



## STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: June 4, 2014

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**PLANNER:** John Ciampa, Associate Planner *jc*

**SUBJECT:** Cultural Heritage Permit 14-077, Harry Residence, a request to consider an addition, attached patio cover, and entry porch for a legal nonconforming one story house. The property abuts a historic house (217 Esplanade) to the rear. The project site is located at 220 West Paseo De Cristobal.

### REQUIRED FINDINGS

Prior to approval of the proposed project, the following findings shall be made. The draft Resolution (Attachment 1) and analysis section of this report provide an assessment of the project's compliance with these findings.

#### ***Cultural Heritage Permit (CHP), Section 17.16.100***

- a. The architectural treatment of the project complies with the San Clemente General Plan.
- b. The architectural treatment of the project complies with the Zoning Ordinance including, but not limited to, height, setback, and color.
- c. The project's architectural treatment complies with the architectural guidelines in the City's Design Guidelines.
- d. The project's general appearance is in keeping with the character of the neighborhood.
- e. The project's is not detrimental to the orderly and harmonious development of the City.
- f. The proposed project will not have negative visual or physical impacts upon the historic structure.

### BACKGROUND

The property is a beach bungalow style home located at 220 Paseo De Cristobal. The one story, 2,148 square foot house has a detached two car garage located at the back of the lot. The property is located within the Residential Low (RL) zoning district. The house was constructed in 1955 and is legal non-conforming because it has a five foot four inch side yard setback when six feet is required. The project is intended to expand the indoor and outdoor living areas of the house.

**Development Management Team Meeting**

The City's Development Management Team (DMT) reviewed the request and determined the project meets City standards and requirements. Recommended conditions of approval are included in the attached draft resolution (Attachment 1).

**Noticing**

Public notices were distributed and posted per City and State requirements. No public comment have been received on the project.

**Historic Resource Information**

The adjacent historic house is located one street behind the subject property at 217 Avenida Esplanade. The house was constructed in 1927 during the Ole Hanson/Spanish Village by the Sea period of development (1925-1936). 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. Additional information about the property's historic significance is provided as Attachment 3.

**PROJECT DESCRIPTION**

The applicant is proposing an addition of 293 square feet to the 2,148 square foot house. The new covered porch entry will be located at the front of the house and is intended to improve its architectural appearance. The addition and attached patio cover would be located at the back of the house. The proposed improvements would be 17 feet 4 inches high, which is the same height as the single story house. The exterior façade is also proposed to be modified with ship lap siding and stone veneer to improve the appearance of the house.

**Development Standards**

Table 1 outlines how the project meets the RL development standards:

**Table 1 - Development Standards**

<b>Development standard</b>	<b>Zoning Requirement</b>	<b>Existing/Proposed</b>
Building Height Maximum	25'	17'4"
Setbacks (Minimum):		
Front	20'	46'2"
Side Yard (north)	6'	5'4"*
Side Yard (South)	6'	12'5"
Rear	10'	39'5"
Parking Spaces	2	2

*\*The north side yard setback does not comply with the RL zone setback requirements.*

## ***Architecture***

The project's design would modify the architecture from a beach cottage to a craftsman design. Ship-lap siding and stone veneer would be added to the façade to convey the craftsman design. The addition, entry porch, and attached patio cover are integrated into the house's design. The design and materials improve the house's appearance. The covered porch improves the houses street appeal and is the only improvement that is visible from the street.

## **PROJECT ANALYSIS**

### ***Cultural Heritage Permit***

A Cultural Heritage Permit (CHP) is required to ensure projects do not have a negative physical or visual impact on historic structures. Since the house is also nonconforming the CHP is required for the expansion of a nonconforming house.

The project complies with the required findings for the following reasons:

1. The abutting historic house is behind the subject property on Avenida Esplanade and is 110 feet from the proposed improvements. The distance between the two properties and their orientation ensures there would be no visual or physical impacts to the historic house.
2. The addition and exterior improvements are not visible from Avenida Esplanade.
3. The addition, covered patio, and porch are consistent with the Design Guidelines in that the project improves the design of the house and does not increase the scale of the house.
4. The 293 square foot addition and improvements associated with the project are located within the required setbacks for the RL zoning district and are architecturally compatible with the house.
5. The project preserves the modest scale of the one story house.
6. The project design is compatible with the eclectic design of the houses in the neighborhood which are composed of Spanish, 1950s-60s beach cottage, and craftsman designs.

### ***Cultural Heritage Subcommittee review***

The Cultural Heritage Subcommittee (CHSC) reviewed the project on the April 23, 2014 and supports it as proposed.

## **GENERAL PLAN CONSISTENCY**

Table 2 summarizes how the proposed use is consistent with adopted policies outlined in the City of San Clemente General Plan.

**Table 2 - General Plan Consistency**

Policies and Objectives	Consistency Finding
<p>HP-2.06 <b><i>New Development</i></b>. We require that all new single-family and multi-family residential development abutting historic resources, and new commercial and multi-family development of three or more units within a 300-foot radius from a historic resource be compatible with the historic resource in terms of scale, massing, building materials and general architectural treatment.</p>	<p>The project is compatible with the adjacent historic property in that the addition and exterior improvements maintain the house as a single story and do not increase the scale of the house to ensure compatibility with the historic house.</p>

**ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):**

The Planning Division completed an initial environmental assessment of the project per the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission determine the project is categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301(e)(2) because the project is an addition of 293 square feet and exterior improvements would not result in an increase of more than 10,000 square feet

**ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES**

1. The Planning Commission can concur with staff and recommended approval of the proposed project to the City Council.

*This is the recommended action. This action would result in the adoption of Resolution No. PC 14-023, and recommending approval of the project to the City Council.*

2. The Planning Commission can, at its discretion, add, modify or delete provisions of the proposed project or conditions.

*This action would result in any modifications being incorporated into the project, such as architectural modifications to reduce the massing or size of the addition to make the project more compatible with the historic house.*

3. The Planning Commission can deny of the proposed project.

*This action would result in the Planning Commission denying of the project. This would require staff to draft a new resolution for recommending denial of the project. The Commission should cite reasons or findings for its denial.*

**RECOMMENDATION**

**STAFF RECOMMENDS THAT** the Planning Commission approve CHP 14-077, Harry Residence, subject to the attached Resolution and Conditions of Approval.

**Attachments:**

1. Resolution PC14-023
2. Location Map
3. DPR form for 217 Avenida Esplanade
4. April 23, 2014 CHSC Meeting Minutes
5. Photographs  
Plans

# ATTACHMENT 1

## RESOLUTION NO. PC 14-023

### **A RESOLUTION OF THE PLANNING COMMISSION APPROVING CULTURAL HERITAGE PERMIT 14-077, HARRY RESIDENCE, A REQUEST TO ALLOW AN ADDITION, ATTACHED PATIO COVER, AND NEW COVERED ENTRY PORCH FOR A LEGAL NONCONFORMING HOUSE THAT IS ADJACENT TO A HISTORIC HOUSE, LOCATED AT 220 WEST PASEO DE CRISTOBAL**

**WHEREAS**, on March 10, 2014, an application was submitted, and completed on April 23, 2014, by Allen and Cheryl Harry, 220 West Paseo De Cristobal, San Clemente, CA 92672, for a Cultural Heritage Permit to allow an addition, attached patio cover, and a covered entry porch to a legal nonconforming house. The project is located within the Residential Low (RL) zoning district at 220 West Paseo De Cristobal. The legal description being Lot 10, of Block 13, of Tract 822, Assessor's Parcel Number 692-242-20; and

**WHEREAS**, the Planning Division completed an initial environmental assessment of the above matter in accordance with California Environmental Quality Act (CEQA) and recommends the Zoning Administrator determine this project is categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301(e)(2) because the project is an addition and exterior improvements that will not result in an increase of more than 10,000 square feet; and

**WHEREAS**, on March 20, and April 3, 2014 the City's Development Management Team reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

**WHEREAS**, on April 23, 2014, the City's Design Review Subcommittee considered the project and supports it as proposed; and

**WHEREAS**, on June 4, 2014, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by the applicant, City staff, and other interested parties.

**NOW, THEREFORE**, the Planning Commission of the City of San Clemente hereby resolves as follows:

**Section 1:** This project is categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301 (e)(2) because the project is an addition and exterior improvements that will not result in an increase of more than 10,000 square feet.

**Section 2:** With respect to Cultural Heritage Permit 14-077, the Planning Commission finds as follows:

A. The proposed use is permitted within the subject zone pursuant to the approval of a Cultural Heritage Permit and complies with the San Clemente General Plan in that the project is maintained as a single family residence and the addition and exterior improvements are located within the required setbacks for the Residential Low (RL) zoning district.

B. The architectural treatment of the project complies with the Zoning Ordinance including, but not limited to, height, setback, color; in that the addition and exterior improvements will be in character with the design of the house and conforms to all of the development standards for the RL zone.

C. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines in that the additions and exterior modifications will be in scale with the house and the neighborhood.

D. The general appearance of the proposal is in keeping with the character of the neighborhood in that the house will remain a single story house and maintain its existing height and scale. The design of the house is consistent with the eclectic design of the houses in the neighborhood.

E. The proposed use will not be detrimental to the harmonious development of the City in that the project will remain a single family residence and the proposed addition and exterior improvements will conform to the development standards for the RL zoning district.

F. The proposed project will not have negative visual or physical impacts upon the historic structure that abuts the property in that the additions and the exterior modifications will not increase the height of the house and will not be visible from the historic property.

**Section 3:** The Planning Commission of the City of San Clemente hereby approves CHP 14-077 and Casa Ammirato, to allow the addition, attached patio cover, and new covered entry porch for house, subject to the above Findings, and the Conditions of Approval attached hereto as Exhibit A.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of San Clemente on June 4, 2014.

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Chair

**TO WIT:**

I **HEREBY CERTIFY** that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of San Clemente on June 4, 2014, and carried by the following roll call vote:

**AYES:            COMMISSIONERS:**  
**NOES:            COMMISSIONERS:**  
**ABSTAIN:        COMMISSIONERS:**  
**ABSENT:         COMMISSIONERS:**

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Secretary of the Planning Commission



**EXHIBIT A****CONDITIONS OF APPROVAL****Harry Residence****CHP 14-077**

1. The owner or designee shall develop the approved project in conformance with the site plan, elevations, and any other applicable submittals approved by the Planning Commission on June 4, 2014, subject to these Conditions of Approval.

Any deviation from approved submittals shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Planning Commission, as appropriate. (Plng.)\_\_\_\_\_

2. The applicant or the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor") shall indemnify, defend, and hold harmless the City of San Clemente and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active

negligence of the City. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PIng.)\_\_\_\_\_

3. The owner or designee shall have the right to request an extension of CHP 14-077 if said request is made and filed with the Planning Division prior to the expiration date as set forth herein. The request shall be subject to review and approval in accordance with Section 17.16.160 of the Zoning Ordinance. *[Citation - Section 17.12.160 of the SCMC]* (PIng.)\_\_\_\_\_

4. CHP 14-077 shall become null and void if the use is not commenced within three (3) year from the date of the approval thereof. Since the use requires the issuance of a building permit, the use shall not be deemed to have commenced until the date that the building permit is issued for the development. *[Citation - Section 17.12.150.A.1 of the SCMC]* (PIng.)\_\_\_\_\_

A use shall be deemed to have lapsed, and CHP 13-215 shall be deemed to have expired, when a building permit has been issued and construction has not been completed and the building permit has expired in accordance with applicable sections of the California Building Code, as amended. *[Citation - Section 17.12.150.C.1 of the SCMC]* (PIng.)\_\_\_\_\_

5. A separate Building Permit is required. Plans to construct new building, add or alter the existing building configuration, change in use, add or alter structural, mechanical, electrical or plumbing features of the project must be reviewed and approved through a separate building plan check / permit process. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]* (Bldg.)\_\_\_\_\_

6. Prior to issuance of building permits, applicant shall secure all utility agencies approvals for the proposed project. (Bldg.)\_\_\_\_\_ *[S.C.M.C – Title 15 Building Construction]*

7. Building permits shall not be issued unless the project complies with all applicable codes, ordinances, and statutes including, but not limited to, the Zoning Ordinance, Grading Code, Security Ordinance, Transportation Demand Ordinance, Water Quality Ordinance, Title 24 of the California Code of Regulations as adopted by the City including, but not limited to the California Administrative, Building, Electrical, Plumbing, Mechanical, Energy, Green, and Fire Codes. (Bldg.)\_\_\_\_\_

*[S.C.M.C – Title 8 – Chapter 8.16 – Fire Code, Title 15 Building and Construction Chapters 15.08, 15.12, 15.16, 15.20, 15.21, Title 16 Subdivisions, Title 17 Zoning ]*

8. Prior to the issuance of building permits, the owner or designee shall pay all

applicable development fees in effect at the time, which may include, but are not limited to, Regional Circulation Financing and Phasing Program (RCFPP), park acquisition and development, water and sewer connection, drainage, Public Facility Construction, transportation corridor, Avenida La Pata Supplemental Road Fee and school fees, etc. (Bldg.)\_\_\_\_\_

*[S.C.M.C. – Title 15 Building and Construction, Chapters 15.52, 15.56, 15.60, 15.64, 15.68, 15.72]*

9. Prior to the Building Division's approval to pour foundations, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the forms for the building foundations conform to the front, side and rear setbacks are in conformance to the approved plans. (Bldg.)\_\_\_\_\_  
*[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]*
10. Prior to the Building Division's approval of the framing inspection, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the height of all structures are in conformance to the approved plans. (Bldg.)\_\_\_\_\_  
*[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]*
11. Fire sprinkler system required throughout the building. Additional story is being added to the existing one-story residence. (Bldg.)\_\_\_\_\_  
*[S.C.M.C – Title 15 – Chapter 15.08]*
12. Project involves remodeling, alteration, and addition to the existing main building totaling more than 50% of the existing building floor area. Under ground utilities are required. Overhead wiring shall not be installed outside on private property. (Bldg.)\_\_\_\_\_  
*[S.C.M.C – Title 15 – Chapter 15.12-Electrical Code]*
13. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, plan check fees shall be submitted for the Engineering Department plan check of soils reports and grading plans. *[Citation – Fee Resolution No. 08-81 and Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_
14. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for, a soils and geologic report prepared by a registered geologist and/or geotechnical engineer which conforms to City standards and all other applicable codes, ordinances and regulations. *[Citation – Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_

15. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the City Engineer shall determine that development of the site shall conform to general recommendations presented in the geotechnical studies, including specifications for site preparation, treatment of cut and fill, soils engineering, and surface and subsurface drainage. *[Citation – Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_
16. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner or designee shall submit for review, and obtain the approval of the City Engineer, a precise grading plan, prepared by a registered civil engineer, showing all applicable onsite improvements, including but not limited to, grading, building pad grades, storm drains, sewer system, retaining walls, water system, etc., as required by the City Grading Manual and Ordinance. *[Citation – Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_
17. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner shall demonstrate to the satisfaction of the City Engineer that the project meets all requirements of the Orange County National Pollutant Discharge Elimination System (NPDES) Storm Drain Program, and Federal, State, County and City guidelines and regulations, in order to control pollutant run-off. The owner shall submit for review, and shall obtain approval of the City Engineer for, plans for regulation and control of pollutant run-off by using Best Management Practices (BMP's). *[Citation – Section 13.40 of the SCMC]* (Eng.)\_\_\_\_\_
18. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner shall provide surety, improvement bonds, or irrevocable letters of credit for performance, labor and materials as determined by the City Engineer for 100% of each estimated improvement cost plus a 10% contingency, as prepared by a registered civil engineer as required and approved by the City Attorney or the City Engineer, for each applicable item, but not limited to, the following: grading earthwork, grading plan improvements, retaining walls, frontage improvements; sewer lines; water lines; storm drains; and erosion control. *[Citation – Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_
19. Complaint historic tile sidewalk exist along the frontage. In the event that areas of sidewalk or other street improvements are disturbed or damaged during the construction project, the applicants shall be responsible for replacing said sidewalk or other street improvements prior to the finalization of any Engineering or Building Permits. Prior to issuance of any permits for applicable projects with building permit valuations exceeding \$50,000, the owner or designee shall

submit for review, and shall obtain the approval of the City Engineer or designee for frontage improvement plans. The owner or his designee shall be responsible for the construction of all required frontage and onsite improvements as approved by the City Engineer including but not limited to the following: *[Citation – Section 15.36, 12.08.010, and 12.24.050 of the SCMC]* ■ ■ (Eng.)\_\_\_\_\_

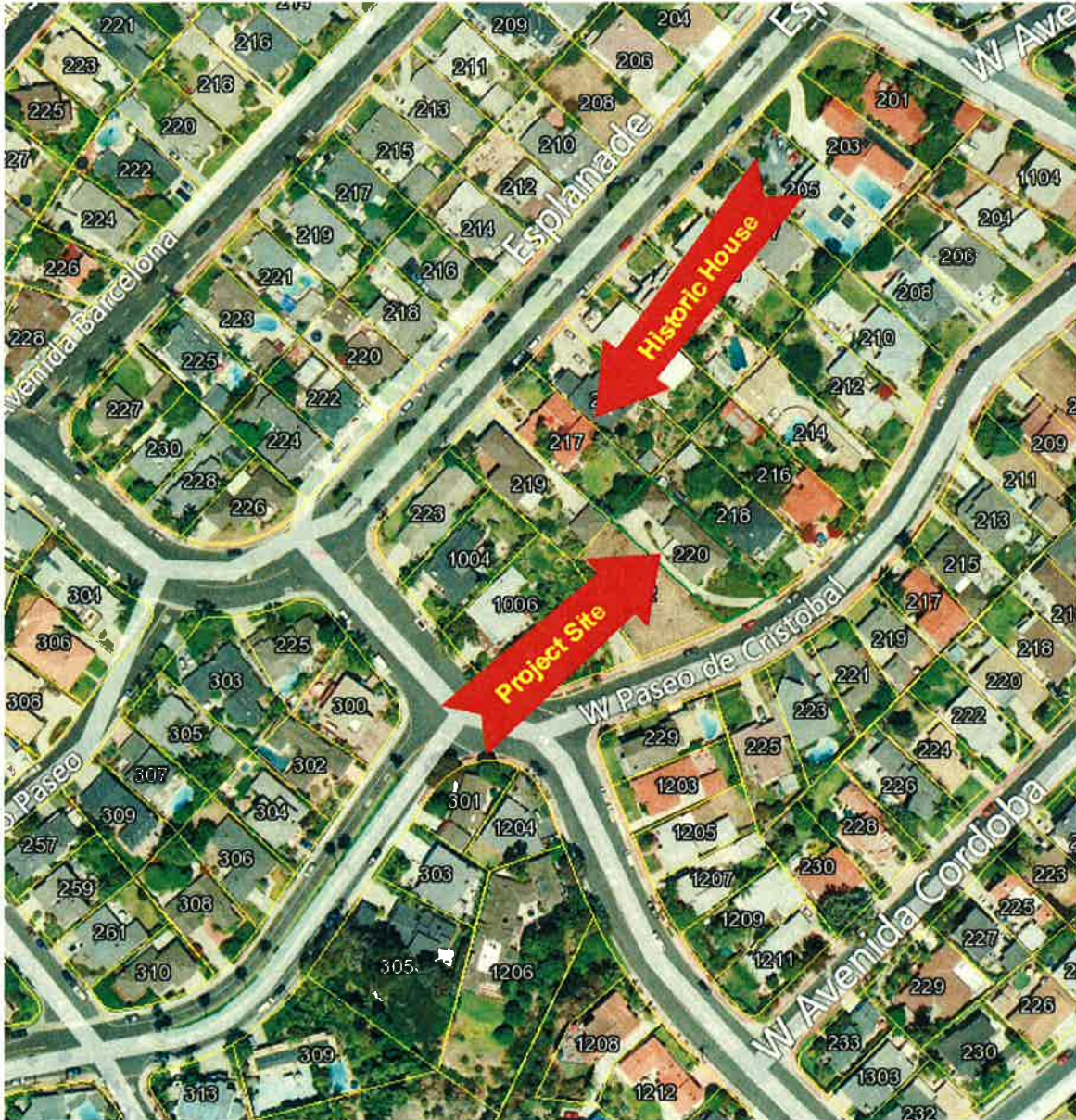
- A. Per City Municipal Code Section 12.08.010 (A), when building permit valuations exceed \$50,000, the owner or designee shall construct sidewalk along the property frontage. Since the street right-of-way is approximately 10 feet behind the curbface, a sidewalk easement will not be required to be granted to the City.
- B. Existing improvements within the street right of way that conflict with the necessary sidewalk installation shall be removed.
- C. An Engineering Department Encroachment Permit is required for any work in the public right-of-way.

All Conditions of Approval are standard, unless indicated as follows:

- Denotes a modified standard Condition of Approval.
- ■ Denotes a project specific Condition of Approval

# Location Map

220 Paseo De Cristobal



PRIMARY RECORD

Other Listings

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

Page 1 of 3

Resource Name or #: 217 ESPLANADE

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 217 Esplanade City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 692-242-02

P3a. Description:

The property contains a two-story single family residence with an L-shaped plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has low-pitched hip and shed roofs clad with clay tiles and exposed rafter tails. The exterior walls are clad with smooth stucco. Spanish Colonial Revival details include wood balustrades, wood porch supports, an upper level balcony, and a stucco chimney. The fenestration consists of original wood casement windows throughout the residence. The primary elevation is largely obscured from view by a tall stucco-clad garden wall. The wall encloses a front courtyard and features a rectangular door opening sheltered beneath a projecting clay tile hood. The residence is in good condition. Its integrity is good.

P3b. Resources Attributes: 02 Single Family Property

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



P5b. Description of Photo:  
West elevation, east view. May 2006.

P6. Date Constructed/Sources:  
 Historic  Both  
 Prehistoric  
1927 (E) Tax Assessor

P7. Owner and Address:  
Pike, Nelson Craft  
217 Esplanade

P8. Recorded by:  
Historic Resources Group, 1728  
Whitley Avenue, Hollywood, CA  
90028

P9. Date Recorded: 9/19/2006

P10. Survey Type:  
City of San Clemente Historic  
Resources Survey Update

P11. Report Citation: None.

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code 3D

Resource Name or #: 217 ESPLANADE

- B1. Historic Name: (Unknown)
- B2. Common Name: (Unknown)
- B3. Original Use: Single-family residence
- B4. Present Use: Single-family residence
- 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 two-story single family residence was built in 1927. 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: 9/19/2006

(This space reserved for official comments.)





# CONTINUATION SHEET

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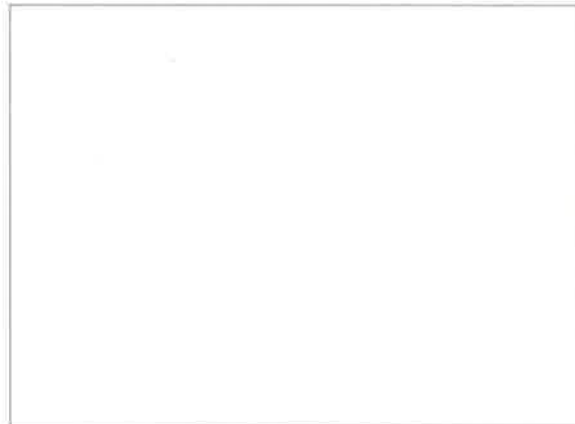
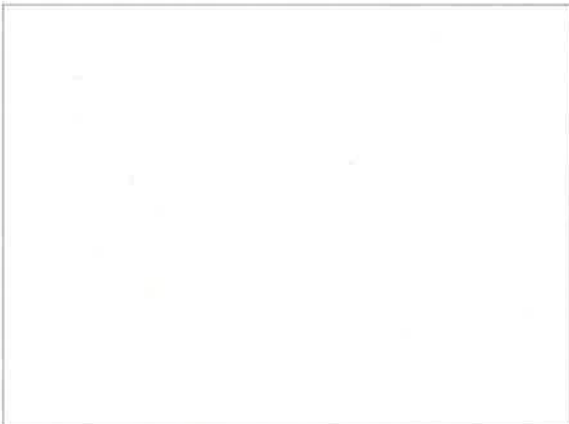
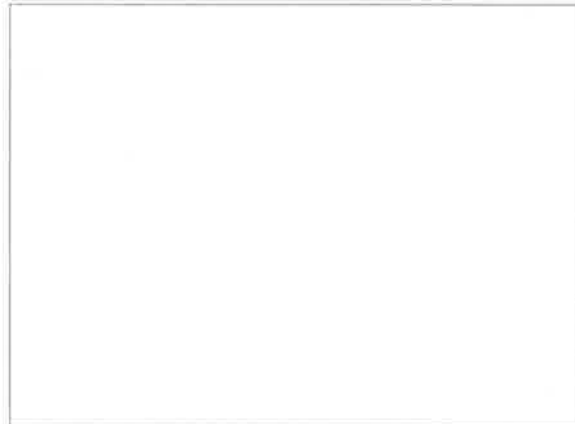
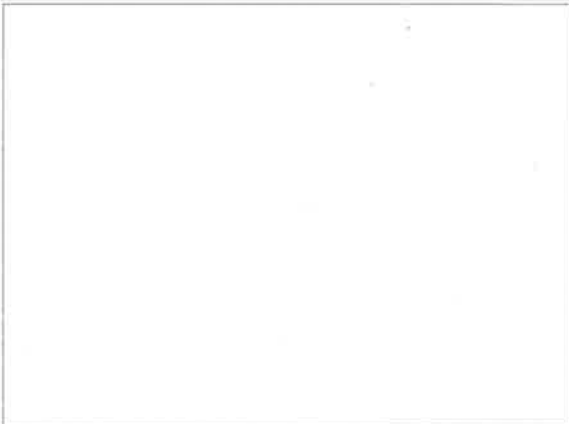
Resource Name or #: 217 ESPLANADE

Recorded by: Historic Resources Group

Date: 9/19/2006

Continuation  Update

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



Subcommittee Member Crandell asked about the overall feel and design of development for the buildings onsite.

Mr. Nicholas indicated that the discussions were around the Spanish Colonial Architecture and that the buildings all needed to feel as if it were a City facility.

Chair Member Kaupp also stated the landscaping, sense of entry, and use of decorative tile are also key components.

Subcommittee Member Crandell felt it was important to follow those themes and keep that in mind with the design of this building.

Director Heider stated that is a big part of her sensitivity to the massing and scale of the building and wanting to see it be reduced.

The architect indicated that he understood all of the comments and concerns and would work to incorporate the changes.

Staff indicated that the applicant is working towards a deadline and staff will email DRSC proposed modifications prior to Planning Commission to show how the applicant has addressed the comments.

DRSC agreed that was acceptable and suggested the project move forward to Planning Commission.

### **3. NEW BUSINESS**

#### **A. Cultural Heritage Permit 14-077, Harry Residence DRSC Waiver of Review (Ciampa)**

A request for a 293 square foot addition, expanded porch, and new covered patio for a house that is adjacent to a historic house. The project site is located at 220 Paseo De Cristobal within the Residential Low (RL) zoning district.

Associate Planner Cliff Jones summarized the report.

The DRSC agreed with staff's analysis that the application did not appear to have an impact on the adjacent historic property based on its location and size and recommended the project move forward to Planning Commission.

### **4. OLD BUSINESS**

None





