



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

**Wednesday, July 24, 2013**

**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 was distributed, is available for public inspection in the Community Development Department, located at 910 Calle Negocio, San Clemente, CA during normal business hours.*

**1. APPROVAL OF MINUTES:**

Minutes to be considered for approval: July 10, 2013

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

**A. Cultural Heritage Permit 13-228, Rosalino/Wallace Residence  
(Nicholas/Jedynak)**

A request to consider an addition and remodel of a nonconforming house located at 129 Avenida de la Grulla. The site is adjacent to a historic structure at 146 Avenida Pelayo.

**B. Conditional Use Permit 13-220/Minor Site Plan Permit 13-221/Minor Architectural Permit 13-222/Discretionary Sign Permit 13-223/Sign Exception Permit 13-224 - 24 Hour Fitness (Atamian)**

A request to consider a commercial recreation use, major site improvements, minor exterior façade improvements, and a Master Sign

Program with signs exceeding the maximum allowable sign size. The project is located at 110 Avenida La Pata in the Business Park zoning district of the Rancho San Clemente Specific Plan.

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

A request to consider the expansion and remodel of a historic house located at 418 Cazador Lane. The subject property is adjacent to three other historic resources.

**3. NEW BUSINESS:** None

**4. OLD BUSINESS:** None

**5. ADJOURNMENT:**

Adjourn to the Design Review Subcommittee meeting of Wednesday, August 7, 2013 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  
DESIGN REVIEW SUBCOMMITTEE MEETING  
JULY 10, 2013**

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

Staff Present: Jim Pechous, Cliff Jones, Chris Wright and Sean Nicholas

**1. MINUTES**

Minutes approved: March 27, 2013, June 12, 2013 and June 26, 2013

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

**A. Site Plan Permit 13-080, Alora Subdivision Architecture (Wright)**

A request to consider proposed architecture for the "Alora" subdivision in the Talega Specific Plan. The project involves the development of 36 single-family dwellings within a previously approved subdivision Tract 16793.

Associate Planner Christopher Wright presented the staff report. Mr. Wright mentioned the Talega Specific Plan has design guidelines that are encouraged, but projects are not required to follow them. Projects may have their own style and vary from guidelines, provided that projects complement Talega, enhance variety, and are compatible with neighborhoods. Mr. Wright stated staff supports the proposed architecture because it of the same or higher quality than the existing houses in the tract, but recommended some changes (listed in Table 5 of staff report) to improve the architecture further. Staff summarized their recommendations.

The Subcommittee thanked staff for their in-depth analysis and design recommendations, but stated their main focus on this item to ensure the proposed architecture is of the same or higher quality than the houses constructed in the tract. The proposed architecture should be in character with the neighborhood, but it is good to have a variety of materials and design so houses do not look the same.

The applicant, Rick Puffer of William Lyon Homes (WLH), noted a lot of time and care was put into considering how the proposed architecture would complement existing houses and be "high quality." Mr. Puffer stated WLH is looking to construct product that is desirable to range of customers who are willing to pay more for a house but expect the materials and design to clearly reflect it is "high end." Mr. Puffer stated WLH wanted to

minimize the amount of floor plans so it is easy for customers to shop for their house.

The Subcommittee, staff, and applicant, Mr. Rick Puffer of William Lyon Homes (WLH), discussed the various recommendations in the staff report.

The Subcommittee unanimously agreed the proposed architecture is of the same or higher quality than the previously approved product. As a result, the Subcommittee stated that it was not necessary to make the design changes staff recommended in the staff report (Table 5), but agreed they are good ideas for the applicant to consider. The Subcommittee agreed with staff recommendation No. 7. to add a condition of approval that prevents the same type of architecture from being used on adjacent lots and limits the use of one style to less than 40% of homes on a block. Overall, the Subcommittee supported the architecture, but recommended for the applicant to consider making minor changes that would add interest to the sides of buildings and that distinguish the three "California Ranch" models more. Their recommendations are summarized below:

1. Subcommittee Member Crandell had a concern with the transition of materials where a building's front elevation meets side elevations. In particular, Subcommittee Member Crandell pointed to an elevation that showed stone would be applied to the side elevation about four to five feet back from the front elevation and then transition to stucco abruptly. Subcommittee Member Crandell stated the returns should be larger and material transitions should be more refined.
2. Subcommittee Member Kaupp suggested for the applicant to consider ideas to make side elevations interesting with offsets, material changes, openings, or other design features.
3. Subcommittee Member Crandell recommended for the materials and detailing on the "California Ranch" styled buildings to be more varied, especially on the front elevations. For example, Subcommittee Member Crandell specifically pointed out the "banding" of board and batten details is on the front and side elevations of all three models and there should be more variation there.

The applicant thanked the Subcommittee for their recommendations and stated they would consider them.

The Subcommittee forwarded the item to the Planning Commission.

**B. Minor Architectural Permit 13-157/Cultural Heritage Permit 13-158, Cappello Addition (Nicholas)**

A request to approve an addition to a non-conforming structure across the street from a historic residence. The project site is 115 East El Portal, and the historic structure is located at 116 East El Portal.

Associate Planner Sean Nicholas introduced Erin Murphey, one of the Planning Interns for the summer, and Ms. Murphey presented the staff report.

Ms. Murphey indicated that staff had three (3) comments:

- 1) An additional tree needs to be added to the front setback area to meet Municipal Code Requirement. The applicant agreed to plant another tree.
- 2) The material of the second story balcony needs to be identified. The applicant noted it will be steel framed with either cable or steel railings.
- 3) The interaction of the second story and the first story needs to be evaluated and determined if they need to be better incorporated.

The applicant, Alura Aguilera (architect), discussed the vision of the project design and that she purposefully has the second story designed the way she does because she is trying to create a “bridge” architectural element.” Ms. Aguilera provided pictures of similar features on other buildings and the driving design basis for the look of the residence.

Commissioner Darden expressed similar concern about the way the building addition interacts with the existing residence, and how the architect will create this with the existing structure.

Commissioner Kaupp stated that he shared Commissioner Darden’s concern initially, but after hearing the applicant’s architect explain her process and the reason the choices were made, he doesn’t have the same issues or questions anymore. He noted that it is outside of the Architectural Overlay and will be unique for the neighborhood.

Commissioner Crandell asked about a few details, in particular if a line shown on the plan will actually be a plane break.

Ms. Aguilera stated that it is a slight plane break, and offset by about six inches.

Commissioner Darden stated she loves the materials, and she thinks this is important in bringing the structure design together. Though she still has some concerns, but that if the other Subcommittee members are supportive of the design, she would be as well.

Commissioner Kaupp stated that he is putting faith in the architect's vision and design abilities. He stated that he had been struggling with the juxtaposition of the addition with the design they are proposing, which can be interesting, or miss. But after hearing the architect's thought process and design method he is willing to support the project and allow it to move forward. He states the textures and materials will help the project.

Commissioner Crandell stated that this is a fun project and exercise. Will it impact the historic structure? Not any more than the original building, and with the increased landscaping in the front that will help. It is not a style you see often, so there is no precedence, but thinks it will look good when it's done.

Commissioner Kaupp asked the architect if they would bring in a Landscape Architect.

Ms. Aguilera said yes. We want to get out the hardscape and get some landscaping and pervious surface.

Commissioner Kaupp stated this is a great project for a Landscape architect as it will be important to balance the architecture and landscaping. It is an interesting project to work on.

**C. Discretionary Sign Permit 13-082, North Beach Rooftop Bar and Grill**  
(Nicholas)

A request to review the revised sign package for the North Beach Roof Top Grill project located at 1509 North El Camino Real.

Associate Planner Sean Nicholas presented the staff report.

Commissioner Kaupp asked about the proposed internal illumination of the signage and whether that was permitted in the Architectural Overlay.

Mr. Nicholas stated that it was not, and something else would need to be utilized.

The applicant, Dave Gutierrez, stated that he is ok with a few different lighting styles. In particular utilizing stand off painted metal letters and halo illuminated. Mr. Gutierrez stated that he wanted bring back a

simplified design that went away from the Route 66 look that they had previously submitted. He feels that the signs are now more reflective of the establishment they are trying to create.

Commissioner Darden expressed support of the halo lit illumination, and that she states the metal case with a finish with an organic, rustic, earthy, is essential to the design to fit with the architecture. Commissioner Darden also stated that she agreed with staff that the projecting sign poles should be solid wrought iron. Design of the wrought iron will be important as well.

City Planner Pechous stated that design choices of the wrought iron, as well as the connection to the building will aid with the overall compatibility between the Spanish building and signs.

Commissioner Crandell asked what “handmade” meant?

Commissioner Kaupp said it is difficult to define, similar to the idea of “Village Character,” but you know it when you see it.

Commissioner Darden stated that to her it means that it doesn't have a manufactured and mass produced quality to it. The materials are so important. That is why the finish on this metal is so important.

Mr. Pechous offered the idea of “craftsmen made,” that it is a unique piece.

Commissioner Kaupp stated he is looking forward to the new codes and updating language to address these difficult tools to clarify these sensitive issues.

He also states that he agrees with Commissioner Darden that the images do look “cold” in their design, and the finish Ms. Darden recommended will help a lot.

The applicant also suggested to improve the overall look of the project that the base of the monument sign be painted to match the sign rather than the building.

DRSC all agreed that would look best so it was not floating on top of the base.

Commissioner Crandell agreed with everything that has been said and allowing staff to finalize the materials details.

Commissioner Kaupp asked if it was possible that Redmond Schwartz be consulted on the design. Staff indicated that they would see what could be done.

**3. ORAL AND WRITTEN COMMUNICATIONS**

None.

**4. ADJOURNMENT**

Adjourn to the Design Review Subcommittee meeting of July 24, 2013 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

\_\_\_\_\_  
Michael Kaupp, Chair

Attest:

\_\_\_\_\_  
Cliff Jones

DRAFT





## Design Review Subcommittee (DRSC)

Meeting Date: July 24, 2013

**PLANNER:** Evan Jedynak, Planning Intern  
Sean Nicholas, Associate Planner

**SUBJECT:** **Cultural Heritage Permit 13-228, Rosalino/Wallace Residence**, a request to consider an addition and remodel of a nonconforming house located at 129 Avenida de la Grulla. The site is adjacent to a historic structure at 146 Avenida Pelayo.

### **BACKGROUND:**

#### *Project Description*

The proposed project is an addition and remodel of a legal, non-conforming house located adjacent to a historic structure, as shown in Attachment 1. The house is one story with 986 square feet of floor area. The proposed project includes: a 456 square foot, single story addition, a covered patio, and a front entry porch.

#### *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 an addition (over 200 square feet) and remodel of a legal, non-conforming primary building that abuts a historic structure. Cultural Heritage Permit applications are reviewed by the DRSC to ensure the project is compatible with the adjacent historic structure, is in character with the neighborhood, and is consistent with Design Guidelines.

#### *Site Data*

The subject site is a 4,500 square foot lot located in the Residential Medium Density zone and Coastal Overlay (RM-CZ) at 129 Avenida de la Grulla. The subject house was constructed in 1960.

#### *Abutting Historic Structure*

The historic residence is located at 146 Avenida Pelayo (see Attachment 1 for a vicinity map). The one-story house was built in 1929, and is an example of the Spanish Colonial Revival architectural style popularized during the Ole Hanson Era of the 1920s. Refer to Attachment 4 for the most recent historic resource survey of the house's historical significance, condition, and character defining features.

**ANALYSIS:**

**Development Standards**

The house is legal, non-conforming because it has an attached garage that does not comply with the required front yard setback. The proposed addition meets development standards, is consistent with the neighborhood, and will not impact parking accessibility. Table 1 outlines development 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'	18'
Setbacks (Minimum):		
1. Front	15'	30'-8"
Garage	18'	16'-5"
2. West Side Yard	5'	5'-9"
3. East Side Yard	5'	5'
4. Rear	5'	11'-4"
Lot Coverage	55% (Max.)	38.5%
Required Parking (Minimum):	2 covered spaces	1 covered space*
Drought tolerant front yard landscaping (Minimum)	45%, 2-15 gallon trees	48.2%, 2-15 gallon trees

*\*Since the residence was constructed prior to April 4, 1962, the oversized single car garage is exempt from the zoning requirement of 2 covered spaces, per Zoning Ordinance Section 17.72.030C.*

**Design Guidelines**

The structure is not located in the Architectural Overlay so Spanish Colonial Revival (SCR) Guidelines do not apply. Design Guidelines related to massing and neighborhood compatibility are particularly important when considering this project, to determine whether the addition and façade remodel are compatible with historic resources. Analyses of the most relevant guidelines for this project are below:

1. ***Relationship to Neighboring Development II.B*** “All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood.”

The proposed materials, massing, and exterior finishes are consistent with prevailing neighborhood character. The style of design would blend in with the variety of architecture styles in the neighborhood, including Spanish Colonial Revival (historic home), 50s-era multi-family structures, and Beach Cottages. The building’s height and mass would be comparable or smaller than adjacent residences. The proposal ensures the general character of the house will be retained.

2. ***Relationship to Neighboring Development II.B.3*** “Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood.”

The project is consistent with this guideline for the reasons summarized below:

- a. The project would not have adverse impacts on the historic house or the street. The rear portion of the building located closest to the historic house will remain a one-story building with a maximum height of 18 feet. The applicant is proposing to upgrade the entire roof with grey asphalt shingles. From the street, the building will undergo a remodel of the front entry porch. The addition and remodel will utilize either 6” horizontal shiplap siding or smooth stucco in off-white with green trim that will enhance the residence while matching existing colors. The addition in the rear will not be visible from the public right-of-way.
- b. The building’s mass and scale would be smaller than the adjacent buildings on both sides of the lot. The multi-family residence to the west has two stories and is situated closer to the street. The single family residence to the east is taller than the proposed project, with a comparable street setback. The applicant is proposing to improve the front and rear façades with materials and colors that will remain compatible with the character of the neighborhood.
- c. The RM zoning would allow a larger building to be constructed on the site if the residence were made conforming, or demolished and re-developed.

### **RECOMMENDATIONS:**

The applicant is seeking approval for two alternative elevations plans, as they have not decided which to use. Elevation A-4 proposes fiber-concrete shiplap siding, while Elevation A-4A proposes smooth stucco wall. The house currently has both shiplap siding and stucco visible from the public right-of-way. A staff site visit found a balance of shiplap and stucco houses located throughout the neighborhood. Staff finds either alternative to be representative of the neighborhood character.

As a third alternative, the applicant could utilize a mixture of shiplap and stucco siding. Fiber concrete shiplap could be used for the front and rear of the home, and smooth stucco could be used on the sides of the house, where it would not be visible from the historic structure or the public right-of-way.

**CONCLUSION:**

Due to the small project scale and location of the addition, it will not obscure the prominence of the historic structure or be visible from the public right-of-way. Staff's position is that the project is consistent with the neighborhood, and will not detract from the adjacent historic resource. Staff is seeking DRSC concurrence with the above recommendations, and any other comments DRSC may have.

Staff supports the project and recommends this item be forwarded to the Planning Commission with DRSC recommendation of approval.

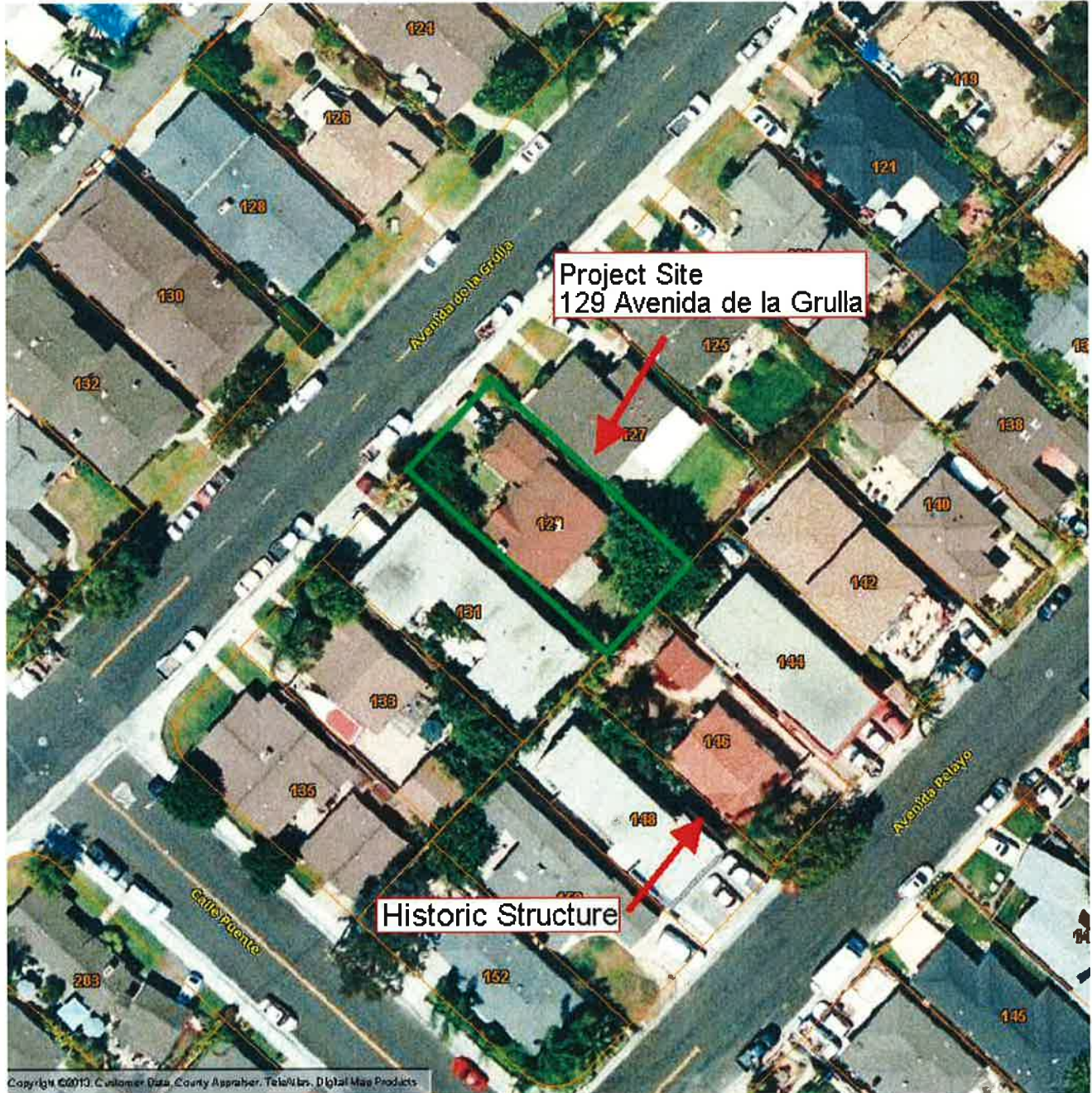
***Attachments:***

1. Location Map
2. Compatibility Assessment
3. Photos of Materials Board
4. Historic Survey Sheet on 146 Avenida Pelayo



# LOCATION MAP

CHP 13-228, Rosalino-Wallace Residence  
129 Avenida de la Grulla



## NEIGHBOR ANALYSIS FOR ROSALINO RESIDENCE

AT

### 129 DE LA GRULLA

THE PROPOSED ADDITION AND REMODEL OF THE SUBJECT PROPERTY COMPARES FAVORABLY WITH THE SURROUNDING DEVELOPMENT IN SIZE, SCALE AND SETBACK FROM THE STREET. IT IS PROPOSED TO BE ONE STORY SINGLE FAMILY RESIDENCE WITH THE MAJORITY OF THE ADDITION BEING ATTACHED TO THE REAR OF THE HOME.

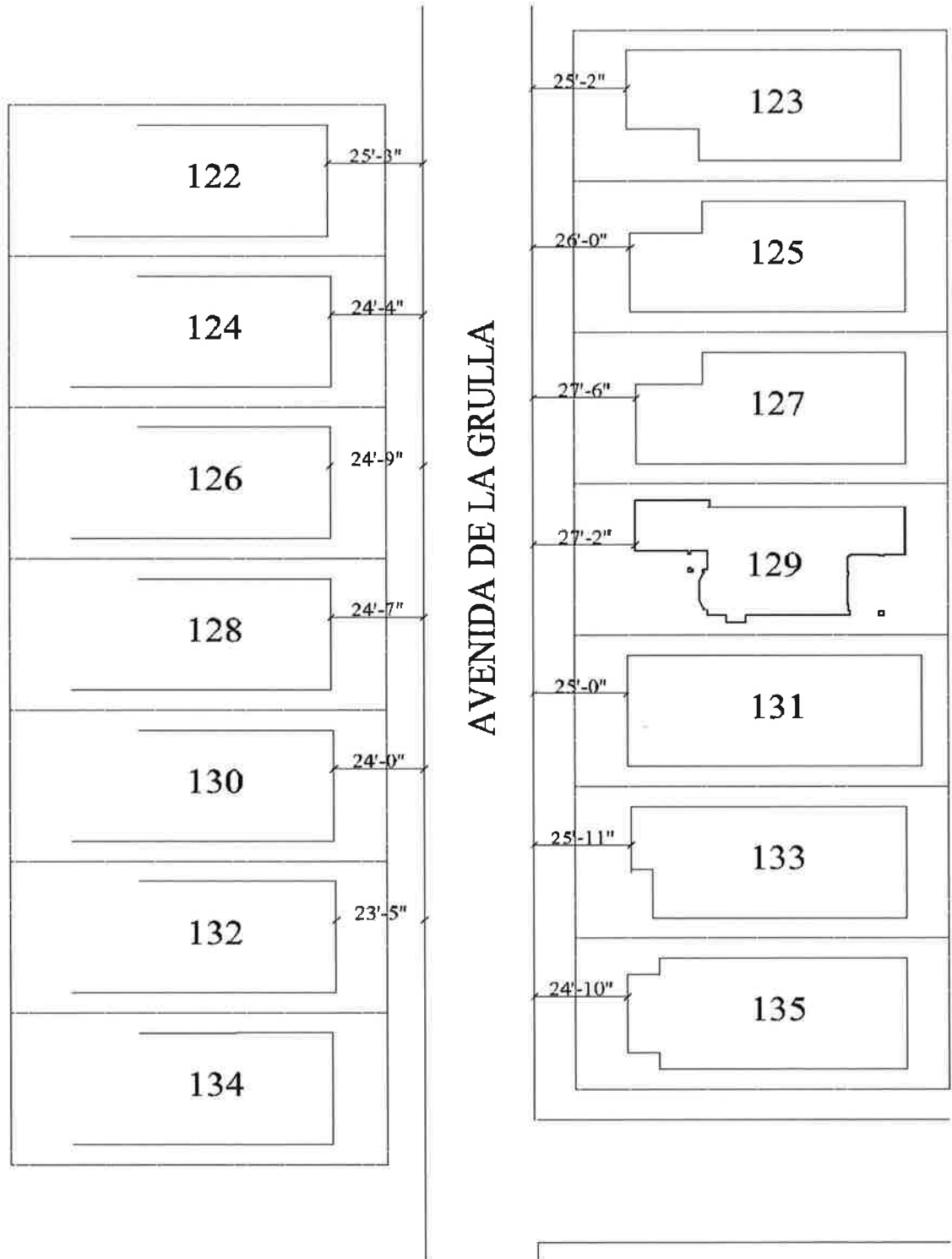
ADJACENT TO 129 IS A LARGE TWO STORY APARTMENT WITH A BLOCK-LIKE SCALE AND DIRECTLY ACROSS THE STREET THERE IS A 2-STORY STRUCTURE AT THE REAR OF THE HOUSE WHICH IS ASSUME TO BE A SECOND UNIT. THE BALANCE OF THE HOMES PICTURED APPEAR TO BE SINGLE FAMILY RESIDENCES.

### SUBJECT PROPERTY

129 AVENIDA DE LA GRULLA



# STREET MAP OF ADDRESSES AND SETBACKS FROM THE CURB



PICTURES OF NEIGHBORING HOMES (121 THRU 135 ON SAME SIDE OF STREET AS 129)

121 DE LA GRULLA



123 DE LA GRULLA





125 DE LA GRULLA



127 DE LA GRULLA (FIRST HOUSE EAST OF 129)



131 DE LA GRULLA (APARTMENT JUST WEST OF 129)



133 DE LA GRULLA



135 DE LA GRULLA



PICTURES OF HOUSES 122 THRU 134 ON OPPOSITE SIDE OF STREET FROM 129

122 DE LA GRULLA



124 DE LA GRULLA



126 DE LA GRULLA



128 DE LA GRULLA (ACROSS THE STREET OPPOSITE 129)



130



132



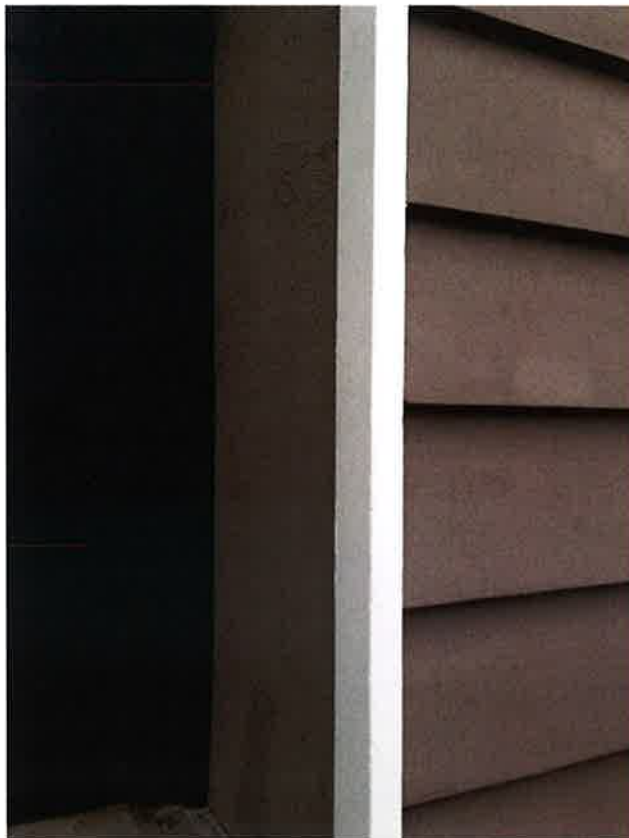


MATERIALS BOARD

129 DE LA GRULLA



SLATE GREY - ASPHALT SHINGLES



SHIPLAP SIDING



COLORS



# PRIMARY RECORD

Other Listings

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

Page 1 of 3

Resource Name or #: 146 AVENIDA PELAYO

**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** 146 Avenida Pelayo

**City** San Clemente

**Zip** 92672

**d. UTM: Zone ; mE/ mN**

**e. Other Locational Data:** Assessor Parcel Number: 692-381-53

**P3a. Description:**

The property contains a one-story single family residence with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a low-pitch side-gable roof with clay tiles. The exterior walls are clad with smooth stucco. The center bay of the symmetrically aligned primary facade includes an enclosed front entry porch under a shed roof. The fenestration consists of original wood double-hung and fixed windows throughout the residence. Original fixed wood windows flank the entrance bay of the primary facade. A low stucco wall runs along the entrance path leading along the primary facade to the porch. The residence is in good condition. The residence retains its original door. 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:**

East elevation, west view. May 2006.

**P6. Date Constructed/Sources:**

Historic  Both  
 Prehistoric

1929 (E) Tax Assessor

**P7. Owner and Address:**

Kaupas, Natas  
146 Avenida Pelayo

**P8. Recorded by:**

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

**P9. Date Recorded:** 8/10/2006

**P10. Survey Type:**

City of San Clemente Historic  
Resources Survey Update

**P11. Report Citation:** None.

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 3D

Resource Name or #: 146 AVENIDA PELAYO

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

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

- B9a. Architect: (Unknown)      b. Builder: (Unknown)
- B10. Significance: Theme Ole Hanson/Spanish Village by the Sea      Area City of San Clemente  
Period of Significance 1925-1936 Property Type Residential Applicable Criteria A

This one-story single family residence was built in 1929. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development. It 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.

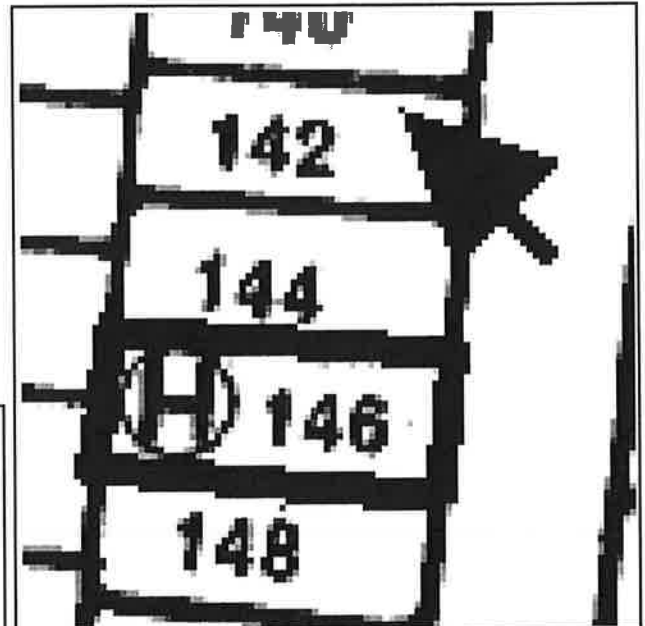
B11. Additional Resource Attributes: 02 Single Family Property

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: 8/10/2006

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

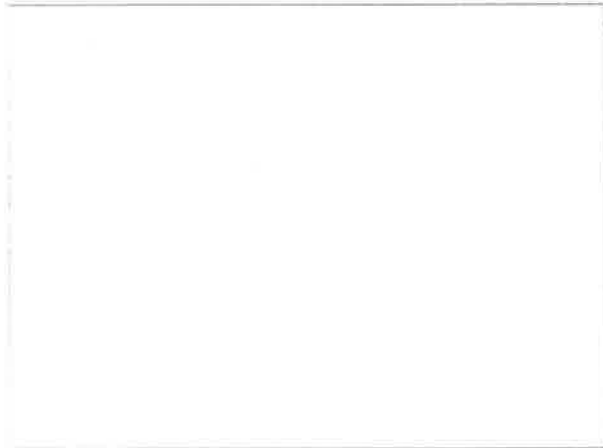
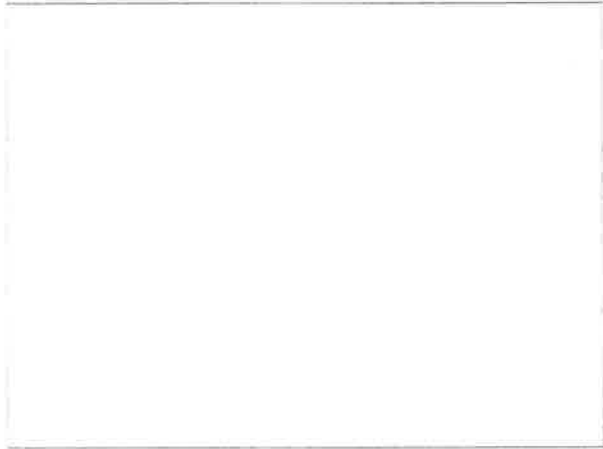
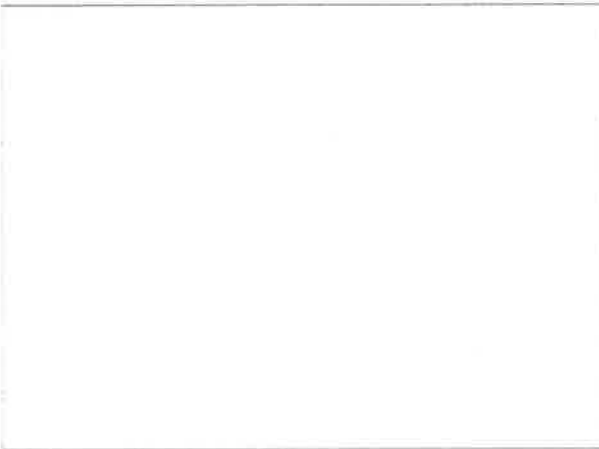
Resource Name or #: 146 AVENIDA PELAYO

Recorded by: Historic Resources Group

Date: 8/10/2006

Continuation  Update

Photographs of the Subject Property, Continued:





## Design Review Subcommittee (DRSC)

Meeting Date: July 24, 2013

**PLANNER:** Adam Atamian, Assistant Planner

A handwritten signature in blue ink, consisting of the letters "AA" inside a circular scribble.

**SUBJECT:** **Conditional Use Permit 13-220/Minor Site Plan Permit 13-221/Minor Architectural Permit 13-222/Discretionary Sign Permit 13-223/Sign Exception Permit 13-224, 24 Hour Fitness,** a request to consider a commercial recreation use, major site improvements, minor exterior façade improvements, and a Master Sign Program with signs exceeding the maximum allowable sign size. The project is located at 110 Avenida La Pata in the Business Park zoning district of the Rancho San Clemente Specific Plan.

### **BACKGROUND:**

#### *Project Description*

The applicant proposes to establish a new commercial recreation use in a 44,790 square foot suite of a 87,174 square foot building. The project involves filling and paving a sunken truck loading dock to add parking spaces and landscaping, installing landscaped planters in the parking lot, filling in and installing windows in building openings, and creating a Master Sign Program for the entire building.

Staff approved two waivers for Minor Architectural Permits for a rear electrical room addition and to replace a window with an emergency exit door in May, 2013.

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

A Discretionary Sign Permit (DSP) and a Sign Exception Permit (SEP) is required to allow a Master Sign Program with three signs exceeding the maximum allowable sign size. The Design Review Subcommittee (DRSC) reviews DSP applications to ensure that the design, scale and materials of the signs harmonize with the architectural design and details of the building and site it serves. The DRSC reviews SEP applications to ensure that proposed signage is necessary to achieve the goals and objectives of the Zoning Ordinance for adequate business identification.

When multiple applications are processed concurrently, the highest review authority required for any one of the applications reviews all (Municipal Code Section 17.12.090). Because the Discretionary Sign permit and the Sign Exception Permit require DRSC review and Planning Commission approval, the Minor Site Plan Permit and the Minor

Architectural Permit will also be reviewed by the Planning Commission, and are subject to review by the Design Review Subcommittee.

*Site Data*

The property is an 8.9 acre lot within the Business Park zoning district of the Rancho San Clemente Specific Plan. The site is prominently situated on the east corner of Avenida Pico and Avenida La Pata. The surrounding land uses include Business Park, Commercial, and Open-Space zones.

In 1998, an 88,070 square foot building with 42,600 square feet of office and 45,470 square feet of warehouse space was constructed on the lot. The building is located approximately 120 feet from Avenida Pico behind a landscaped slope, and 200 feet from Avenida La Pata. Anticipating future tenant improvements or changes of use, the parking lot was developed to accommodate up to 134,000 square feet of office space.

**ANALYSIS:**

*Development Standards*

Table 1 outlines the development standards and how the project meets these requirements.

**Table 1-Development Standards**

	<b>Allowed</b>	<b>Proposed</b>
Building Height Maximum	35'-0", not to exceed 3 stories	34'-6", 2 stories
Setbacks (Minimum):		
• Front Setback from Avenida La Pata	50'	130'
• Side Setback from Avenida Pico	50'	84'
• Side Setback	5'	74'
• Rear Setback	10'	142'
Floor Area Ratio	.5	.22
Landscaping	15%	32%
Parking	440 spaces	443 spaces

*Site Improvements/ Landscaping*

The applicant proposes to fill in a recessed truck loading dock at the rear of the building. In its place, the parking lot will be expanded to accommodate an additional 58 parking spaces, new landscaped planters will be installed, and the landscaped border

surrounding the building will be continued. The only site improvements that may be visible are the tops of the proposed trees.

The proposed landscaping conforms to the requirements of the Design Guidelines of the Rancho San Clemente Specific Plan. The proposed plant materials match the landscaping on-site. All of the plants selected meet the requirements for plant selection, in that none are listed in Appendix B, List of Invasive and Undesirable Plant Species, of the Rancho San Clemente Specific Plan. Though not applicable, all plants selected, except for the Flax shrub, *phorium tenax*, are listed on the City Design Guidelines' Plant Selection Guide.

The Specific Plan's development standards require a minimum site landscaping of 15%. With the proposed landscaping, this site will provide site landscaping of 32%. The landscape guidelines also require one tree per 5 parking spaces in parking areas. This project proposes to add 12 trees in the area of the new parking spaces, providing one tree per 4.8 new parking spaces, exceeding this requirement.

### *Architecture*

The applicant proposes minor modifications to the rear of the building. These changes include filling in the loading dock openings with windows to match the style of the rest of the building, and filling in two windows with masonry and stucco to match building finish. The only building modifications visible from off-site will be the proposed windows replacing the loading dock roll-up doors.

### *Signage*

The applicant requests signage that requires a Master Sign Program for the building because 4 new signs are proposed. 24 Hour Fitness is requesting three wall signs placed on the south wall facing Avenida La Pata, the west wall facing Avenida Pico, and the north wall facing the open space area behind the building that is also visible from Avenida Pico. The tenant for the office portion of the building, DealerSocket, proposes one sign on the south wall facing Avenida La Pata.

Table 2 outlines the development standards and how the project meets these requirements.

**Table 2- Proposed Signage**

	Allowed	Proposed
Total Building Signage	64 sq. ft.*	362.17 sq. ft.
Size per sign:		
• South wall (24 Hour Fitness)	64 sq. ft.**	82.02 sq. ft.
• South wall (DealerSocket)	64 sq. ft.**	36.03 sq. ft.
• East wall (24 Hour Fitness)	64 sq. ft.**	122.06 sq. ft.
• North wall (24 Hour Fitness)	64 sq. ft.**	122.06 sq. ft.
Signage per Façade (south and north walls)	401.6 sq. ft.	122.06 sq. ft.
Signage per Façade (west wall)	171.3 sq. ft.	122.06 sq. ft.
Distance from public street:		
• South wall (24 Hour Fitness)	n/a	200 ft.
• South wall (DealerSocket)	n/a	195 ft.
• East wall (24 Hour Fitness)	n/a	175 ft.
• North wall (24 Hour Fitness)	n/a	415 ft.

\*Unless a Discretionary Sign Permit is approved.

\*\*Unless a Sign Exception Permit is approved.

The building is a 1990's contemporary office/industrial design primarily made of white-painted concrete walls and tinted glass panels with anodized aluminum dividers. The design, materials, and colors of the signs are based on each business's corporate logo and maintain the building's contemporary design. The proposed signage consists of aluminum channel letters with interior L.E.D. illumination. Two of the 24 Hour Fitness signs (on the west and north walls) have non-illuminated, perforated aluminum background panels painted to match the look of brushed aluminum.

The applicant's request for signage exceeds both the allowable total building signage and individual sign size requirements of the Zoning Ordinance. This proposal is based on the visibility limitations of the site's conditions and the building's location. Trees and a landscaped slope partially screen the building and reduce visibility from Avenida Pico. Due to the Engineering division's line-of-site requirements, monument signs are not feasible to provide adequate business identification along the street frontage of Avenida La Pata.

The proposed signs are in keeping with previous approvals for other individual signs in the area. Please refer to Attachment 4 for a list of similar business's approved signage including sizes, distances from public streets, and images demonstrating their visibility. Staff supports the applicant's request for the signs on the south wall (facing Avenida La Pata) and the east wall (facing Avenida Pico). However, staff does not support the sign

on the north wall (at the rear of the building facing Avenida Pico) as proposed because it does not target additional traffic beyond that exposed to the sign on the east wall. Additionally, the applicant's request for 362.17 square feet of signage is not consistent with other individual buildings in the area. Staff does not support the excessive signage because the sign on the north wall of the building is not necessary to provide adequate building identification to attract customers.

**RECOMMENDATIONS:**

Staff recommends the DRSC support the site and building modifications as proposed. Staff seeks DRSC comments on the Master Sign Program and the request for signage to exceed that allowed in the Zoning Ordinance.

***Attachments:***

1. Location Map
2. Proposed Master Sign Program
3. List of Similar Business's Signage Plans



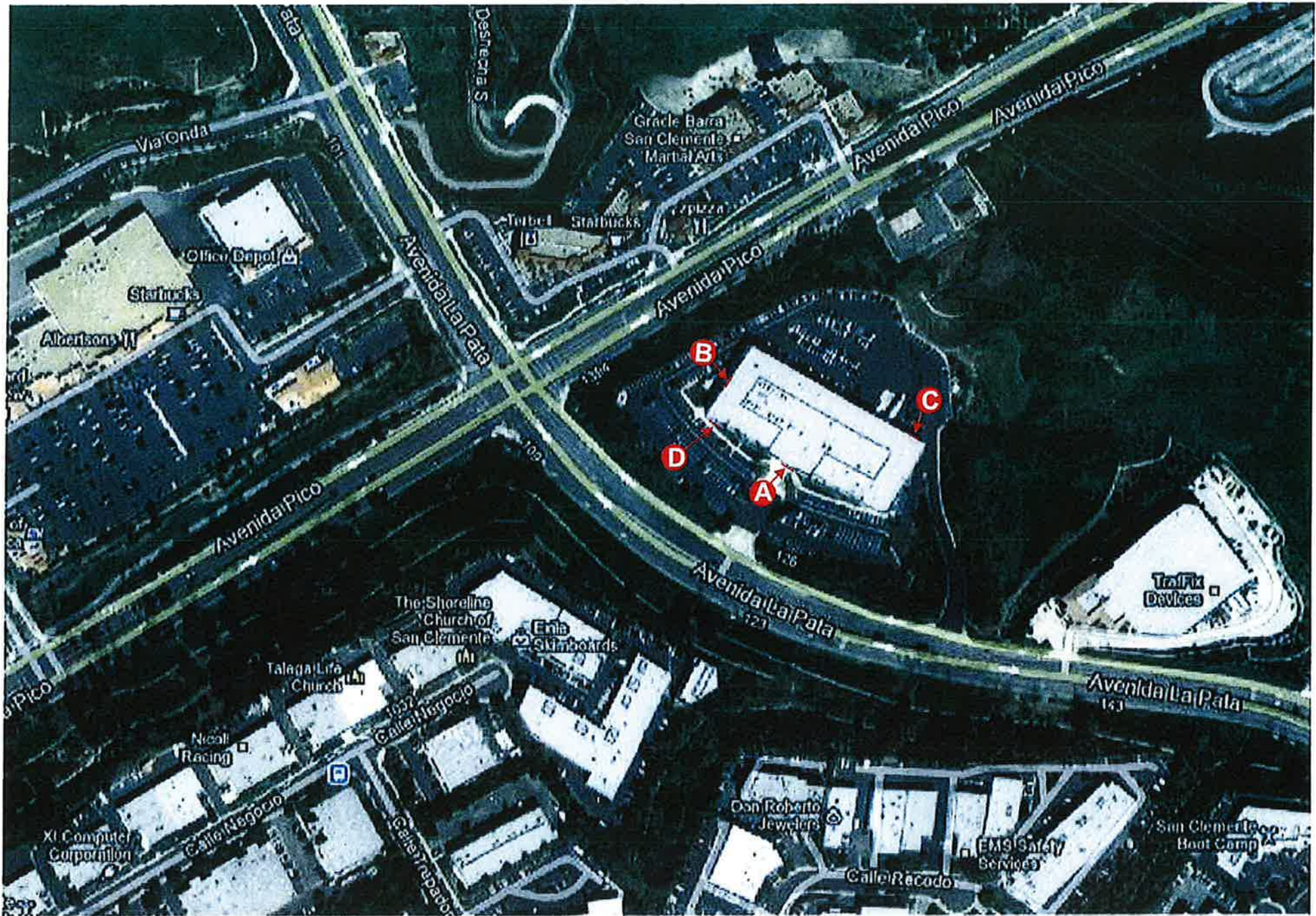


# LOCATION MAP

CUP 13-220/MSP 13-221/MAP 13-222/DSP 13-223/SEP 13-224, 24 Hour Fitness  
100 Avenida La Pata



No scale



**DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.**

**I.D. ASSOCIATES**  
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 PH (888) 303-5534 • FAX (334) 836-1401  
 www.idassociatesinc.com

**CLIENT:** 24 HR FITNESS  
**LOCATION:** SAN CLEMENTE, CA (La Pata)  
**ACCOUNT REP:** ROS

**STORE #:**  
**SCALE:** NONE  
**DRAWING #:** 24 Hr Fitness-San Clemente CA

**PROD. #:**  
**DATE:** 1-15-13  
**REV #:** R11 06/27/13 DMS

**DRAWN BY:** Amy Burns



**PROPOSED**  
**FRONT (SOUTH) ELEVATION**



**EXISTING**  
Scale: 1/32" = 1'-0"  
Dimensions are approximate



**A** 6'-0" WHITE L.E.D. ILLUMINATED WALL SIGN  
82.02 SFT

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CLIENT: **24 HR FITNESS**  
LOCATION: **SAN CLEMENTE, CA (La Pata)**  
ACCOUNT REP: **ROS**

STORE #: \_\_\_\_\_ PROD. #: \_\_\_\_\_  
SCALE: **NONE**  
DRAWING #: **24 Hr Fitness-San Clemente CA**

DRAWN BY: *Amy Burns*  
DATE: **1-15-13**  
REV #: **R11 06/27/13 DMS**





PROPOSED

LEFT (WEST) SIDE ELEVATION



EXISTING  
Scale: 1/32" = 1'-0"

Dimensions are approximate



**B** 6'-0" WHITE LED ILLUMINATED WALL SIGN  
TOTAL SQ. FT. 122.06

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CLIENT:	24 HR FITNESS	STORE #:		PROD. #:		DRAWN BY:	Amy Burns
LOCATION:	SAN CLEMENTE, CA (La Pata)	SCALE:	NONE			DATE:	1-15-13
ACCOUNT REP:	ROS	DRAWING #:	24 Hr Fitness-San Clemente CA			REV #:	R11 06/27/13 DMS



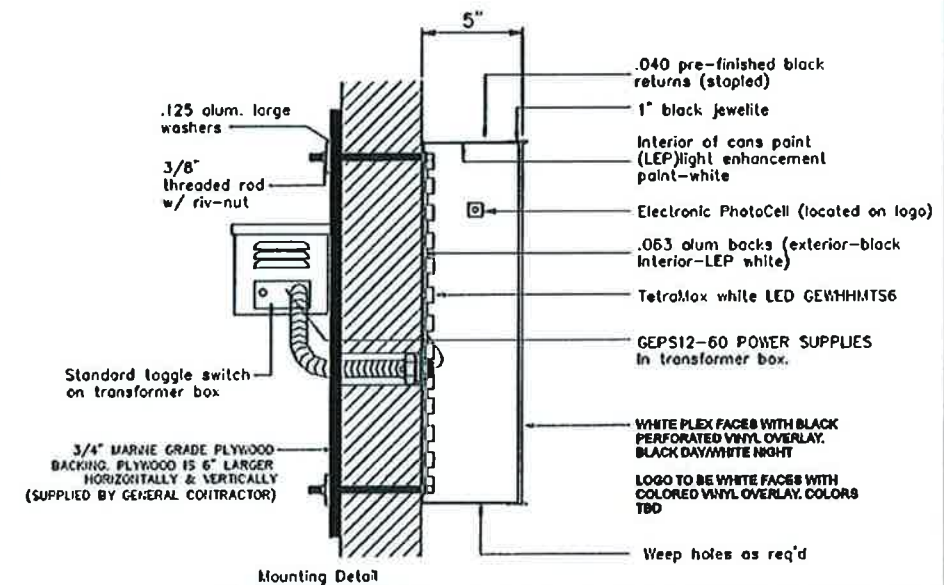
PROPOSED

LEFT (WEST) SIDE ELEVATION



EXISTING  
NTS

Dimensions are approximate



DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

<b>I.D. ASSOCIATES</b> 1771 INDUSTRIAL ROAD · DOTHAN, ALABAMA · 36303 PH (888) 303-5534 · FAX (334) 836-1401 www.idassociatesinc.com	CLIENT:	24 HR FITNESS	STORE #:	PROD. #:	DRAWN BY:	Amy Burns
	LOCATION:	SAN CLEMENTE, CA (La Pata)	SCALE:	NONE	DATE:	1-15-13
	ACCOUNT REP:	ROS	DRAWING #:	24 Hr Fitness-San Clemente CA	REV #:	R11 06/27/13 DMS



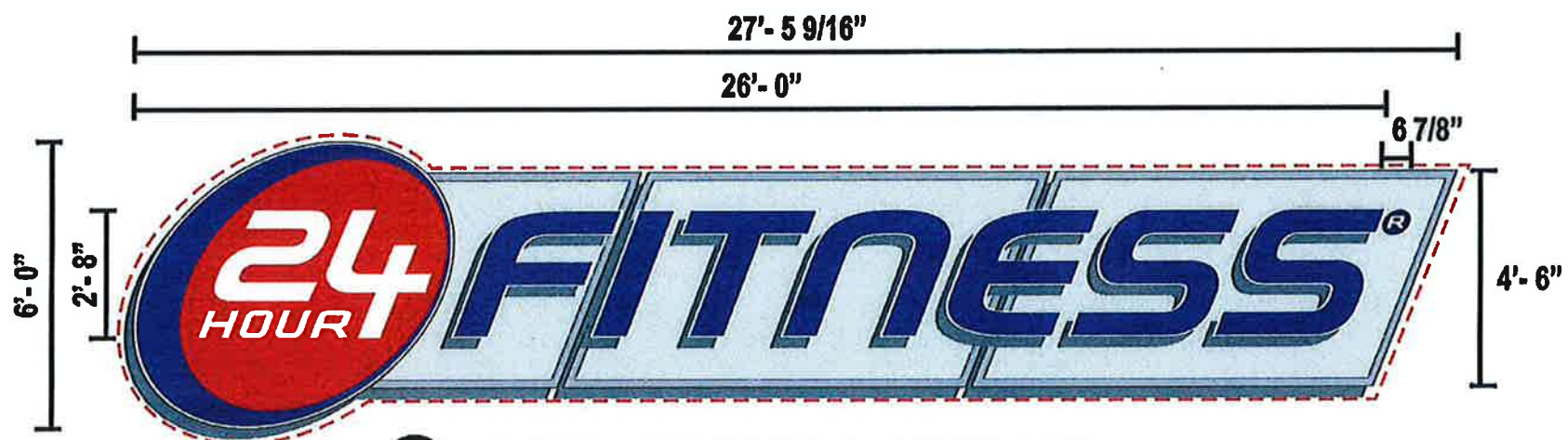
**DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.**

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CLIENT:	<b>24 HR FITNESS</b>	STORE #:		PROD. #:		DRAWN BY:	<i>Amy Burns</i>
LOCATION:	<b>SAN CLEMENTE, CA (La Pata)</b>	SCALE:	<b>NONE</b>			DATE:	<b>1-15-13</b>
ACCOUNT REP:	<b>ROS</b>	DRAWING #:	<b>24 Hr Fitness-San Clemente CA</b>			REV #:	<b>R11 06/27/13 DMS</b>



**C** 6'-0" WHITE LED ILLUMINATED WALL SIGN  
TOTAL SQ. FT. 122.06

**DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.**

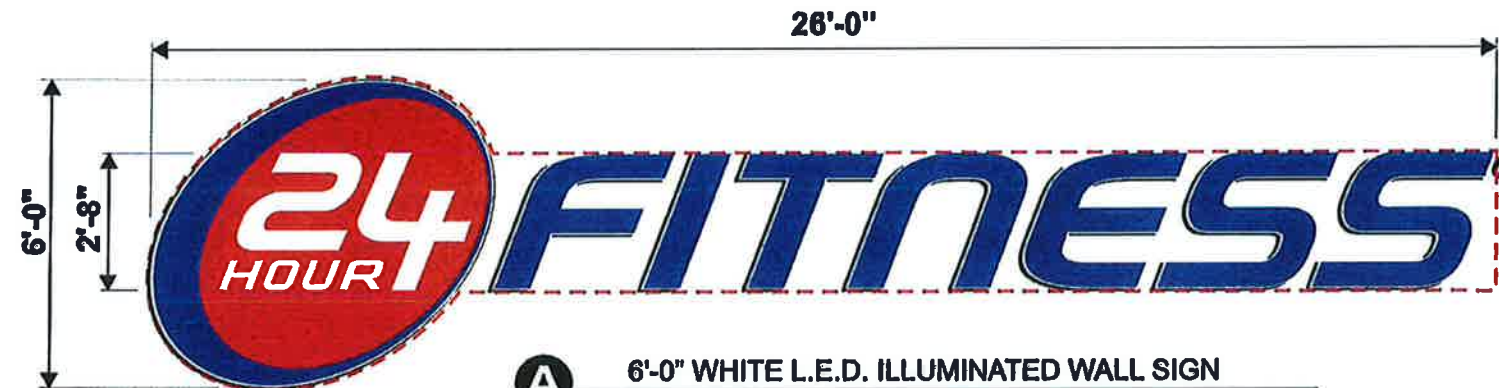
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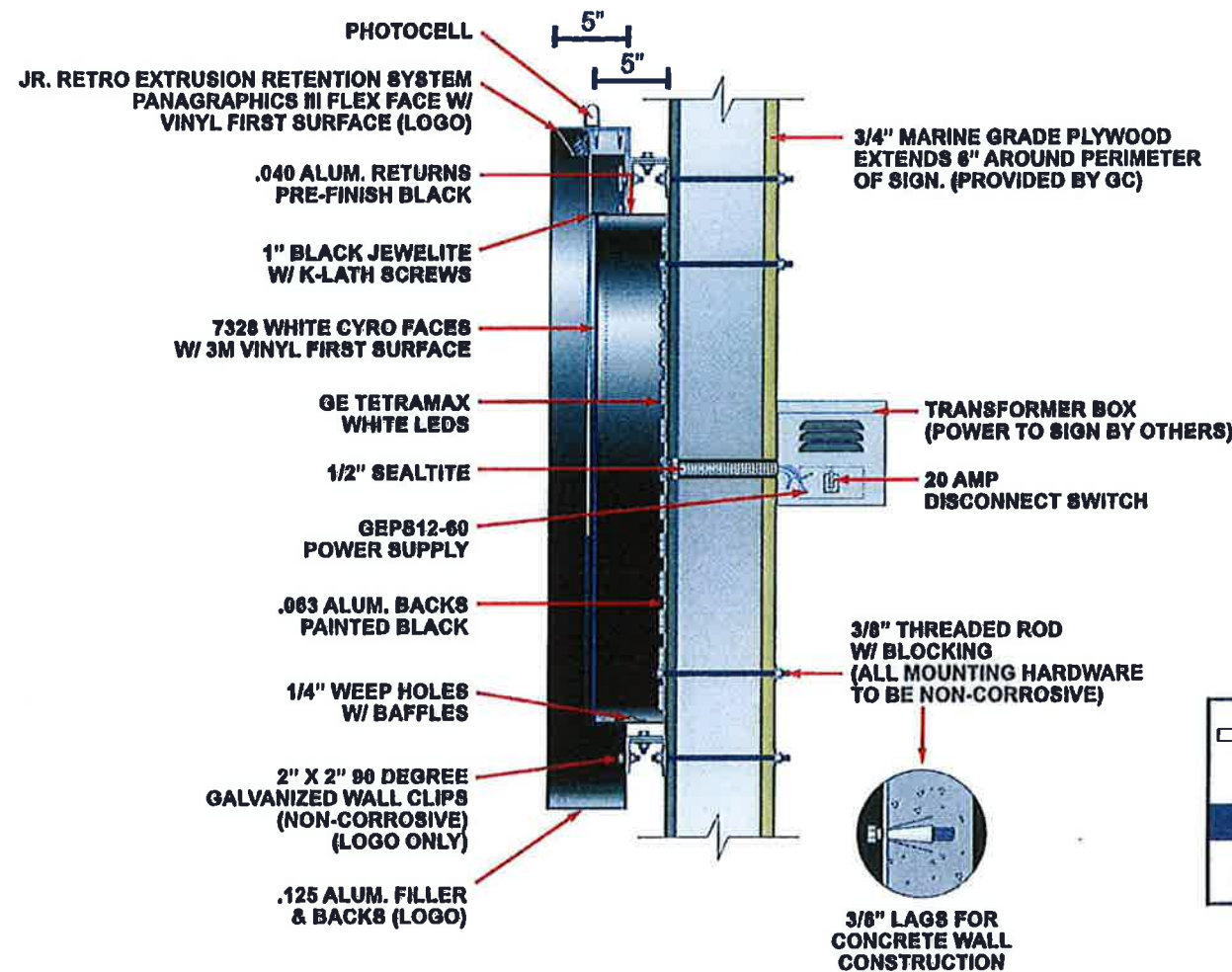
CLIENT: **24 HR FITNESS**  
LOCATION: **SAN CLEMENTE, CA (La Pata)**  
ACCOUNT REP: **ROS**

STORE #:   
PROD. #:   
SCALE: **NONE**  
DRAWING #: **24 Hr Fitness-San Clemente CA**

DRAWN BY: *Amy Burns*  
DATE: **1-15-13**  
REV #: **R11 06/27/13 DMS**



**A** 6'-0" WHITE L.E.D. ILLUMINATED WALL SIGN  
82.02 SFT



**COLORS:**



**®** Trademark Applied to Computer Cut  
Clear Lexan w/ 3M 3630-97 Bristol Blue  
Vinyl. 'Lolly Pop' Attached to "S".

**WHITE OUTLINE:**  
Logo & Letters 3' & Less = 3/16" Border  
Logo & Letters 3' & Greater = 3/8" Border

DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

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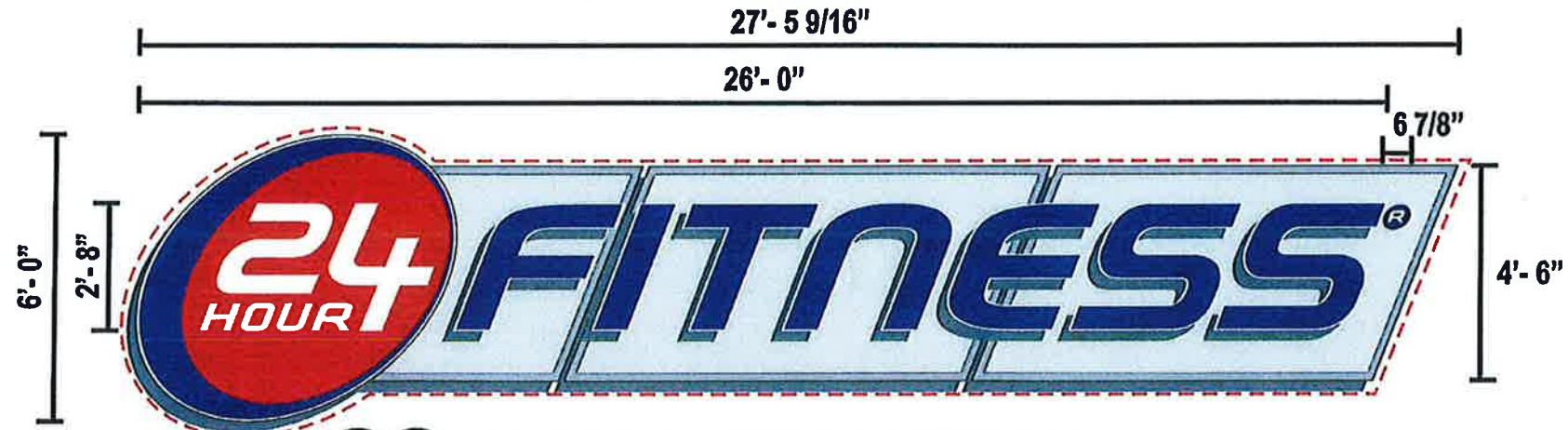
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LOCATION: **SAN CLEMENTE, CA (La Pata)**  
ACCOUNT REP: **ROS**

STORE #: \_\_\_\_\_  
SCALE: **NONE**  
DRAWING #: **24 Hr Fitness-San Clemente CA**

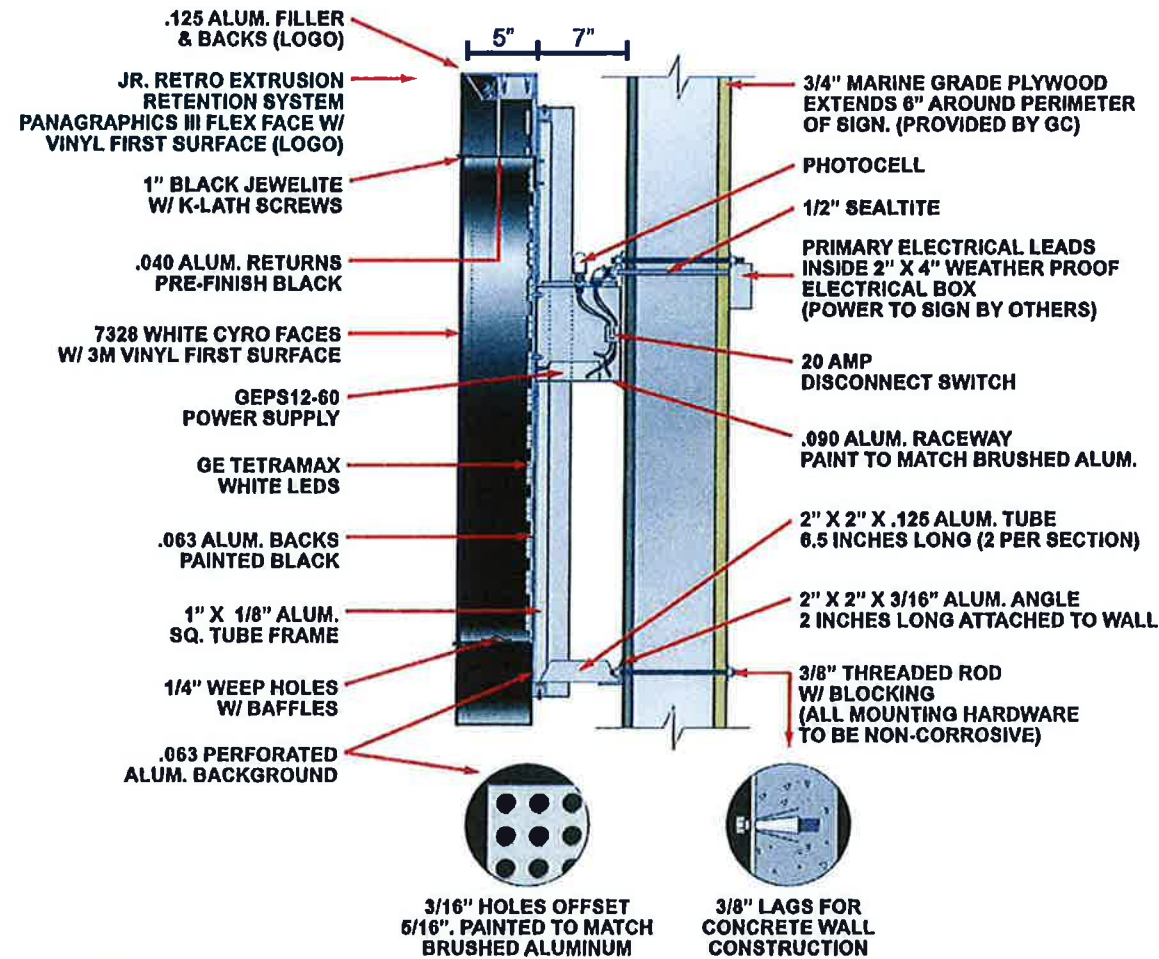
PROD. #: \_\_\_\_\_  
DRAWN BY: *Amy Burns*  
DATE: **1-15-13**  
REV #: **R11 06/27/13 DMS**







**BC** 6'-0" WHITE LED ILLUMINATED WALL SIGN  
 TOTAL SQ. FT. 122.06 EA.



**COLORS:**

	PMS 293 3M 3630-97 BRISTOL BLUE
	PMS 485 3M 3630-33 RED
	PERFORATED ALUMINUM/ PTM BRUSHED ALUMINUM

**R** = 1/4" White Lexan w/ 3M 3630-97 Bristol Blue Vinyl Reverse Weed, Mount Flush to Backer Panel (Non-Illuminated)

**WHITE OUTLINE:**  
 Logo & Letters 3' & Less = 3/16" Border  
 Logo & Letters 3' & Greater = 3/8" Border

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<b>CLIENT:</b>	<b>24 HR FITNESS</b>	<b>STORE #:</b>	<b>PROD. #:</b>
<b>LOCATION:</b>	<b>SAN CLEMENTE, CA (La Pata)</b>	<b>SCALE:</b>	<b>NONE</b>
<b>ACCOUNT REP:</b>	<b>ROS</b>	<b>DRAWING #:</b>	<b>24 Hr Fitness-San Clemente CA</b>

<b>DRAWN BY:</b>	<i>Amy Burns</i>
<b>DATE:</b>	<b>1-15-13</b>
<b>REV #:</b>	<b>R11 06/27/13 DMS</b>



K-Mart, 550 Camino De Estrella:  
101 square feet from 325 ft. at public Right-of-way (ROW) (Camino De Estrella)



Lowe's, 907 Avenida Pico  
88 square feet from 275 ft. at public ROW (intersection of Vera Cruz & Plaza Pacifica)



24 HOUR FITNESS SIGNAGE COMPARABLES

Wal-Mart,  
123.42 square feet from 340 ft. at end of project entrance



Albertson's  
157.125 square feet from 450 ft. at ROW (Avenida Pico)



24 HOUR FITNESS SIGNAGE COMPARABLES

Metagenics, 100 Avenida La Pata

90 square feet from 375 ft. at ROW (intersection of Avenida Pico and Avenida La Pata)



90 square feet from 250 ft. at project entrance



24 HOUR FITNESS SIGNAGE COMPARABLES

Ralphs, 801 Via Suerte, Talega Village Center  
64 square feet from 135 ft. at project entrance



64 square feet from 230 ft. at project entrance





## Design Review Subcommittee (DRSC)

Meeting Date: July 24, 2013

**PLANNER:** John Ciampa, Associate Planner

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

### **BACKGROUND:**

#### ***Background on Historic Resource***

The two-story historic house was built in 1926, prior to City incorporation. In 1948, a 540 square foot addition added a bedroom and bathroom to the second level that expanded the house to 2,136 square feet. The addition is not considered a historic part of the house because it was constructed outside the historic period of significance (1925-1936). In 1999, the City Council approved a Historic Property Preservation Agreement (HPPA) or "Mills Act".

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

The project is a 296 square foot, first floor expansion of the garage, and bedroom/bathroom addition to the guest quarters. The expansion of the first floor would create a partial basement. The second floor work involves an addition to the master bedroom and the remodel and expansion of the non-historic portion of the house for the kitchen and family room. This expansion would add 212 square feet. The remodel and addition to the second floor are intended to improve the "flow" of the master bedroom and kitchen/family room. The additions would expand the house to a total of 2,644 square feet. Exterior stairs are proposed at the north end of the house to provide a secondary access/exit point. Refer to Attachment 4 and the plans to see the location of the additions and the non-historic portion of the house.

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

Zoning Ordinance Table 17.16.100B requires Planning Commission review a Cultural Heritage Permit (CHP) because the project involves an addition over 200 square feet to a historic structure and because it involves an addition to a non-conforming structure. CHPs are reviewed by the DRSC to ensure the project is consistent with City Design Guidelines, Specific Plan standards, and the Secretary of the Interior 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 to indicate the original architect or owner. The house was constructed during the Spanish Village by the Sea period of development (1925-1936). The architectural quality and notable location makes the house eligible for individual and district listing in the National Register. The character defining features of the property are the asymmetrical house plan, tapered chimney, casement windows, covered wood balcony on the west elevation, and the terraced retaining walls along the street. Refer to Attachment 2 for additional information on the historic resource.

The historic residence is within a cluster of historic properties in the Pier Bowl (see Attachment 1 for a vicinity map). The survey of the adjacent historic properties is provided as Attachment 3.

**ANALYSIS:**

**Development Standards**

The residence is legal-nonconforming because it does not comply with the required number of parking spaces. The proposed project does not intensify the required parking for the property and conforms to the required setbacks. Table 1 summarizes development standards and the project’s consistency with them.

**Table 1 – Development Standards**

<b>Development standard</b>	<b>Existing conditions</b>	<b>Zoning requirement</b>	<b>Proposed project</b>
Building Height Maximum	17.28'	25'	17.28'
Setbacks (Minimum):			
1. Front (corner)	22'	15'	25'
2. Street Side Yard (West)	15'10"	10'	15'
3. Street Side Yard (South)	14'9"	10'	15'
4. Rear	5'6"	5'	5'-2"
5. Garage	36'	18'	36'

Development standard	Existing conditions	Zoning requirement	Proposed project
Lot Coverage	30%	55%	36%
Required Parking (Minimum):	1 covered space	2 covered spaces*	1 covered space

\* The guest house requires the second required parking stall. Since the property was constructed before 1962 only a one car garage is required for the main house.

**Design Guidelines**

The Zoning Ordinance CHP findings require the project to be consistent with Design Guidelines and Pier Bowl Specific Plan Guidelines. Below is an analysis of the most relevant Design Guidelines and Secretary of Interior Standards:

1. **Relationship to Neighboring Development II.B** *“All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood.”*

The proposed design, materials, and massing of the project are consistent with the house’s Spanish Colonial Revival architecture. The consistent architecture will also preserve the historic sense of the houses in the area. The massing and scale of the project would not adversely impact the adjacent historic properties or the historic house because the project would have the same visual footprint and height when viewed from the street.

2. **IV.G.2** *Especially important are the provision of defined outdoor spaces, the integration of architecture and landscape, the design of buildings with small-scaled parts, and the inclusion of detailed and ornament that is an integral part of the architecture.*

The project has incorporated landscape and hardscape improvements to enhance the historic character of the property. The property owner has selected drought tolerant landscaping and hardscape elements to improve the outdoor spaces. These improvements are compatible with Spanish Colonial Revival architecture of the historic house.

3. **IV.E. Compatibility with Historic Resources.** New development should preserve and be compatible with existing historic resources.

The project’s design ensures it is compatible with the historic house. The stairs are integrated into the design of the building and are not located on the primary façade. The first floor addition under the balcony would be the only visual expansion of the house from the street. The addition should not create a negative impact because of



its size and location under the second story balcony it would be submissive to the architectural features of the elevation.

The sectioned off portion of the second story balcony for the master bedroom closet is not believed to be original. The contemporary design of the improvement is not consistent with the architectural quality of the rest of the house. It is common for historic houses to enclose a porch or balcony to gain additional square footage. The proposed restoration of the balcony restores it to what is believed to be the original design with balcony extending the full width of the west elevation.

### ***Secretary of the Interior's Standards***

The Zoning Ordinance Section 17.16.100 and the Design Guidelines require the project to comply with the Secretary of the Interior's Standards. Standard 9 is the most important for the project because it is related to additions. It is identified below:

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

The project is designed to minimize impacts to the historic structure and to comply with the Secretary of the Interior's Standards. The project is compatible with the historic portion of the house for the reasons stated earlier in the report. The additions and the exterior stairs would be differentiated from the historic portions of the house because the new improvements will not match the aged materials, textures and colors of the historic house exactly.

The first floor expansion is differentiated because it fills in the overhang portion of the balcony up to the support posts. Maintaining the balcony support posts in front of the addition would differentiate it from the first level and show that the space has been filled in.

The second floor additions would be architecturally compatible and in scale with the historic house. The master bedroom and kitchen/family room additions would not increase the height of the house and would not be visible from the street. The family room and kitchen are part of a non-historic addition and have the flexibility for the remodel and the reconstruction of walls. The sectional doors on the south elevation next to the family room are not a traditional design and should be modified to be a Spanish Colonial Revival design.

The modification to the three sided projection on the south elevation to a flat front is not a significant change to the elevation because the wood siding indicates the projection is not original. The proposed design of the new feature would be a improved Spanish Colonial Revival design.

The restoration of the second story balcony would restore the prominent west facing facade to its original configuration. The restoration of this character-defining feature would improve the historic integrity of the building.

**RECOMMENDATIONS:**

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

1. The original hardscape and stairs to the entrance of the house should be preserved, if they are determined to be original.
2. The multiple folding doors proposed along the south elevation are not a traditional door design and should be modified. French doors with sidelites or a second set of French doors could be added, if desired, to allow more light into the living area.
3. Wood casement windows that can be preserved should be preserved to conform to the Secretary of the Interior's Standards. All new wood windows should be a consistent design with the original windows.
4. The stairs on the north elevation could have additional modifications to avoid appearing as though they are part of the original house. These modifications could included some or all of the following:
  - a. modify the stairs to wrought iron, or
  - b. modify the stairs to a mix of a stucco base and wrought iron or wood railing; and
  - c. add vines to the side of the stairs

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

***Attachments:***

1. Location Map
2. Historic survey of 418 Cazador Lane
3. Surveys of Adjacent Historic Properties
4. Exhibit Showing the Proposed Additions and Non-historic addition
5. Photos  
Plans



# ATTACHMENT 1

## LOCATION MAP

CHP 13-215, Casa Ammirato  
418 Cazador Lane



X Historic

© 2010, Digital Map Products, Customer Data, County Appraiser, Telsa/Atlas

No scale

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

Ser. No. \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
National Register Status 3B  
Local Designation \_\_\_\_\_

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 \_\_\_\_\_

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**

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 Gaviota 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
<hr/>	
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

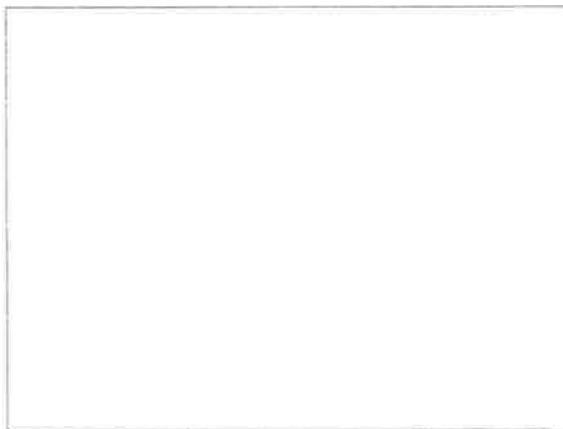
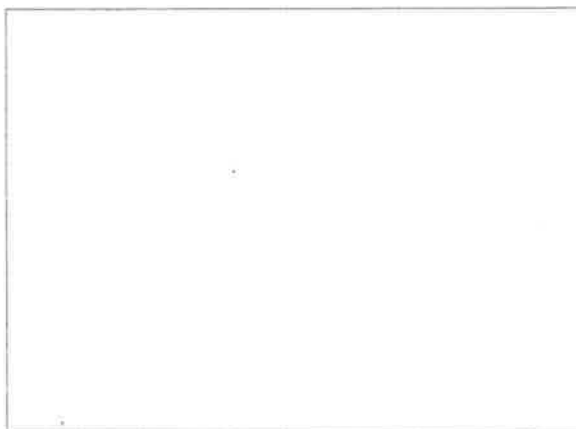
Resource Name or #: 418 CAZADOR LANE

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation  Update

**Photographs of the Subject Property:**





**CONTINUATION SHEET**

Page 1 of 3 Resource Name or #: 412 CAZADOR LANE

Recorded by: Historic Resources Group Date: 9/18/2006  Continuation  Update

<b>PROPERTY NAME</b>	Casa De Cazador						
<b>HISTORIC NAME</b>	Warner House						
<b>PROPERTY ADDRESS</b>	412 Cazador Lane						
<b>ASSESSOR PARCEL NUMBER</b>	692-032-22						
<b>PROPERTY TYPE</b>	Single-family residential						
<b>OTHER DESCRIPTION</b>							
<b>DATE OF CONSTRUCTION</b>	1926 (E) Historic photograph						
<hr/>							
<b>INTEGRITY</b>	No substantial changes post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.						
<b>SIGNIFICANCE</b>	This one- and two-story single family residence was built for Fred A. Warner, the City's first municipal judge and founder of the San Clemente Chamber of Commerce. Constructed by Strang Bros. in 1926, this property is an outstanding example of the Spanish Colonial Revival style as represented in San Clemente. (See Continuation Sheet).						
<b>STATUS CODE</b>	3B						
<b>STATUS</b>	Appears eligible for the National Register individually and as a contributor to a National Register eligible district through survey evaluation. The property also appears eligible at the local level individually and as a contributor to a potential historic district. (See Continuation Sheet).						
<table border="1"> <tr> <td><b>Project</b></td> <td>City of San Clemente Historic Resources Survey Update</td> </tr> <tr> <td><b>Prepared for</b></td> <td>City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673</td> </tr> <tr> <td><b>Prepared by</b></td> <td>Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028</td> </tr> </table>		<b>Project</b>	City of San Clemente Historic Resources Survey Update	<b>Prepared for</b>	City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673	<b>Prepared by</b>	Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028
<b>Project</b>	City of San Clemente Historic Resources Survey Update						
<b>Prepared for</b>	City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673						
<b>Prepared by</b>	Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028						

# CONTINUATION SHEET

Page 2 of 3

Resource Name or #: 412 CAZADOR LANE

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation  Update

## SIGNIFICANCE (continued).

This property appears eligible for the National Register individually and as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development (1925-1936), and under Criterion C for its exemplary architectural interpretation of the Spanish Colonial Revival style in San Clemente.

## STATUS (continued).

It is recommended for retention on the Historical Structures List.

# CONTINUATION SHEET

Page 3 of 3

Resource Name or #: 412 CAZADOR LANE

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation  Update

## Photographs of the Subject Property:



# CONTINUATION SHEET

Page 1 of 3

Resource Name or #: 420 CAZADOR LANE

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation  Update

**PROPERTY NAME** Ann Harding House

**HISTORIC NAME** Ann Harding House

**PROPERTY ADDRESS** 420 Cazador Lane

**ASSESSOR PARCEL NUMBER** 692-032-02

**PROPERTY TYPE** Single-family residential

**OTHER DESCRIPTION**

**DATE OF CONSTRUCTION** 1926 (E) Tax Assessor

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

**SIGNIFICANCE** This two-story single family residence was built for actress Ann Harding in 1926, and is an outstanding example of the Spanish Colonial Revival style as represented in San Clemente. (See Continuation Sheet).

**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 Negocio, Suite 100  
San Clemente, CA 92673

**Prepared by** Historic Resources Group  
1728 Whitley Avenue  
Hollywood, CA 90028

# CONTINUATION SHEET

Page 2 of 3

Resource Name or #: 420 CAZADOR LANE

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation  Update

## SIGNIFICANCE (continued).

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.

# CONTINUATION SHEET

Page 3 of 3

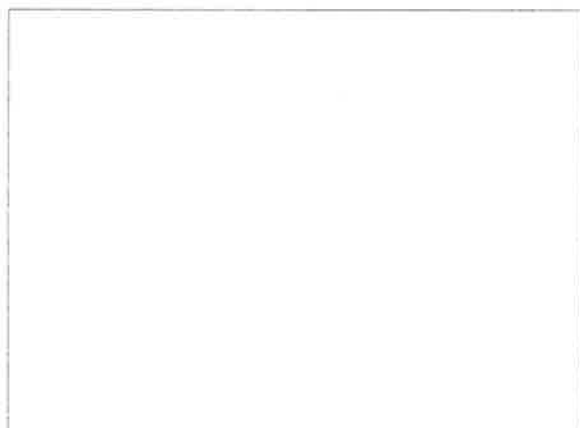
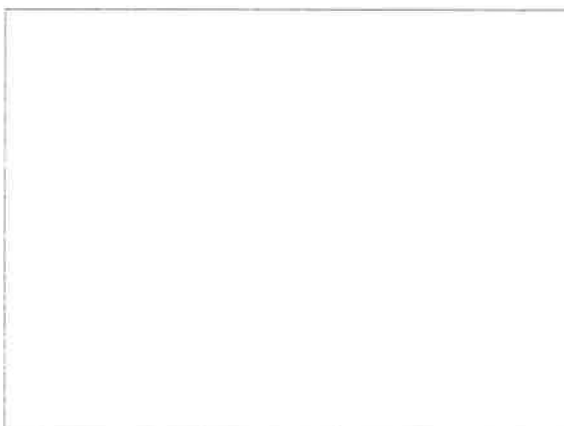
Resource Name or #: 420 CAZADOR LANE

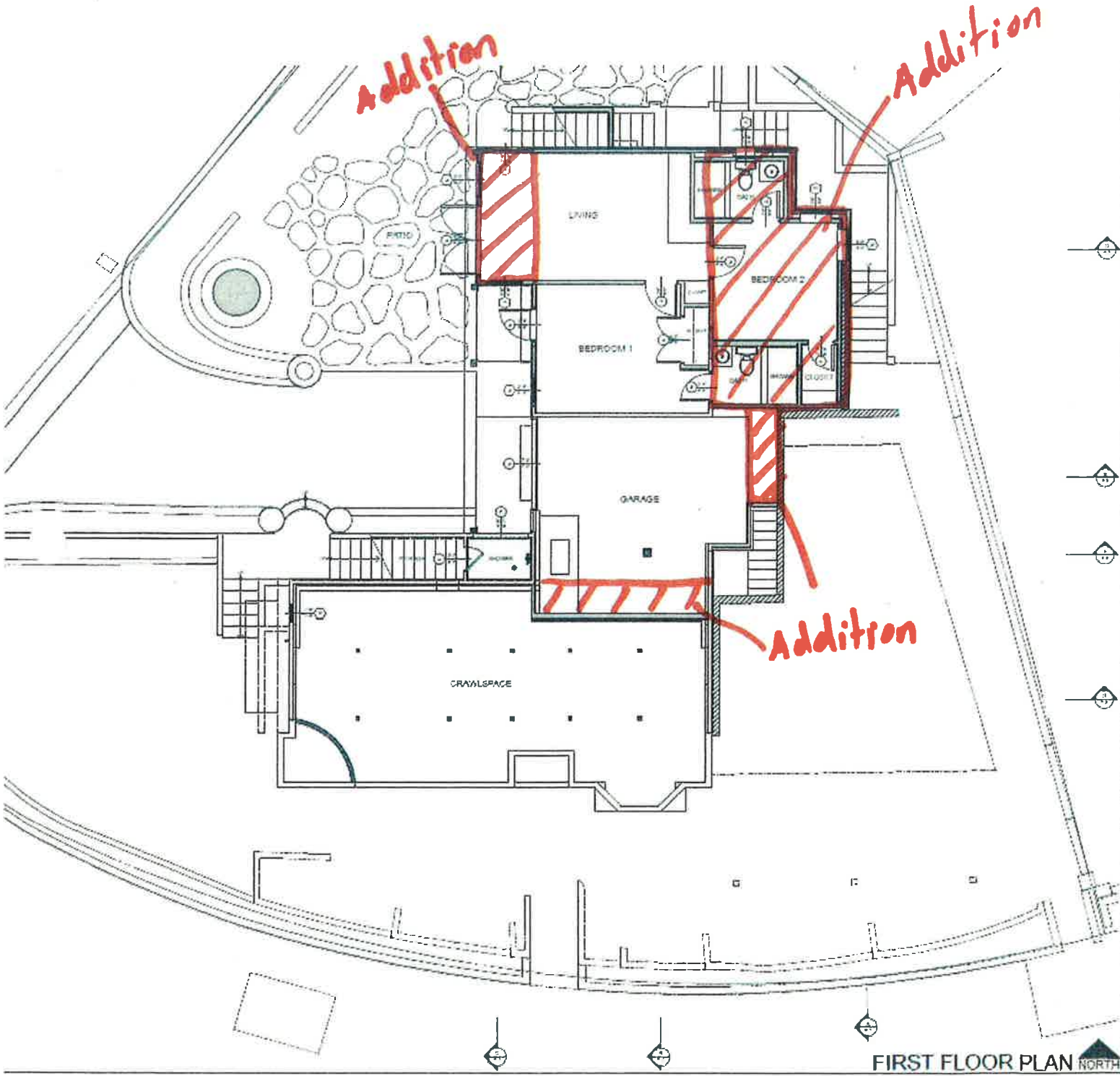
Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation  Update

### Photographs of the Subject Property:





FIRST FLOOR PLAN NORTH

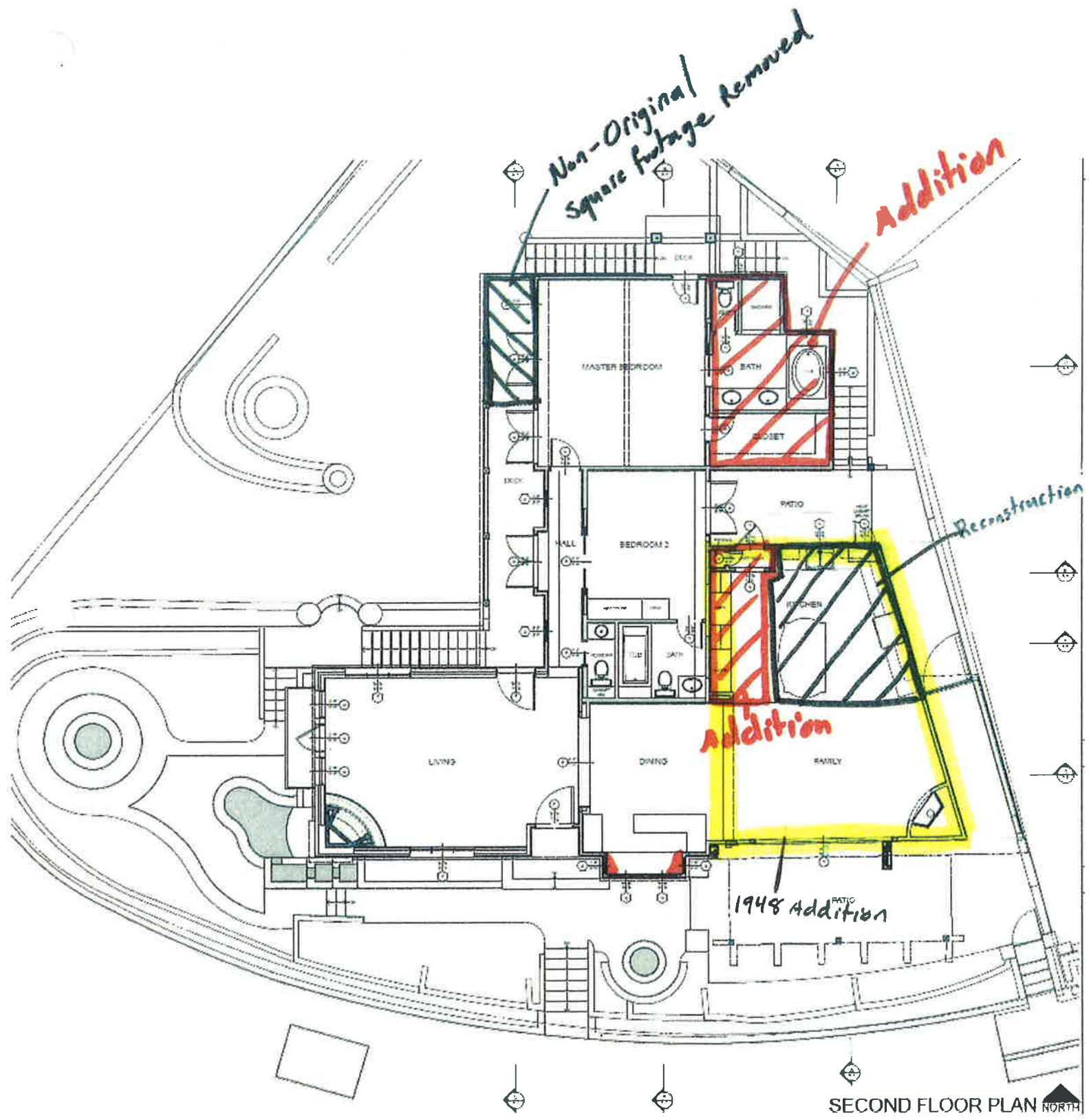
*Non-Original  
Square footage removed*

*Addition*

*Reconstruction*

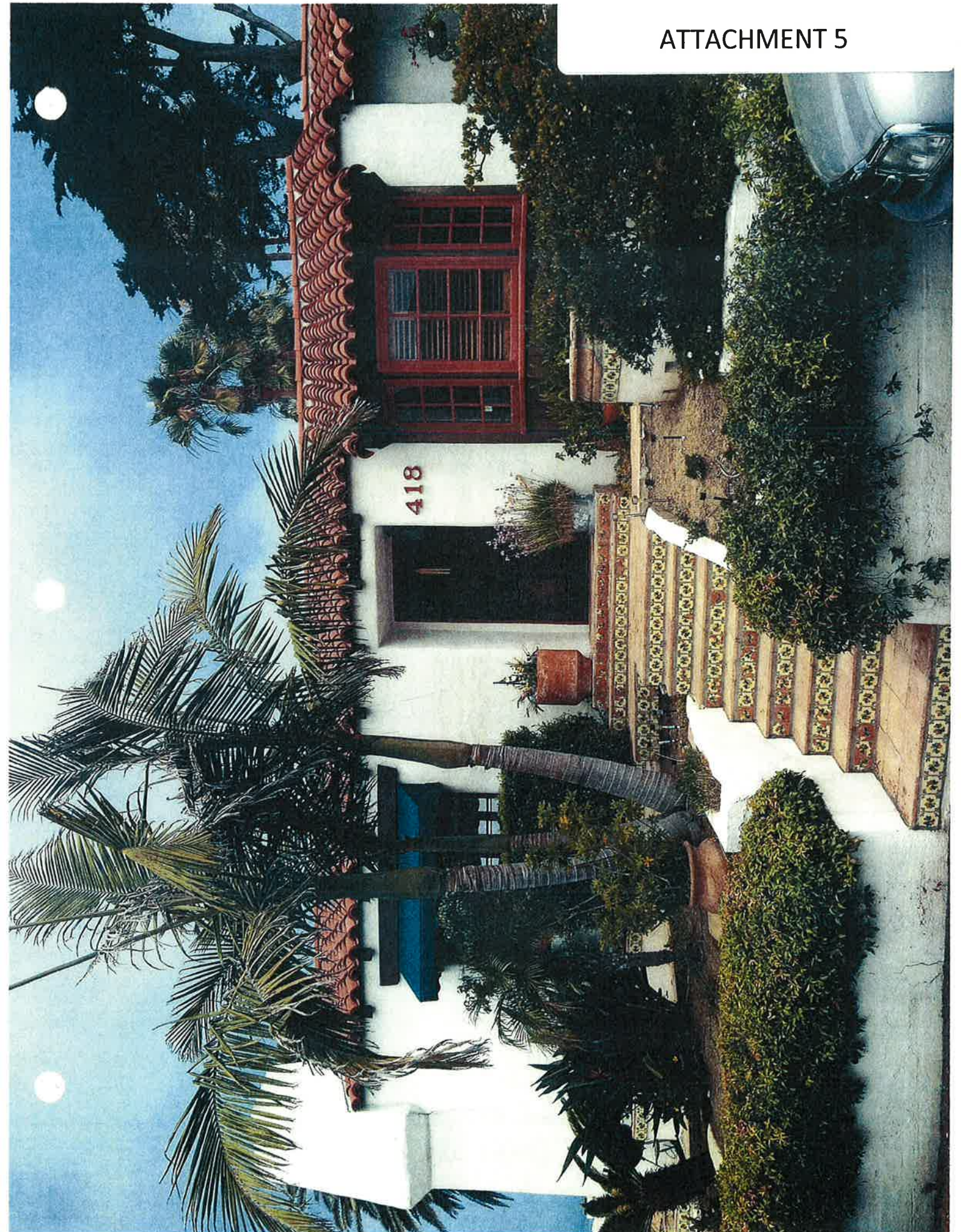
*Addition*

*1948 Addition*



SECOND FLOOR PLAN NORTH











NO PARKING ANY TIME

NO PARKING ANY TIME

ASB 1224