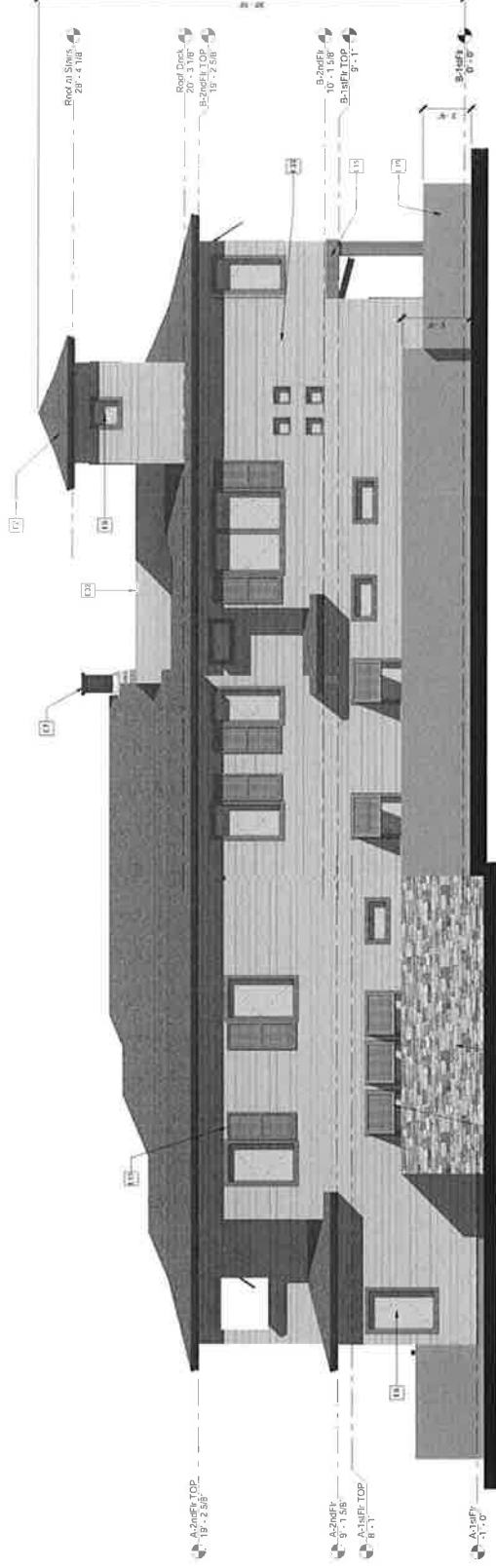
E2	CERTIFIED ASPHALT SHINGLE ROOF
E3	WOOD WINDOW SILL PAN
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E100	FRANCE WOOD SHUTTER, PAINT TO MATCH TRIM



West Elevation (S. El Camino Real)

1

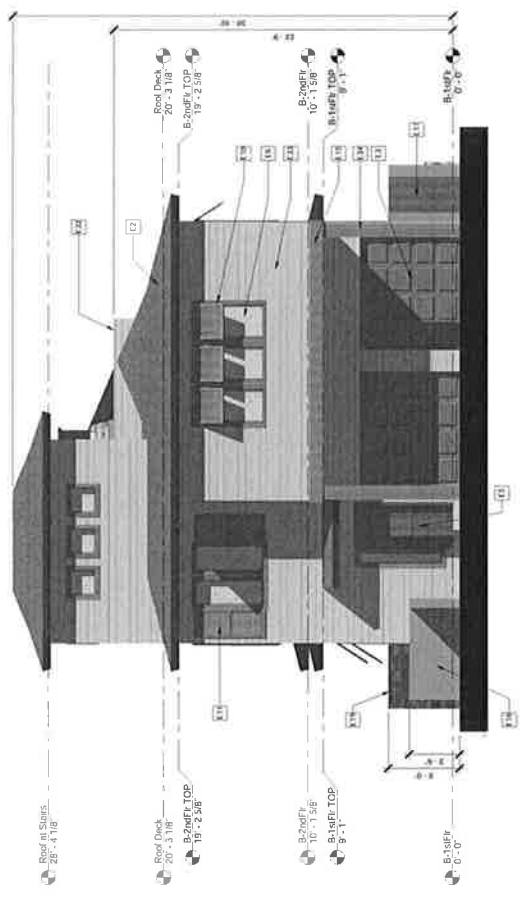
Keynotes



South Elevation

2

E2	CERTIFIED ASPHALT SHINGLE ROOF
E3	WOOD SHAKE SIDING - PAINTED PER COLOR
E4	WOOD SHUTTER - PAINT TO MATCH TRIM
E5	SOLID WOOD DOOR PER PLAN
E6	WOOD WINDOWS PER PLAN
E10	WOOD AWNING SHUTTER. PAINT TO MATCH TRIM
E11	WOOD SHUTTER. PAINT TO MATCH TRIM
E13	WOOD GATE
E19	WOOD TRIM - PAINTED PER COLOR SAMPLE BOARD
E18	GAU. STE. WALLS w/ STUCCO FINISH
E19	GAU. STE. WALLS w/ ADHERED STONE VENEER
E22	FR. STUCCO WALL
E33	W. WOOD LAP SIDING
E34	1 1/2" WOOD COLUMN

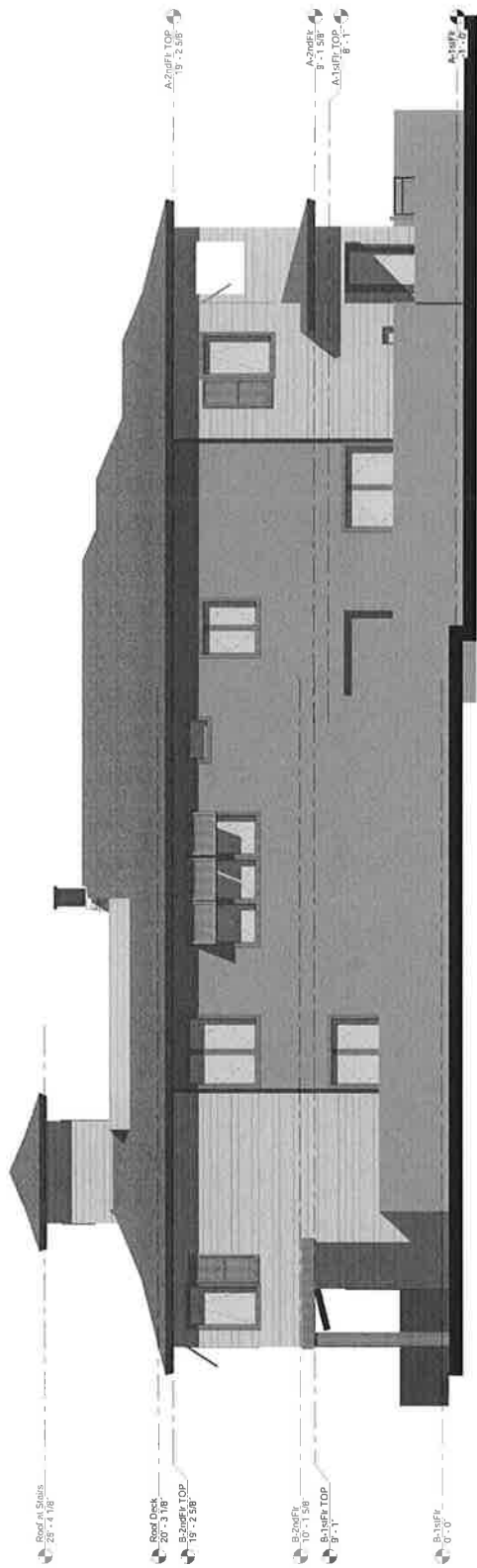


Keynotes

1

SCALE: 1/8" = 1'-0"

East Elevation (Calle Del Comercio)

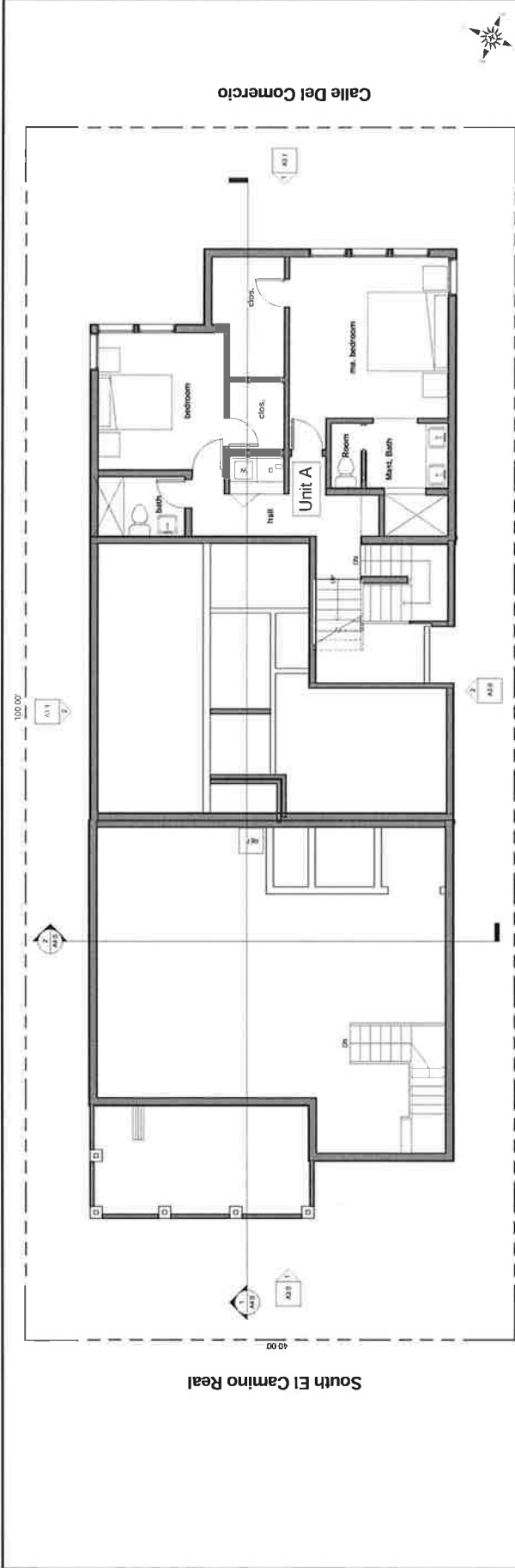


North Elevation

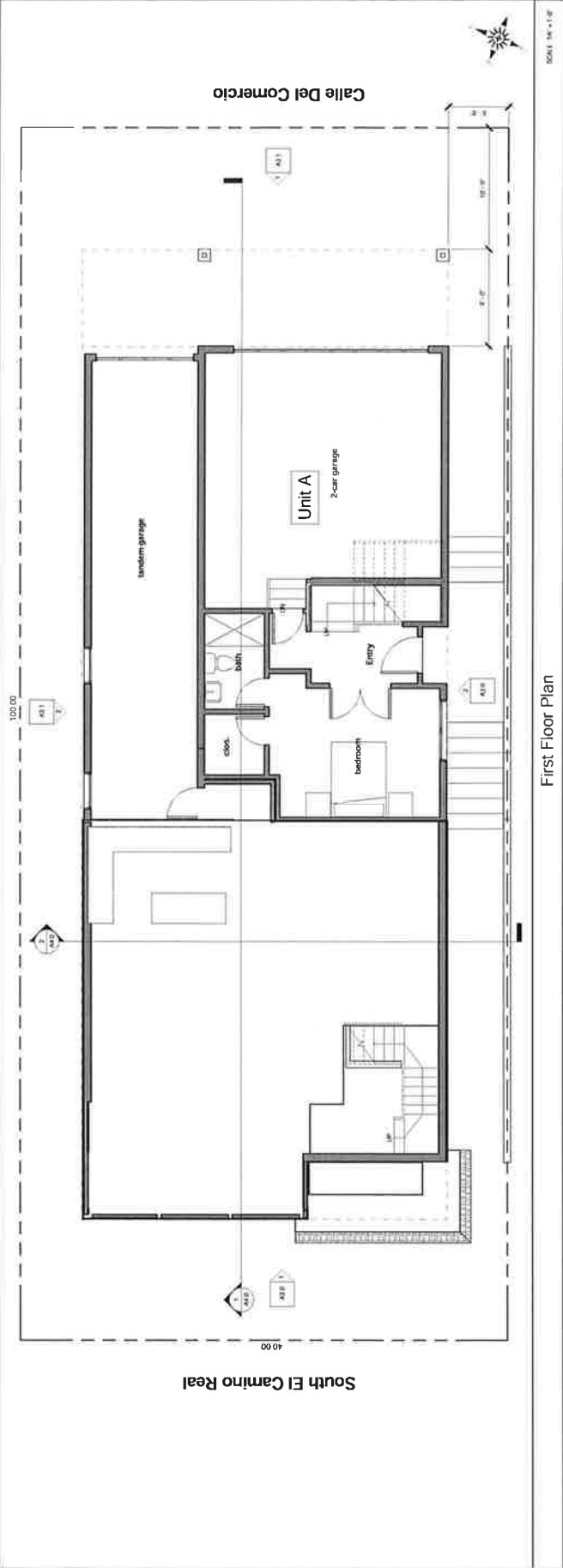
2

SCALE: 1/8" = 1'-0"





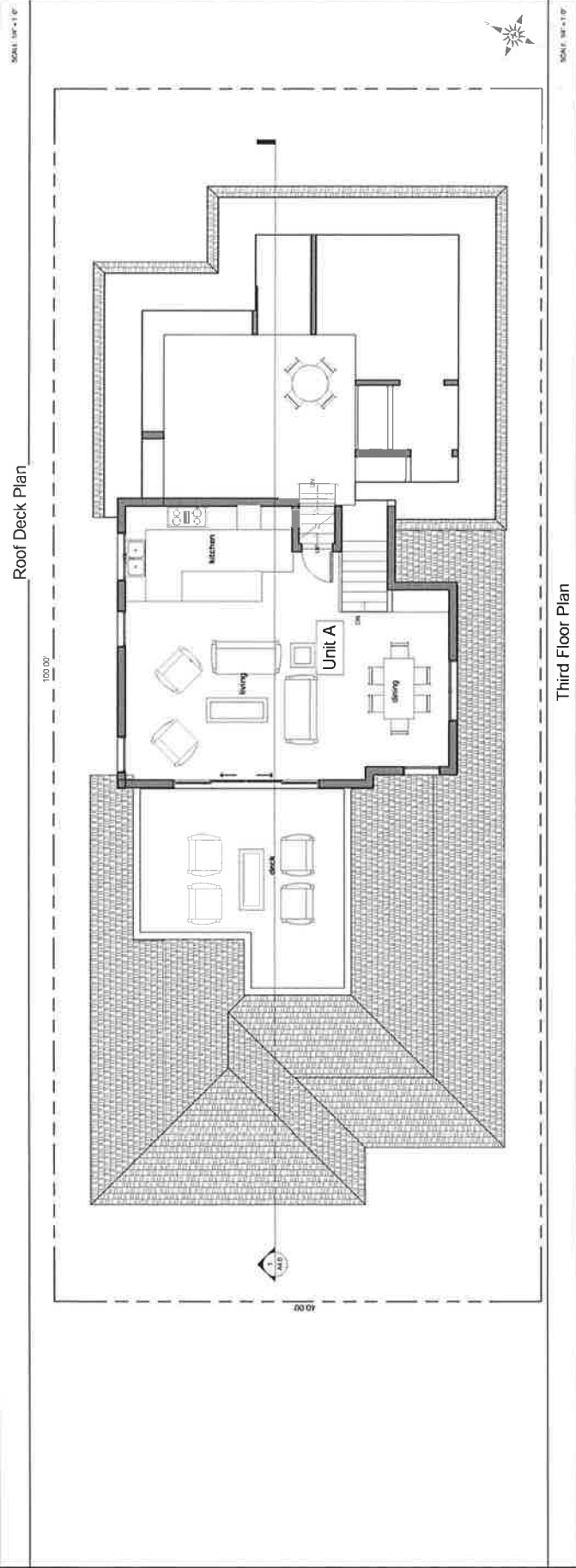
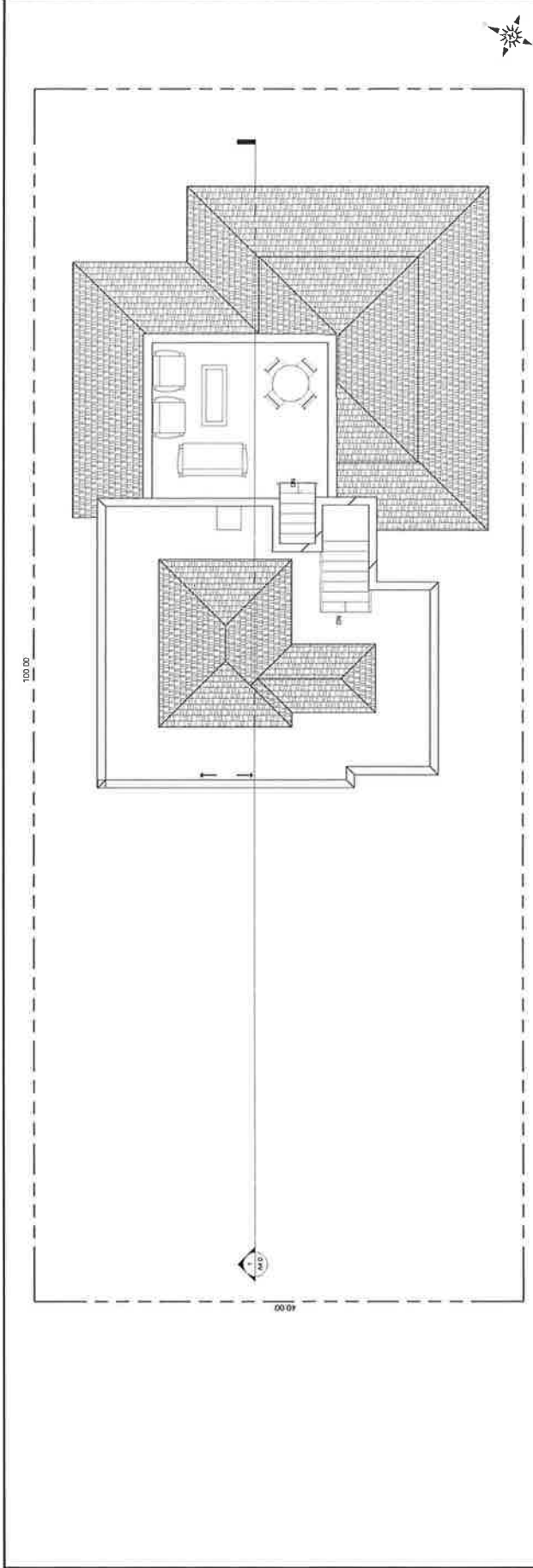
Second Floor Plan

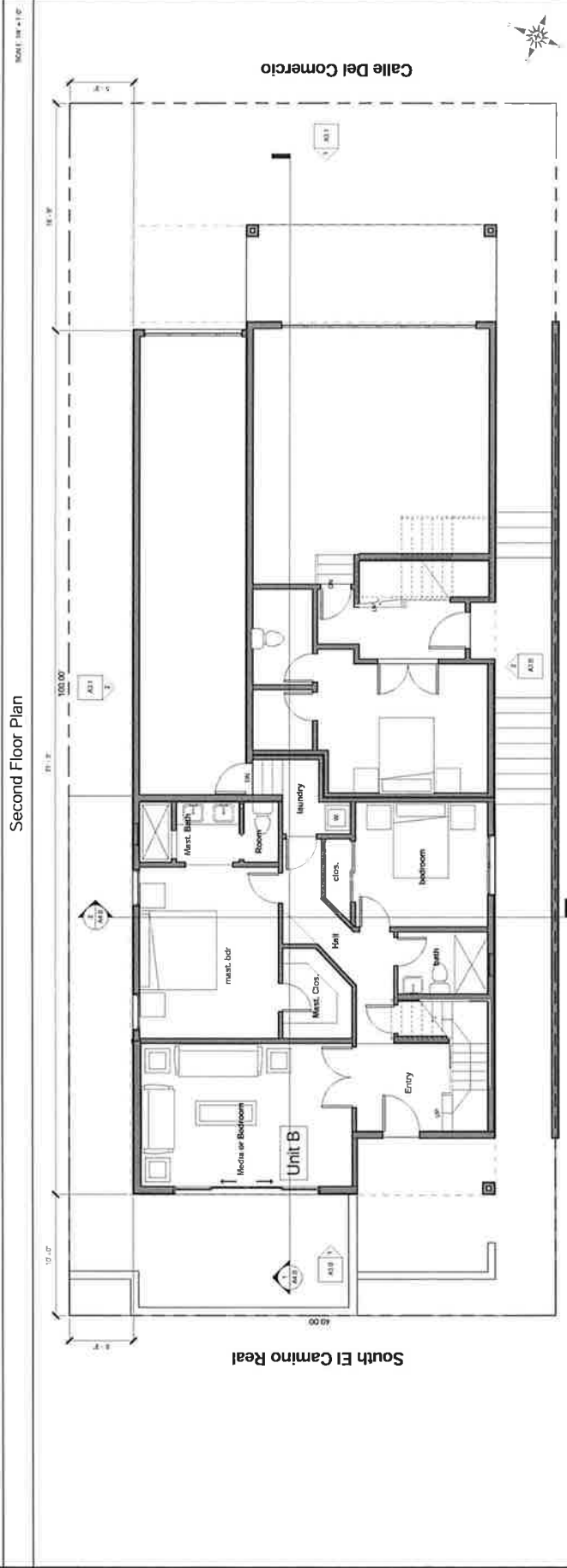
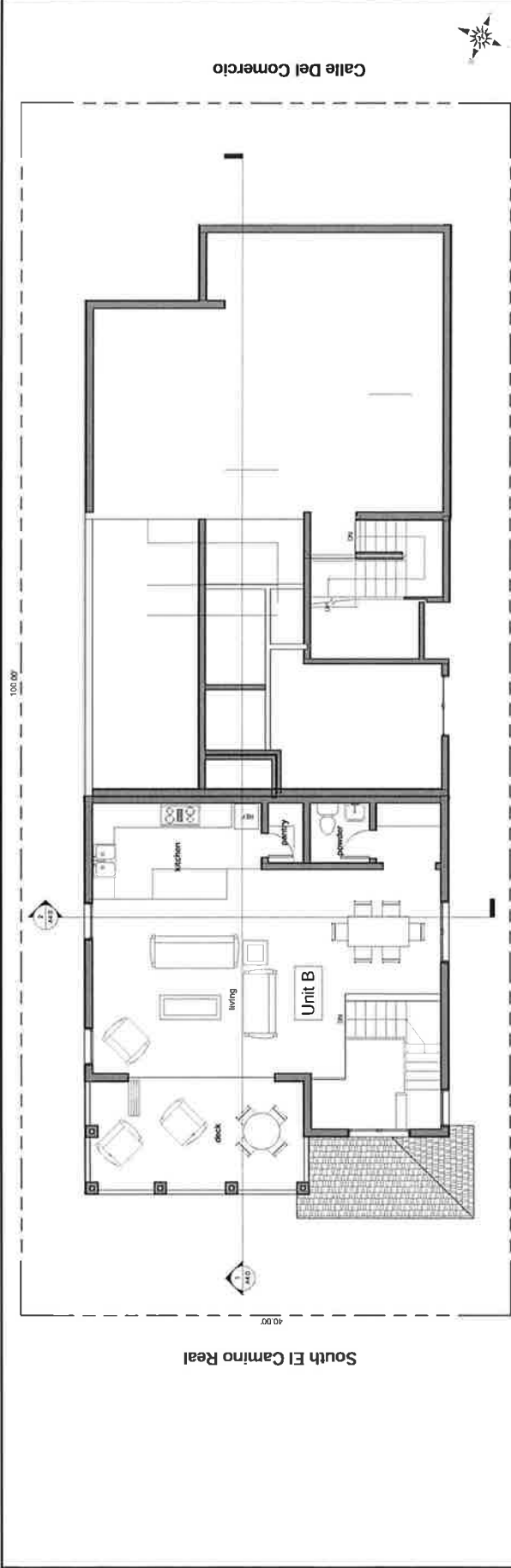


First Floor Plan



Project No.	18-0000
Client	Surfer's Row
Site	18-0000
Scale	1/8" = 1'-0"
Date	10/20/18
Drawn By	ML
Checked By	ML
Project Manager	ML
Architect	ML
Permit	ML
Interior	ML
Exterior	ML
Structural	ML
Mechanical	ML
Electrical	ML
Plumbing	ML
Civil	ML
Environmental	ML
Landscape	ML



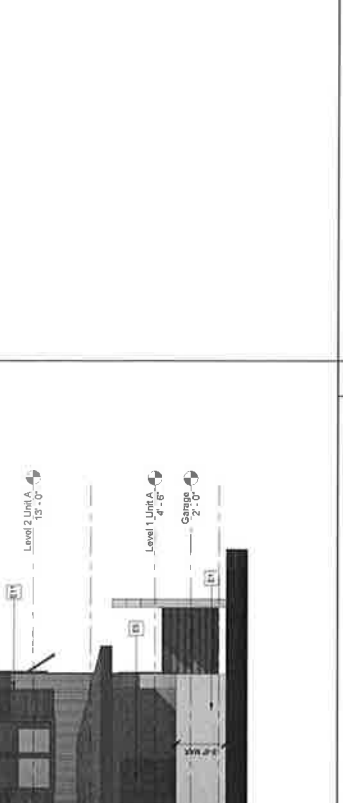


1. UNPERMITTED WORK SHALL BE AT OWNERS RISK





E1	7/8" EXTERIOR PLASTER @ APPROVED METAL LATH, 1/2" POLYETHYLENE GLASS FIBER REINFORCED FIBERGLASS MESH, 1/2" GYPSUM BOARD, 1/2" GYPSUM FINISH
E2	CERTAINTEED ASPHALT/FLAME RESISTANT ROOF
E3	BATTEN BOARD WOOD SIDING
E4	SOLID WOOD DOOR PER PLAN
E5	WOOD WINDOWS PER PLAN
E6	FRENCH WOOD SLIDING GLASS DOORS
E7	WOOD SHUTTERS - PAINT TO MATCH TRIM
E8	WOOD SHUTTERS - PAINT TO MATCH TRIM
E9	WOOD SHUTTERS - PAINT TO MATCH TRIM
E10	WOOD SHUTTERS - PAINT TO MATCH TRIM
E11	WOOD SHUTTERS - PAINT TO MATCH TRIM
E12	WOOD SHUTTERS - PAINT TO MATCH TRIM
E13	WOOD SHUTTERS - PAINT TO MATCH TRIM
E14	WOOD SHUTTERS - PAINT TO MATCH TRIM
E15	WOOD SHUTTERS - PAINT TO MATCH TRIM
E16	WOOD SHUTTERS - PAINT TO MATCH TRIM
E17	WOOD SHUTTERS - PAINT TO MATCH TRIM
E18	WOOD SHUTTERS - PAINT TO MATCH TRIM
E19	WOOD SHUTTERS - PAINT TO MATCH TRIM
E20	WOOD SHUTTERS - PAINT TO MATCH TRIM



West Elevation (S. El Camino Real)

1

Scale 1/8" = 1'-0"

Keynotes

2

South Elevation

Scale 1/8" = 1'-0"

Keynotes

2

South Elevation

Scale 1/8" = 1'-0"

Keynotes

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South Elevation

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South Elevation

Scale 1/8" = 1'-0"

Keynotes

2

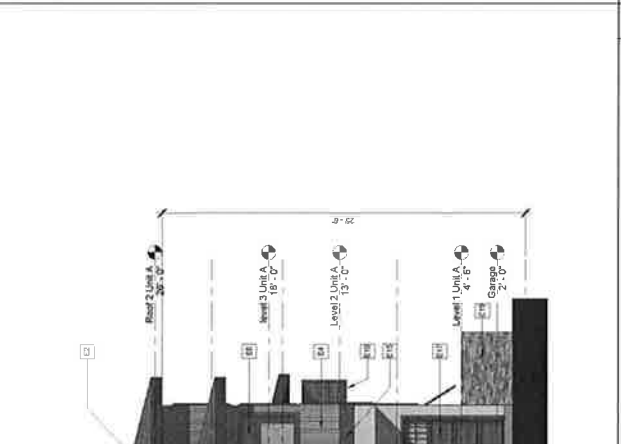
South Elevation

Scale 1/8" = 1'-0"

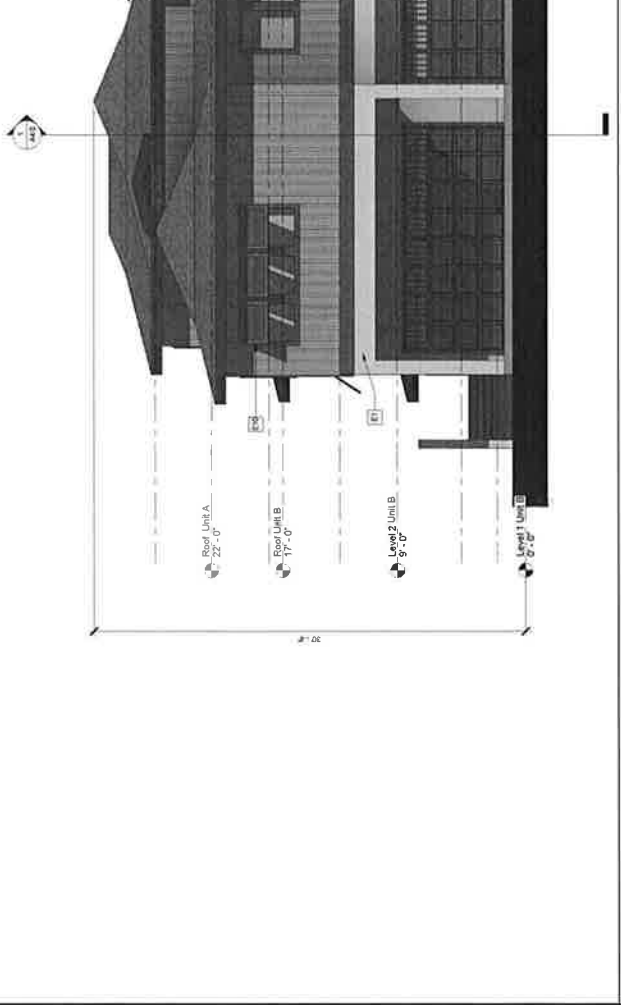
Keynotes

2

E1	1/2" EXTERIOR PLASTER w/ APPROVED METAL LATH
E2	CERTAINTEED ASPHALT SHINGLE ROOF
E3	BATTEN BOARD WOOD SIDING
E4	WOOD SHINGLES PER PLAN
E5	WOOD SHINGLES PER PLAN TO MATCH TRIM
E6	WOOD SHINGLES PER PLAN TO MATCH TRIM
E7	WOOD SHINGLES PER PLAN TO MATCH TRIM
E8	2x4 WOOD TRIM - PAINTED PER COLOR SAMPLE BOARD
E9	2x4 WOOD TRIM - PAINTED PER COLOR SAMPLE BOARD
E10	STAINED WOOD SECTIONAL GARAGE DOOR
E11	CONCRETE WALLS w/ ADHERED STONE VENEER FINISH
E12	CONCRETE WALLS w/ ADHERED STONE VENEER FINISH
E13	4" GYPSUM BOARD - PAINTED PER COLOR SAMPLE BOARD
E14	4" GYPSUM BOARD - PAINTED PER COLOR SAMPLE BOARD



East Elevation (Calle Del Comercio)



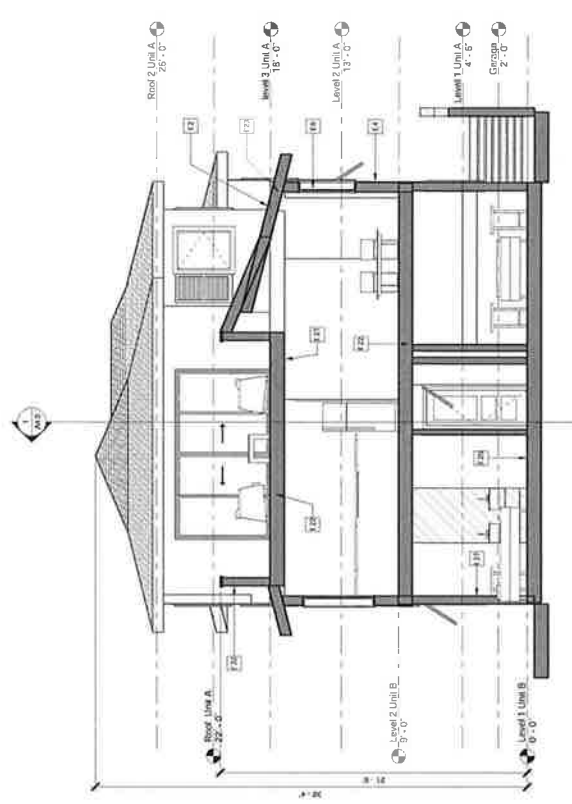
North Elevation

Keynotes

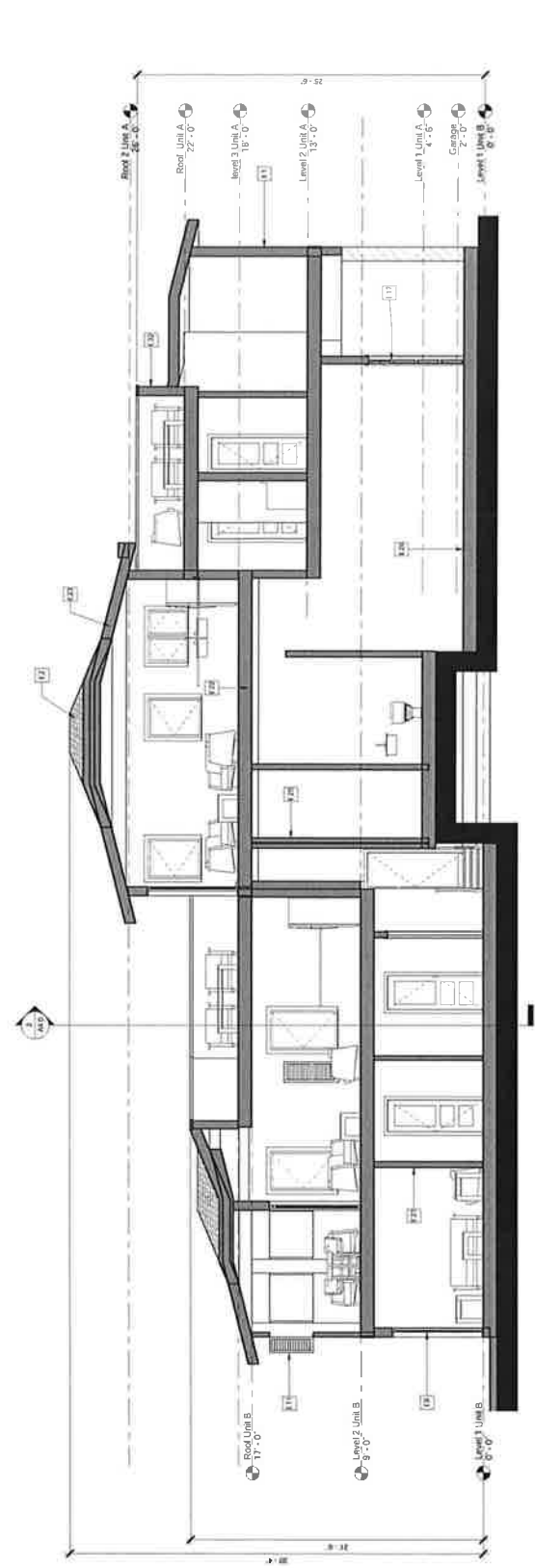
1 SCALE 1/4" = 1'-0"

2 SCALE 1/4" = 1'-0"

- E1 1/2" EXTERIOR PLASTER OVER APPROVED METAL LATH
- E2 HAND TROWEL, LOWWATER AND MAX. SMOOTH MISSION FINISH
- E3 CERTAINTED ASPHALT SHINGLE ROOF
- E4 BATTEN BOARD WOOD SIDING
- E5 WOOD WINDOWS PER PLAN
- E6 FRENCH WOOD SLIDING GLASS DOORS
- E7 FRENCH WOOD SLIDING GLASS DOORS
- E8 STAINED WOOD SECTIONAL GARAGE DOOR
- E9 FLOOR FRAMING
- E10 ROOF FRAMING
- E11 2x WOOD STUD, ONE-HOUR PARTY WALL
- E12 CONCRETE SLAB
- E13 1/2" WOOD STUD, CEILING AND WALLS
- E14 1/2" WOOD STUD, CEILING AND WALLS
- E15 1/2" WOOD STUD, CEILING AND WALLS
- E16 1/2" WOOD STUD, CEILING AND WALLS
- E17 1/2" WOOD STUD, CEILING AND WALLS
- E18 1/2" WOOD STUD, CEILING AND WALLS
- E19 1/2" WOOD STUD, CEILING AND WALLS
- E20 1/2" WOOD STUD, CEILING AND WALLS
- E21 1/2" WOOD STUD, CEILING AND WALLS
- E22 1/2" WOOD STUD, CEILING AND WALLS
- E23 1/2" WOOD STUD, CEILING AND WALLS
- E24 1/2" WOOD STUD, CEILING AND WALLS
- E25 1/2" WOOD STUD, CEILING AND WALLS
- E26 1/2" WOOD STUD, CEILING AND WALLS
- E27 1/2" WOOD STUD, CEILING AND WALLS
- E28 1/2" WOOD STUD, CEILING AND WALLS
- E29 1/2" WOOD STUD, CEILING AND WALLS
- E30 1/2" WOOD STUD, CEILING AND WALLS
- E31 1/2" WOOD STUD, CEILING AND WALLS
- E32 1/2" WOOD STUD, CEILING AND WALLS



Building Section



Building Section

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES.



- GENERAL LANDSCAPE NOTES**
1. LANDSCAPE PLANTS TO BE INSTALLED WITHIN 14 DAYS OF THE COMMENCEMENT OF CONSTRUCTION AND ALL PLANTS PROVIDED SHALL BE INSTALLED WITHIN 14 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
  2. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S PLANTING STANDARDS AND SPECIFICATIONS.
  3. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S PLANTING STANDARDS AND SPECIFICATIONS.
  4. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S PLANTING STANDARDS AND SPECIFICATIONS.
  5. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S PLANTING STANDARDS AND SPECIFICATIONS.

**ILLUSTRATIVE PLANTING LEGEND**

SYMB.	INT.	BOTANICAL NAME	COMMON NAME	SIZE	PLANT FACT.	COMMENTS
(Tree Symbol)	TR	FRAXINUS	FRAXINUS	24" DIA	W	STANDARD
(Tree Symbol)	TR	QUERCUS	QUERCUS	24" DIA	W	STANDARD
(Tree Symbol)	TR	PLATANUS	PLATANUS	18" DIA	W	STANDARD
(Tree Symbol)	TR	AVICENNIA	AVICENNIA	24" DIA	W	STANDARD
(Tree Symbol)	TR	ACACIA	ACACIA	18" DIA	W	STANDARD
(Tree Symbol)	TR	LEUCADENDRON	LEUCADENDRON	18" DIA	W	STANDARD
(Tree Symbol)	TR	PROSTRA	PROSTRA	18" DIA	W	STANDARD
(Tree Symbol)	TR	LEUCADENDRON	LEUCADENDRON	18" DIA	W	STANDARD
(Tree Symbol)	TR	PROSTRA	PROSTRA	18" DIA	W	STANDARD

**ILLUSTRATIVE PLANTING LEGEND**

SYMB.	INT.	BOTANICAL NAME	COMMON NAME	SIZE	PLANT FACT.	COMMENTS
(Shrub Symbol)	SH	FRAXINUS	FRAXINUS	18" DIA	W	STANDARD
(Shrub Symbol)	SH	QUERCUS	QUERCUS	18" DIA	W	STANDARD
(Shrub Symbol)	SH	PLATANUS	PLATANUS	18" DIA	W	STANDARD
(Shrub Symbol)	SH	AVICENNIA	AVICENNIA	18" DIA	W	STANDARD
(Shrub Symbol)	SH	ACACIA	ACACIA	18" DIA	W	STANDARD
(Shrub Symbol)	SH	LEUCADENDRON	LEUCADENDRON	18" DIA	W	STANDARD
(Shrub Symbol)	SH	PROSTRA	PROSTRA	18" DIA	W	STANDARD
(Shrub Symbol)	SH	LEUCADENDRON	LEUCADENDRON	18" DIA	W	STANDARD
(Shrub Symbol)	SH	PROSTRA	PROSTRA	18" DIA	W	STANDARD

**ILLUSTRATIVE PLANTING LEGEND**

SYMB.	INT.	BOTANICAL NAME	COMMON NAME	SIZE	PLANT FACT.	COMMENTS
(Ground Cover Symbol)	GC	SPERMATOPHYTES	SPERMATOPHYTES	18" DIA	W	STANDARD
(Ground Cover Symbol)	GC	ANGIOSPERMS	ANGIOSPERMS	18" DIA	W	STANDARD
(Ground Cover Symbol)	GC	Gymnosperms	Gymnosperms	18" DIA	W	STANDARD
(Ground Cover Symbol)	GC	SPERMATOPHYTES	SPERMATOPHYTES	18" DIA	W	STANDARD
(Ground Cover Symbol)	GC	ANGIOSPERMS	ANGIOSPERMS	18" DIA	W	STANDARD
(Ground Cover Symbol)	GC	Gymnosperms	Gymnosperms	18" DIA	W	STANDARD

**ILLUSTRATIVE PLANTING LEGEND**

SYMB.	INT.	BOTANICAL NAME	COMMON NAME	SIZE	PLANT FACT.	COMMENTS
(Turf Symbol)	TURF	GRASS	GRASS	18" DIA	W	STANDARD
(Turf Symbol)	TURF	GRASS	GRASS	18" DIA	W	STANDARD
(Turf Symbol)	TURF	GRASS	GRASS	18" DIA	W	STANDARD
(Turf Symbol)	TURF	GRASS	GRASS	18" DIA	W	STANDARD
(Turf Symbol)	TURF	GRASS	GRASS	18" DIA	W	STANDARD
(Turf Symbol)	TURF	GRASS	GRASS	18" DIA	W	STANDARD

PROJECT NAME: SURFER'S ROW RESIDENCES  
 2721-2735 S. EL CAMINO REAL  
 SAN CLEMENTE, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER: 101  
 OF 05 SHEETS

SCALE: 1"=10'

DATE: 02/20/2024





## Design Review Subcommittee (DRSC)

Meeting Date: January 15, 2014

**PLANNER:** Cliff Jones, Associate Planner *CJ*

**SUBJECT:** **Amendment to Cultural Heritage Permit 09-452, Pier Bowl Mixed Use Windows** a request to consider non-wood windows on a non-historic Spanish Colonial Revival style building under construction at 614 Avenida Victoria.

### **BACKGROUND:**

#### *Project Description*

The Pier Bowl Mixed Use project was approved on May 4, 2010. Condition of approval # 5D states "The plans shall reflect traditional true divided-light, wood windows mullions, to be inset as per the approved floor plans." Since the 2010 approval, City policy changed in 2013 to allow consideration of non-wood windows on non-historic Spanish Colonial Revival style buildings within the Architectural Overlay per the attached Design Guidelines Interpretation, Attachment 2. As a result of the Interpretation, the applicant requests to amend the condition of approval to allow non-wood windows.

The subject building is currently under construction and is located at 614 Avenida Victoria in the Pier Bowl Core - Mixed Use land use designation of the Pier Bowl Specific Plan and the Architectural and Pedestrian Overlays (MU 4.1 P-A). The building is to be Spanish Colonial Revival architectural style.

#### *Why DRSC Review is Required*

An amendment to the Cultural Heritage Permit is required because the applicant proposes changes that are not likely to have public impacts but that are significant enough to warrant discretionary review. The Zoning Administrator is the hearing body for the minor modification. The DRSC is tasked to ensure development in the Architectural Overlay is compatible and harmonious with the surrounding neighborhood and review the project for consistency with the Design Guidelines and the Planning Commission's interpretations of the Design Guidelines. DRSC comments will be forwarded to the Zoning Administrator.

### **ANALYSIS:**

The proposed windows are aluminum clad wood windows by Sierra Pacific Windows with a factory brown finish. Attachment 3 is the product brochure. A window sample will be provided at the meeting for DRSC consideration. Per the attached Design

Guidelines Interpretation, aluminum clad windows with factory finishes may be considered on non-historic non-residential buildings within the Architectural Overlay.

**RECOMMENDATIONS:**

Staff supports the proposed aluminum clad window style with the following recommendations:

1. Consistent with SCR architecture the simulated dividers should not be greater than one inch. Staff recommends the 7/8" colonial simulite on page 24 of the attached brochure.
2. A dark brown color should be chosen.
3. Wood doors and windows should be used within the covered courtyard facing Avenida Victoria because the courtyard frontage is in a highly visible pedestrian oriented area and the building is Spanish Colonial Revival architectural style.

**CONCLUSION:**

The comments provided are intended to bring the project more into conformance with Design Guidelines. Staff seeks the DRSC's comments and welcomes any additional recommendations.

***Attachments:***

1. Location Map
2. Design Guidelines Interpretation – Window Materials in the Architectural and Pedestrian Overlay
3. Sierra Pacific Aluminum Clad Window Product Brochure  
Plans



# LOCATION MAP

AM CHP 09-452, Pier Bowl Mixed Use Windows  
614 Avenida Victoria





# Memorandum Planning

June 3, 2013

To: Planning Staff  
 From: Jim Pechous, City Planner  
 Subject: Design Guidelines Interpretation - Window Materials in the Architectural and Pedestrian Overlay  
 Copies: Planning Commission

## SUMMARY

To enhance and maintain the sense of historical character within the Architectural (A) and Pedestrian (P) Overlay districts, the following interpretation of the City's Design Guidelines related to acceptable window materials for non-historic properties and additions to historic properties (excluding original historic resource) have been established:

- ∅ WINDOWS IN THE ARCHITECTURAL (A) OVERLAY AND PEDESTRIAN (P) OVERLAY
- Exterior modifications to structures, including windows, located within the overlay are subject to a Minor Cultural Heritage Permit (MCHP); staff waivers may be requested and shall be reviewed as described in Section 17.16.110 of the Municipal Code.
  - The matrix below identifies window types allowed on non-residential and residential properties within the Architectural/Pedestrian Overlay at the discretion of the City Planner; provided they meet design standards outlined below, and are approved in accordance with the staff waiver process described above:

	Non-residential Central Business District	Non-residential Outside Central Business District	Residential Central Business District	Residential Outside Central Business District	Historic Property (original)	Historic Property (Addition)
Wood	Yes	Yes	Yes	Yes	Yes	Yes
Steel (Iron)	Yes	Yes	Yes	Yes	No	Yes
Fiberglass (factory finish)	Yes	Yes	Yes	Yes	No	Yes
Aluminum (factory finish)	Yes	Yes	Yes	Yes	No	Yes
Vinyl Ground Floor	No	No	No	Yes	No	No
2nd Story/Non-Visible	No	No	Yes	Yes	No	No



∂ DESIGN STANDARDS


- Window design shall be traditional in style.
- Windows shall mimic the appearance of true divided lite windows.
- The window surround, or flange, shall be constructed as part of the frame, not a plant on detail.
- Factory color finishes are acceptable.

The interpretation was established in a Planning Commission Study Session on March 20, 2013. Past interpretations were made during Planning Commission Study Sessions of August 16, 2006; September 6, 2006; October 4, 2006; May 18, 2011; and November 2, 2011.



## Design Review Subcommittee (DRSC)

Meeting Date: January 15, 2014

**PLANNER:** Cliff Jones, Associate Planner 

**SUBJECT:** **Minor Cultural Heritage Permit 13-471, North Real Building** a request to consider a remodel of a commercial building located at 115 North El Camino Real. The project is located within the Mixed Use Zoning District, and within the Architectural and Central Business Overlays (MU3-CB-A).

### **BACKGROUND:**

#### *Project Description*

The applicant proposes a new non-wood storefront system for a single-story commercial building, built in 1950. City policy allows consideration of non-wood windows on non-historic buildings within the Architectural Overlay as shown in Attachment 2.

The subject building is within the Mixed Use Zoning District, and within the Architectural and Central Business Overlays (MU3-CB-A). The location of the property is within the Central Business Overlay at a prominent downtown intersection with high pedestrian activity and visibility. The building's architecture is Mid-Century style.

#### *Why DRSC Review is Required*

A Minor Cultural Heritage Permit is required because the project includes exterior modifications to a non-residential structure located within the Architectural Overlay and abuts three historic properties: 1) 101 South El Camino Real (Oscar Easley Building) ; 2) 104-118 North El Camino Real (Ole Hanson's Office), and 3) 100 South El Camino Real (Bartlett Building). Attachments 3 through 5 provide descriptions of the historic properties. The DRSC is tasked to ensure development in the Architectural Overlay is compatible and harmonious with the surrounding neighborhood, and to review the project for consistency with the Design Guidelines. DRSC comments will be forwarded to the Zoning Administrator, who will act on the request.

### **ANALYSIS:**

The proposed window/door storefront is a typical aluminum storefront by Arcadia Storefront Inc. with a factory bronze finish. Refer to attached plans for additional detail. Staff believes the proposed modern storefront does not meet the intent of the Architectural Overlay and City Design Guidelines because it does not reflect the high quality details typical of Spanish Colonial Revival design and the village character of the Downtown, as explained below. Furthermore, the storefront does not comply with the

attached Design Guidelines interpretation that specifies window design shall be traditional in style.

### *Intent of the Architectural Overlay*

The intent of the Architectural Overlay is "To require new and renovated buildings within the Overlay district be designed to reflect the City's Spanish Colonial Revival heritage in accordance with the urban design element and design guidelines." This does not mean that the building has to be converted to Spanish Colonial Revival (SCR) style. The code acknowledges "In cases where only minor modifications are proposed, the goals shall be...to improve the architectural quality of the building...and to include Spanish Colonial Revival elements, where practical." In this case, the building remodel involves about 130 linear feet of new windows and doors along El Camino Real and Avenida Cabrillo frontages and these elements should be consistent with the high quality of the Architectural Overlay as specified within the Design Guidelines.

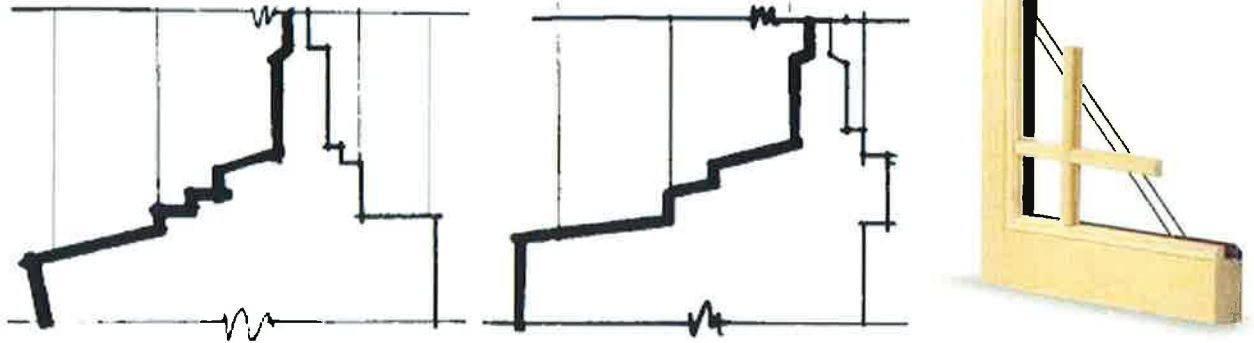
The proposed aluminum storefront system is modern in appearance and not consistent with the high quality prescribed within the Architectural Overlay. The modern storefront does not reflect the SCR heritage and the village character of the Downtown. The storefront proposed contrasts significantly with the abutting historic resources that have SCR wood windows, and are inconsistent with the Design Guidelines.

### *Design Guidelines*

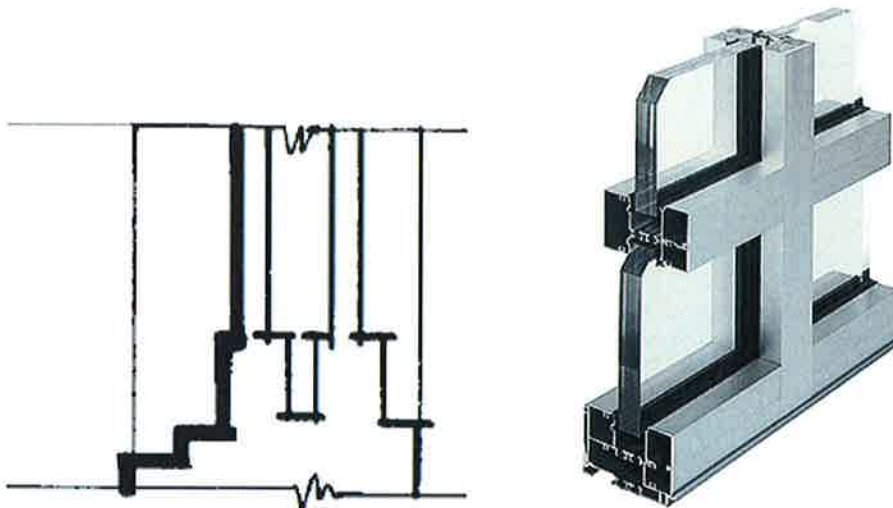
The Design Guidelines encourage high quality wood windows and doors as the appropriate material type for the Architectural Overlay. This is because traditional windows and doors were typically constructed of wood and have distinct window profiles. While wood was most often used historically and is encouraged, aluminum and fiberglass windows and doors are available that have the profile and finish that match the look of wood. The Planning Commission amended their window policy to allow the consideration of non-wood windows while maintaining the sense of historical character within the Overlay district. Per the policy, the important consideration when evaluating a non-wood window is that the design be traditional in [SCR] style.

To be consistent with SCR style and the village character of the downtown, the size and proportion of window elements, including glass and sash components, should match typical SCR architecture in dimension, profile, and depth of window opening (reveal). Wood windows typically step back the plane of the glazing (glass) in several increments (see illustrations of frame sections below). These step backs are important details. They distinguish the actual window from the surrounding walls and provide accentuated shadow details and depth to the building facades.

Typical Wood Sections



Typical Aluminum Sections



In the Architectural Overlay, if aluminum windows are used, the sash components should be similar in size and design to those of an original wood window or door.

*Henry Lenny Architectural Design Guidelines*

Per recent City Council direction, the Henry Lenny Architectural Design Guidelines are to be incorporated into the Design Guidelines as an implementation measure of the Centennial General Plan. The Henry Lenny Design Guidelines provide guidance on successful Spanish Colonial Revival design details as well as conditions to avoid. In the excerpted Window Sections below, recommended storefront windows have window profiles that step back to the plane of the glazing (glass) in several increments and the storefronts are broken up. Additionally, aluminum windows are identified as “Conditions to Avoid” because they do not have traditional profiles.



### Storefront Windows

Storefront windows need to be broken up, rather than remain plain plate glass. Ornamental transoms are a good way to accomplish this.



### Conditions to Avoid



City of San Clemente Architectural Design Guidelines

Windows:

### WINDOWS & WINDOW COMPONENTS



### Conditions to Avoid



Aluminum Windows that do not reflect traditional SCR style



**RECOMMENDATIONS:**

The goal of the Architectural Overlay is “to improve the architectural quality of the building...and to include Spanish Colonial Revival elements, where practical.” Staff acknowledges that the existing building is a Mid-Century modern style and minor modifications that inch it towards SCR style need to be carefully considered so they do not look out of place. It is practical for the applicant to provide a high quality storefront system that exemplifies traditional storefront wood windows and doors in size and design that maintain the quality and village character of the Downtown. Staff has the following detailed recommendations:

1. Recessed entries should be provided along El Camino Real and Avenida Cabrillo frontages to create a more pedestrian friendly design and to enhance the building design with depth and shadow.
2. Storefront windows and doors should have window profiles that step back to the plane of the glazing (glass) in several increments.
3. Storefront should include ornamental transoms as suggested per the Henry Lenny Architectural Design Guidelines.
4. Wainscot or kick plate should be considered.

**CONCLUSION:**

The comments provided are intended to bring the project more into conformance with Design Guidelines and requirements of the Architectural Overlay. Staff seeks the DRSC's comments and welcomes any additional recommendations.

***Attachments:***

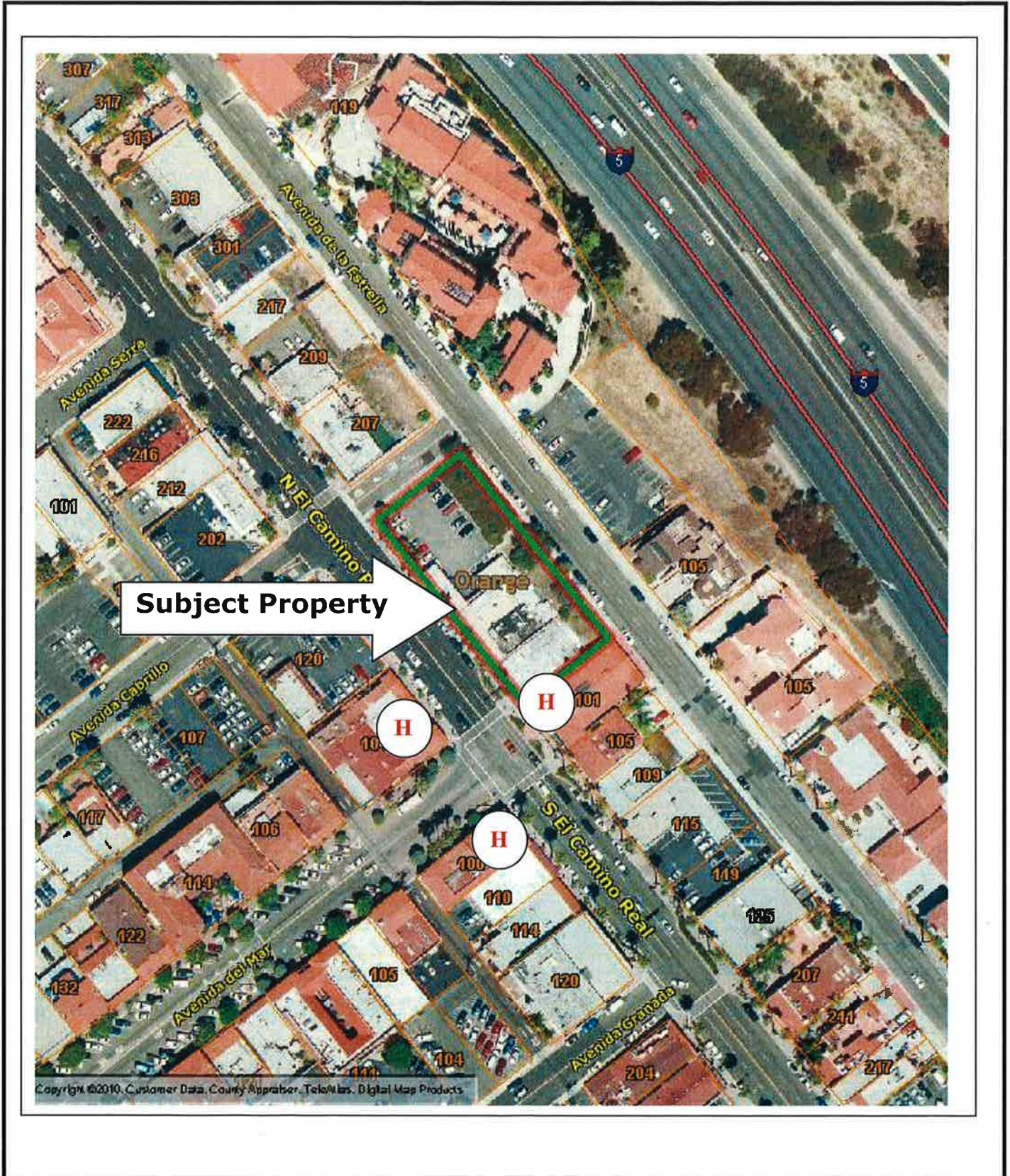
1. Location Map
  2. Design Guidelines Interpretation – Window Materials in the Architectural and Pedestrian Overlay
  3. DPR Form for 101 South El Camino Real (Oscar Easley Building)
  4. DPR Form for 104-118 North El Camino Real (Ole Hanson's Office)
  5. DPR Form for 100 South El Camino Real (Bartlett Building)
- Plans





# LOCATION MAP

MCHP 13-471, North Real Building  
115 North El Camino Real







# Memorandum Planning

June 3, 2013

To: Planning Staff  
 From: Jim Pechous, City Planner  
 Subject: Design Guidelines Interpretation - Window Materials in the Architectural and Pedestrian Overlay  
 Copies: Planning Commission

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	Non-residential Central Business District	Non-residential Outside Central Business District	Residential Central Business District	Residential Outside Central Business District	Historic Property (original)	Historic Property (Addition)
Wood	Yes	Yes	Yes	Yes	Yes	Yes
Steel (Iron)	Yes	Yes	Yes	Yes	No	Yes
Fiberglass (factory finish)	Yes	Yes	Yes	Yes	No	Yes
Aluminum (factory finish)	Yes	Yes	Yes	Yes	No	Yes
Vinyl Ground Floor	No	No	No	Yes	No	No
2nd Story/Non-Visible	No	No	Yes	Yes	No	No



∂ DESIGN STANDARDS

- Window design shall be traditional in style.
- Windows shall mimic the appearance of true divided lite windows.
- The window surround, or flange, shall be constructed as part of the frame, not a plant on detail.
- Factory color finishes are acceptable.

The interpretation was established in a Planning Commission Study Session on March 20, 2013. Past interpretations were made during Planning Commission Study Sessions of August 16, 2006; September 6, 2006; October 4, 2006; May 18, 2011; and November 2, 2011.

## CONTINUATION SHEET

Page 1 of 2 Resource Name or #: 101 S EL CAMINO REAL

Recorded by: Historic Resources Group

Date: 9/18/2006

 Continuation  Update

PROPERTY NAME Historic City Hall

HISTORIC NAME Easley Building; Bank of America Building

PROPERTY ADDRESS 101 S El Camino Real

ASSESSOR PARCEL NUMBER 692-402-02

PROPERTY TYPE Commercial

OTHER DESCRIPTION

DATE OF CONSTRUCTION 1929 (F) Building Permit

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 INTEGRITY No substantial changes post-1988 Historical Photo Log prepared by the City of San Clemente.

SIGNIFICANCE This two-story commercial building was built for Oscar F. Easley, designed by Virgil Westbrook, and constructed by Strang Bros in 1929. The Spanish/Moorish style building has served as a Bank of America and as City Hall. This property was listed in the National Register of Historic Places in 1983. It appears eligible at the local level under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development (1925-1936), and under Criterion C for its distinctive interpretation of the Spanish Colonial Revival style as represented in San Clemente.

STATUS CODE 1S

STATUS Listed in the National Register as an individual property. The property also appears eligible at the local level both individually and as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.

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

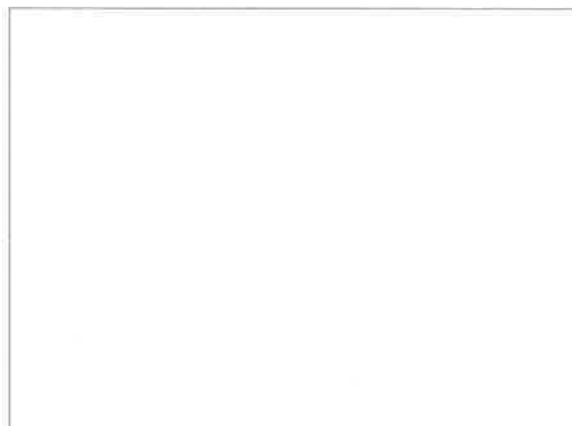
Resource Name or #: 101 S EL CAMINO REAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation  Update

## Photographs of the Subject Property:



PRIMARY RECORD

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: 104-118 N EL CAMINO REAL

P1. Other Identifier: Administration Building / Ole Hanson's Office

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 104-118 N El Camino Real/110 N El Camino Real City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-081-22

P3a. Description:

The property contains a two-story commercial building with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has multiple roofs - including side-gable, front-gable, and shed portions - clad in clay tile. The exterior walls are clad with smooth stucco. The primary (east) facade is comprised of multiple retail storefronts. Spanish Colonial Revival elements of the building include exposed rafter tails, and covered entry porch with wood porch supports. The central portion of the building was originally an open courtyard which is now enclosed. The southernmost two-story volume was substantially altered, but has recently been restored to its historic appearance. Other alterations include non-original exterior doors. The fenestration consists of original or compatible wood-frame windows throughout the building. The building is in good condition. Its integrity is fair.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

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



P5b. Description of Photo:

East elevation, west view. May 2006.

P6. Date Constructed/Sources:

Historic  Both  
 Prehistoric

1926 (E) Tax Assessor

P7. Owner and Address:

Hioureas, Peter & Hioureas, Krina  
32912 Barque Way, Dana Point Ca 92629-1202

P8. Recorded by:

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

P9. Date Recorded: 9/18/2006

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:

DPR 523A (1/95) HRG



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 3B

Resource Name or #: 104-118 N EL CAMINO REAL

- B1. **Historic Name:** Administration Building; Ole Hanson's Office
- B2. **Common Name:** (Unknown)
- B3. **Original Use:** Commercial
- B4. **Present Use:** Commercial
- B5. **Architectural Style:** Spanish Colonial Revival
- B6. **Construction History:**

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

- B9a. **Architect:** J. Wilmer Hershey; Richard Sears; W.E. Hill    **b. Builder:** (Unknown)
- B10. **Significance:** **Theme** Ole Hanson/Spanish Village by the Sea    **Area** City of San Clemente  
**Period of Significance** 1925-1936    **Property Type** Commercial    **Applicable Criteria** A, C

This two-story commercial building was built for Ole Hanson as his administrative offices in 1926, and is believed to be the first building erected in San Clemente. It was designed by architects J. Wilmer Hershey, Richard Sears, and W.E. Hill. This property appears eligible for the National Register individually and as a contributor to a National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development and under Criterion C for its unique interpretation of the Spanish Colonial Revival style. It also appears eligible at the local level individually and as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.

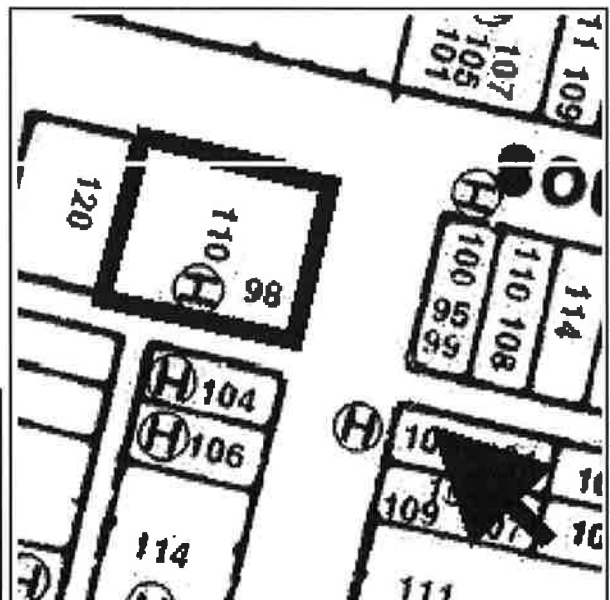
- B11. **Additional Resource Attributes:** 06 Commercial Building, 1-3 stories

- B12. **References:** Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann and Associates, 1995.

- B13. **Remarks:** (none)

- B14. **Evaluator:** Historic Resources Group, Hollywood, CA  
**Date of Evaluation:** 9/18/2006

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

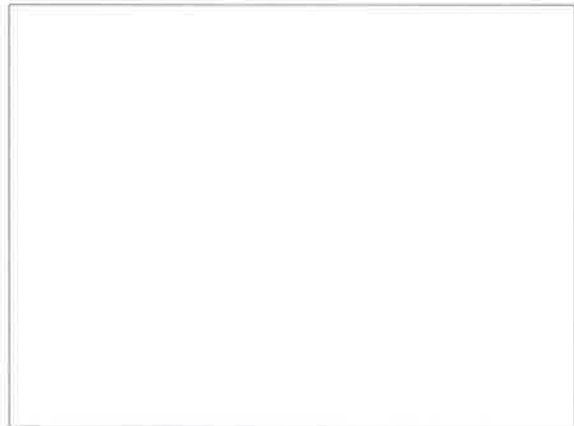
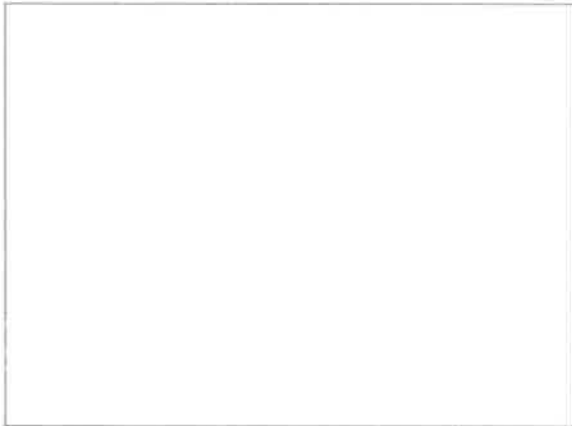
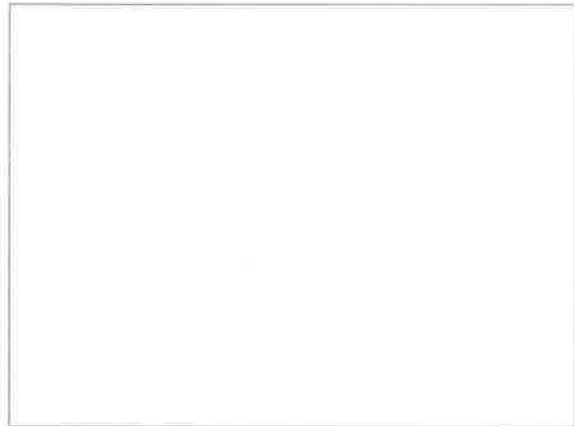
Resource Name or #: 104-118 N EL CAMINO REAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation  Update

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



PRIMARY RECORD

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: 100 S EL CAMINO REAL

P1. Other Identifier: Bartlett Building

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 100 S El Camino Real/91-99 Avenida Del Mar City San Clemente

Zip 92672

d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-082-19

P3a. Description:

The property contains a two-story commercial building with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a hip roof with clay tiles and exposed rafter tails. The exterior walls are clad with smooth stucco. The primary (east) facade is three bays wide and symmetrically arranged, with three regularly-spaced rectangular openings in each story. A stucco-clad turret with a clay tile-clad gable roof extends from the southernmost corner of the facade. Alterations include non-original doors, though the door openings appear original. The fenestration consists of original wood divided-light double-casement windows on the front and side elevations of the second level, and original storefront openings on the front and side elevations of the first level. Non-original canvas awnings shelter the openings on the street facade. The building is in good condition. Its integrity is good after a recent renovation to repair fire damage.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

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



P5b. Description of Photo:

East elevation, west view. May 2006.

P6. Date Constructed/Sources:

Historic  Both  
 Prehistoric

1926 (E) Tax Assessor

P7. Owner and Address:

Pier Group Llc  
6 Del Valle, Orinda Ca 94563- 2009

P8. Recorded by:

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

P9. Date Recorded: 9/18/2006

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:

DPR 523A (1/95) HRG





# CONTINUATION SHEET

Page 3 of 3

Resource Name or #: 100 S EL CAMINO REAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation  Update

### Photographs of the Subject Property, Continued:

