



## STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: May 21, 2014

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

**SUBJECT:** Cultural Heritage Permit 14-034, Ritzau Addition, a request to consider a 409 square foot addition to a commercial building located at 122 Avenida Cabrillo within the Mixed Use Zone and Architectural Overlay (MU3.1-A).

### REQUIRED FINDINGS

To approve the proposed project, the following findings must be made. The draft Resolution, provided as Attachment 1, and analysis section of this report provide an assessment of the project's compliance with these findings.

#### ***Cultural Heritage Permit, Section 17.16.100: to allow a minor remodel within the Architectural Overlay abutting a historic resource.***

- a. The architectural treatment of the project complies with the San Clemente General Plan.
- b. The architectural treatment of the project complies with any applicable specific plan and this title in areas including, but not limited to, height, setback color, etc.
- c. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines.
- d. The general appearance of the proposal is in keeping with the character of the neighborhood.
- e. The proposal is not detrimental to the orderly and harmonious development of the City.
- f. For new structures and remodels in the Architectural Overlay District, one of the following findings shall be made:
  - i. The proposed project/use preserves and strengthens the pedestrian-orientation of the district and/or San Clemente's historic identity as a Spanish village; or
  - ii. The proposed project/use is a minor remodel and it is not practical or desirable, in this particular case, to attempt conversion to a pedestrian-orientation and/or Spanish Colonial Revival style. The proposed changes, however, improve the quality and architectural integrity of the proposed project.
- g. For projects reviewed because they are in the Architectural Overlay District, the following finding shall be made: the proposed project complies with the purpose and intent of the Architectural Overlay District.

- h. For projects reviewed because they are abutting a historic resource the following finding shall be made:
  - i. The proposed project will not have negative visual or physical impacts upon the historic resource.

**BACKGROUND**

***Project Description***

The owner proposes a 409 square foot addition to a single-story medical office building. The addition would result in a 1,702 square foot single-story building.

The site is in the Mixed Use zone and Architectural Overlay, MU3.1-A, and consists of two 4,000 square foot lots, one with the 1,293 square foot medical office building and the other with a nine space parking lot. Condition of approval 13 requires the lots be tied together through deed restriction. Medical office is a permitted use within the zone. Surrounding land uses include residential, office and commercial uses. The building, built in 1953, is modern architectural style.

A Cultural Heritage Permit is required because the project is an addition that exceeds 200 square feet in the Architectural Overlay and abuts a historic property across the street at 117 Avenida Cabrillo. Attachment 4 provides a description of the historic property. A Site Plan Permit is not required for the project because the addition is less than 750 square feet. The project is located outside the Coastal Zone so no Coastal Development Permit is required.

***Development Management Team***

The City's Development Management Team (DMT) reviewed the applicant's request, determined it meets requirements, and recommends Conditions of Approval to ensure code compliance. The recommended conditions are shown on Attachment 1, Exhibit 1.

***Noticing***

Public notices were distributed and posted per City and State requirements. No public comments have been received to date.

**PROJECT DESCRIPTION**

The 409 square foot addition results in two additional operating rooms, a second restroom, additional storage, and staff work areas. Exterior site changes include eliminating non-compliant parking in front of the building, installing accessible sidewalk, adding landscape in front of the building, and adding a concrete walk from the sidewalk to the front door, which bisects the landscape area. The elimination of asphalt parking in front of the building and introduction of landscape will improve the look of the site, soften the view of the building, and improve the pedestrian environment along Avenida Cabrillo. Although, the elimination of the asphalt parking area removes three non-

compliant off-site parking spaces, the removal of the curb cut will create two on-street public parking spaces on Avenida Cabrillo. Exterior building changes are described in detail within the architecture section below.

**Development Standards**

The 409 square foot addition does not increase the height of the building or reduce existing setbacks, but does increase the parking requirement from seven to nine spaces. The adjoining parking lot provides nine off-street parking spaces. Table 1 outlines how the project complies with the development standards of the Mixed Use Zone.

**Table 1 – Compliance with MU3.1-A Zone**

	Allowed	Provided /Proposed
Required Parking (Minimum): Medical Office	1,702 / 200 = 9 spaces	9 spaces
Required Setbacks		
Front	0'	19'
Side (left)	0'	5'-9"
Side (right)	0'	3'-5"
Rear	0'	9'-9"
Floor Area Ratio (Maximum)	.75	.43
Lot Coverage (Maximum)	100%	43%
Height (Maximum)	33' and two-stories	14' and single-story

**Architecture**

The project site is located within the Architectural Overlay, which specifies Spanish Colonial Revival (SCR) architectural style. The Zoning Ordinance acknowledges that in certain cases, it may not always be practical, with minor changes, to convert a non-Spanish building into a true SCR building. Due to the buildings' modern architectural style and the proposed exterior improvements are quite minor, it is not practical to convert the building to a SCR style. So in this case, given the project scope, the goal is to make the building more compatible with the design goals of the Architectural Overlay; not to make it into a SCR building. The design does incorporate traditional materials on the building that make it more compatible with the Architectural Overlay and abutting historic building.

Exterior building changes include: 1) removing rock and wood siding along the front façade; 2) adding smooth white stucco to the entire building; 3) adding traditional style aluminum window openings on front façade and left side of building finished in a dark brown color; 4) painting existing wood windows dark brown; 5) adding black solid

wrought-iron lighting on front facade; 6) adding black solid wrought-iron scroll on front façade between the new windows; 7) thickening the entry column; and 8) adding roof cornice detail on the front facade.

**PROJECT ANALYSIS**

***Cultural Heritage Permit***

The project meets the CHP finding for consistency with the Design Guidelines as summarized in Table 2 below.

**Table 2 – Project Evaluation**

<b>Design Guideline</b>	<b>Project Consistency</b>
<p>Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture...</p> <p>While the SCR architectural vocabulary is valued and encouraged throughout the City, it is recognized that the vocabulary may not be appropriate at all locations. (Design Guidelines II.C.)</p>	<p>Consistent. The proposed exterior improvements are minor, therefore, it is not practical to do a full conversion to SCR style at this location. The goal is to make the building more compatible with the design goals of the Architectural Overlay. The architectural details (materials and colors) respect SCR style, which make it more compatible with the Architectural Overlay and abutting historic building.</p>

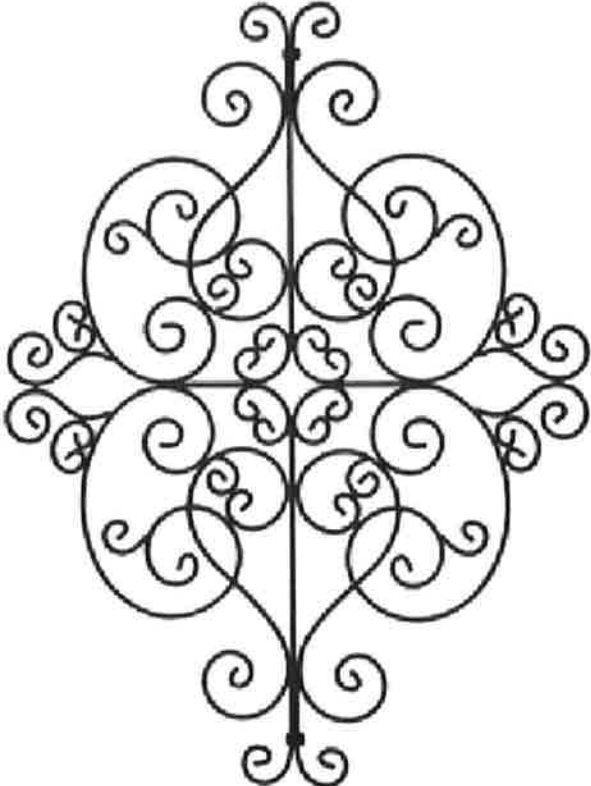
The architectural treatment of the project complies with the San Clemente General Plan, Zoning Ordinance, and Design Guidelines. The architectural details respect San Clemente’s Spanish heritage, the SCR architectural style, historic resources of the Downtown, and comply with the purpose and intent of the Architectural Overlay. The building is in keeping with the character of the neighborhood, which consists of one and two-story buildings that are Mid-century or Spanish style. The building incorporates details that respect the Spanish style of the neighborhood and the form and scale is one story, rectangular shape, with a combined parapet/low-pitch shingle roof, which respects the Mid-century architecture of neighborhood buildings.

The project will not have negative visual or physical impacts upon the historic resource because: 1) the historic building is located across the street; 2) the roof and rectangular-box form of the building clearly differentiates itself from the historic resource; and 3) the architectural treatment of the project compliments the Spanish Colonial Revival architecture of the historic building.

**Design Review Subcommittee (DRSC)**

DRSC review of the project was required to ensure development in the Architectural Overlay is compatible and harmonious with the surrounding neighborhood, and uphold the Design Guidelines. The DRSC is in support of the project and had minor recommendations to improve the project’s consistency with the Design Guidelines. Table 3 summarizes DRSC recommendations and how they were addressed. DRSC meeting minutes are Attachment 3.

**Table 3 – DRSC recommendations and project modifications**

<b>DRSC Concerns</b>	<b>Project modifications</b>
<p>The Subcommittee suggested a decorative wrought-iron detail be added on the front of the building between the new windows to break the large expanse of blank wall area.</p>	<p><b>Modified as requested.</b> Traditional wrought-iron scroll provided.</p>  <p>Dimensions: 53.5\"w x 2\"d x 40\"h</p>
<p>The Subcommittee suggested the applicant consider an earth tone color as another option. The Design Guidelines encourage white, off white or light earth tone cement plaster/stucco finishes.</p>	<p><b>Modifications not made.</b> The owner requests a smooth stucco with an integral white color.</p>

**GENERAL PLAN CONSISTENCY**

Table 4 summarizes how the project is consistent with adopted policies outlined in the Centennial General Plan.

**Table 4 – Centennial General Plan Consistency**

<b>Goals and Policies</b>	<b>Consistency Finding</b>
<p><b>Land Use Element; Mixed Use Goal:</b>                      Promote and support development in areas designated for Mixed Use that is attractively designed, adds vitality and pedestrian activity, enhances economic opportunities, reduces vehicle trips and associated air pollution and offers convenient and affordable housing opportunities for all income levels.</p>	<p><b>Consistent.</b> The project is an expansion of a locally-based dentistry office. The exterior façade remodel and new landscape is attractively designed and adds to the pedestrian environment along Avenida Cabrillo.</p>
<p><b>Urban Design Element; Architecture and Landscaping Goal:</b>                      Create and maintain a unique atmosphere and historic identity as “the Spanish Village by the Sea” where development exhibits high quality site planning, architecture and landscaping and reflect a lush Mediterranean landscaped character, emphasizing Spanish Architecture and drought tolerant and California native plantings.</p>	<p><b>Consistent.</b> The exterior façade remodel and new landscape is consistent with SCR architecture/landscape design. A condition of approval requires drought tolerant plantings.</p>
<p><b>Urban Design Element; Architecture and Landscaping; Policy 5.10. Scale and Massing.</b>                      We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.</p>	<p><b>Consistent.</b> The scale and mass of the building remains one story and is consistent with the one and two-story buildings on Avenida Cabrillo and the goals and policies of the General Plan that encourage low-scale development.</p>

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

The Planning Division processed and completed an initial environmental assessment for this project in accordance with the California Environmental Quality Act (CEQA). The Planning Division has determined the project is categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301, because the project consists of a negligible expansion of an existing use.

**CALIFORNIA COASTAL COMMISSION REVIEW**

The project is located outside of the Coastal Zone and consequently, no Coastal Development Permit is required.

**ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES**

1. The Planning Commission can concur with staff and recommend approval of the proposed project.

*This action would allow the owner to expand the dentistry office use and remodel the building/site subject to the Conditions of Approval.*

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

*The Planning Commission could determine that additional architectural features or site enhancements are necessary to make the project compatible with the Architectural Overlay and the required findings for a Cultural Heritage Permit.*

3. The Planning Commission can recommend denial of the proposed project.

*This action would result in the denial of the project and the applicant would not be able to move forward with the project. The applicant could appeal to the City Council.*

**RECOMMENDATION**

**STAFF RECOMMENDS THAT** the Planning Commission approve CHP 14-034, Ritzau Addition, subject to the attached Resolution and Conditions of Approval.

*Attachments:*

1. Resolution
2. Location Map
3. Design Review Subcommittee Meeting Minutes of March 26, 2014 (excerpted)
4. DPR Form for 117 Avenida Cabrillo  
Plans

## RESOLUTION NO. PC 14-013

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE  
PERMIT 14-034, RITZAU ADDITION, A REQUEST TO CONSIDER A  
409 SQUARE FOOT ADDITION TO A COMMERCIAL BUILDING  
LOCATED AT 122 AVENIDA CABRILLO**

**WHEREAS**, on February 4, 2014 an application was submitted, and on April 21, 2014 completed, by Gayle Smith, 536 E. Lincoln Blvd, Suite 1, Orange, CA 92865, for Cultural Heritage Permit 14-034, Ritzau Addition, a request to consider a 409 square foot addition to a commercial building located at 122 Avenida Cabrillo within the Mixed Use Zone and Architectural Overlay (MU3.1-A), the legal description of the property being Lot 30, Block 4 of Tract 779, Assessor's Parcel Number 058-073-30; and

**WHEREAS**, the City's Development Management Team reviewed the application for compliance with the General Plan, Zoning Ordinance, and other applicable requirements; and

**WHEREAS**, the Planning Division processed and completed an initial environmental assessment for this project in accordance with the California Environmental Quality Act (CEQA). The Planning Division has recommended the Planning Commission determine that the project is categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301, because the project consists of a negligible expansion of an existing use; and

**WHEREAS**, on May 21, 2014, the Planning Commission held a duly noticed public hearing on the subject application and considered evidence presented by City staff, the applicant, and other interested parties.

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

**Section 1:** The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act (CEQA) as a Class 1 exemption pursuant to CEQA Guidelines Section 15301, because the project consists of a negligible expansion of an existing use.

**Section 2:** With respect to Cultural Heritage Permit 14-034, the Planning Commission finds as follows:

- A. The architectural treatment of the project complies with the San Clemente General Plan in that the proposed materials and design will be consistent with the Architectural Overlay and neighborhood.
- B. The architectural treatment of the project complies with the Zoning Ordinance, including, but not limited to, height, setback color, etc., and architectural guidelines



in the City's Design Guidelines, in that the project demonstrates sensitivity to the neighborhood by maintaining the structure's context within the Architectural Overlay.

- C. The general appearance of the project is consistent with the surrounding neighborhood in that the mid-century building is typical of downtown buildings and the exterior improvements are consistent with the Spanish Colonial Revival architectural style prescribed in the Architectural Overlay.
- D. The project is not detrimental to the orderly and harmonious development of the City in that the project is a minor modification to an existing building that remains consistent with the surrounding neighborhood and meets required Building, Safety and Fire codes.
- E. The proposed project is a minor remodel and it is not practical to attempt conversion to Spanish Colonial Revival style, and that the exterior improvements are consistent with the Spanish Colonial Revival architectural style prescribed in the Architectural Overlay.
- F. The proposed project complies with the purpose and intent of the Architectural Overlay in that the exterior changes improve the architectural quality of the building and are Spanish Colonial Revival elements.
- G. The proposed project will not have negative visual or physical impacts upon the historic resource in that the architectural treatment compliments the Spanish Colonial Revival architecture of the historic building and other historic buildings located in the Downtown.

**Section 3:** The Planning Commission hereby approves Cultural Heritage Permit 14-034, Ritzau Addition, subject to the above Findings, and the Conditions of Approval attached hereto as Exhibit 1.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of San Clemente on May 21, 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 May 21, 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 1****CONDITIONS OF APPROVAL\***  
Cultural Heritage Permit 14-034  
Ritzau Addition**GENERAL CONDITIONS****Planning Division**

1. 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]*  
(PIng.)\_\_\_\_\_
2. Thirty (30) days after project approval, the owner or designee shall submit written consent to all of these imposed conditions of approval to the Community Development Director or designee. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]*  
(PIng.)\_\_\_\_\_
3. Cultural Heritage Permit 14-034 shall become null and void if the use is not commenced within three (3) years from the date of the approval thereof. The use

shall be deemed to have commenced on the date the use becomes legally operational, including issuance of a Certificate of Occupancy from the City of San Clemente. *[Citation - Section 17.12.150.A.1 of the SCMC]* (PIng.)\_\_\_\_\_

A use shall be deemed to have lapsed, and Cultural Heritage Permit 14-034 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.)\_\_\_\_\_

4. The owner or designee shall have the right to request an extension of Cultural Heritage Permit 14-034 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 by the final decision making authority that ultimately approved or conditionally approved the original application. *[Citation - Section 17.12.160 of the SCMC]* (PIng.)\_\_\_\_\_
5. Prior to the issuance of building permits, the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the final approval for the project. *[Citation – City Quality Insurance Program]* (PIng.)\_\_\_\_\_(Bldg.)\_\_\_\_\_
6. Prior to the issuance of a certificate of occupancy, the project shall be developed in conformance with the site plan, floor plans, elevations, details, and any other applicable submittals approved by the Planning Commission on May 21, 2014, subject to the Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, details, or other approved submittal shall require that the owner or designee 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 Zoning Administrator. *[Citation - Section 17.12.180 of the SCMC]* (PIng.)\_\_\_\_\_

7. Prior to issuance of building permits, the owner or designee shall submit for review and obtain approval of the City Planner or designee for plans indicating the following:
  - ■ (PIng.)\_\_\_\_\_
  - A. Stucco walls with a 'steel, hand trowel' (no machine application), smooth Mission finish and slight undulations (applied during brown coat) and bull-nosed corners and edges, including archways (applied during lathe), with no control/expansion joints. *[Citation – City of San Clemente Design Guidelines, November 1991]*
  - B. Cornice detail.

- C. Traditional Designed Windows and Doors.
  - D. Solid wrought-iron lighting.
  - E. Wrought-iron scroll.
8. Prior to issuance of certificates of occupancy, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that the stucco on the entire structure is a smooth finish with slight undulations, painted the approved color. [Citation – *City of San Clemente Design Guidelines, November 1991*] (PIng.)\_\_\_\_\_
9. Prior to the issuance Certificates of Occupancy, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that all exterior lighting is designed, arranged, directed or shielded per the approved plans, and in such a manner as to contain direct illumination on site, thereby preventing excess illumination onto adjoining site(s) and/or street(s). [Citation – *Section 17.24.130 of the SCMC*] (PIng.)\_\_\_\_\_
10. Prior to issuance of grading and/or building permits, the owner or designee shall submit for review and approval by the Community Development Director and Director, Beaches, Parks and Recreation or designees, a detailed landscape and irrigation plan incorporating drought tolerant plants, for medians, parkways, public trails, fuel modification areas, common areas, and slopes, and other landscaped areas, prepared by a registered landscape architect, and in compliance with all pertinent requirements including, but not limited to guidelines contained in the City's Master Landscape Plan of Scenic Corridors. [Citation – *Section 17.68.020.B.2 of the SCMC*] (PIng.)\_\_\_\_\_ (B,P&R) \_\_\_\_\_
11. Prior to issuance of certificates of occupancy, the owner or designee shall submit a letter, signed by a registered landscape architect, to the Community Development Director or designee, stating that all materials for all landscaped areas have been installed in accordance with the approved plans, and shall demonstrate to the satisfaction of the Community Development Director or designee, in consultation with the Beaches, Parks and Recreation Director or designee, that all landscaped areas have been landscaped per the approved landscape plans. [Citation – *Master Landscape Plan for Scenic Corridors, May 1992*] (PIng.)\_\_\_\_\_ (B,P&R)\_\_\_\_\_
12. Signage is not part of this review. Any signage for this proposed development shall require the owner or designee to submit for review and obtain approval of a Sign Permit or Master Sign Program in accordance with the City's Sign Ordinance. [Citation - *Section 17.16.240.D & 17.16.250.D of the SCMC*] (PIng.)\_\_\_\_\_

13. Prior to issuance of any permits, the applicant shall complete and record a deed restriction tying the two lots together in perpetuity as long as the two sites act as one development. No buildings can cross property lines. ■■ (PIng.)\_\_\_\_\_

**Building Division**

14. 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. (Bldg.)\_\_\_\_\_  
*[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]*
15. Prior to issuance of building permits, code compliance will be reviewed during building plan check. (Bldg.)\_\_\_\_\_  
*[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]*
16. 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]*
17. 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]*
18. Prior to the issuance of building permits, the owner or designee shall submit plans that identify the intended use of each building or portion of building and obtain approval of the Building Official. (Bldg.)\_\_\_\_\_  
*[S.C.M.C – Title 15 – Chapter 15.08]*
19. 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]*

- 20. 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.

*[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]* (Bldg.)\_\_\_\_\_

**Engineering Division**

- 21. Prior to issuance of any permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for frontage improvement plans, prepared by a registered civil engineer. 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, curb, and gutter along the property frontage. This includes construction of compliant sidewalk up and around drive approach or other obstructions to meet current City standards (2% cross fall) when adequate right-of-way exists. The development will be closing the existing drive approach on this property and constructing full height curb and gutter along its frontage. Sidewalk will be built along the full frontage of this property. Since the street right-of-way is approximately 5 feet behind the curbface and no curb cuts are being proposed for development on this site, no sidewalk easement will be required to be granted to the City.
- B. An Engineering Department Encroachment Permit shall in place prior to the commencement of any work in the public right-of-way.

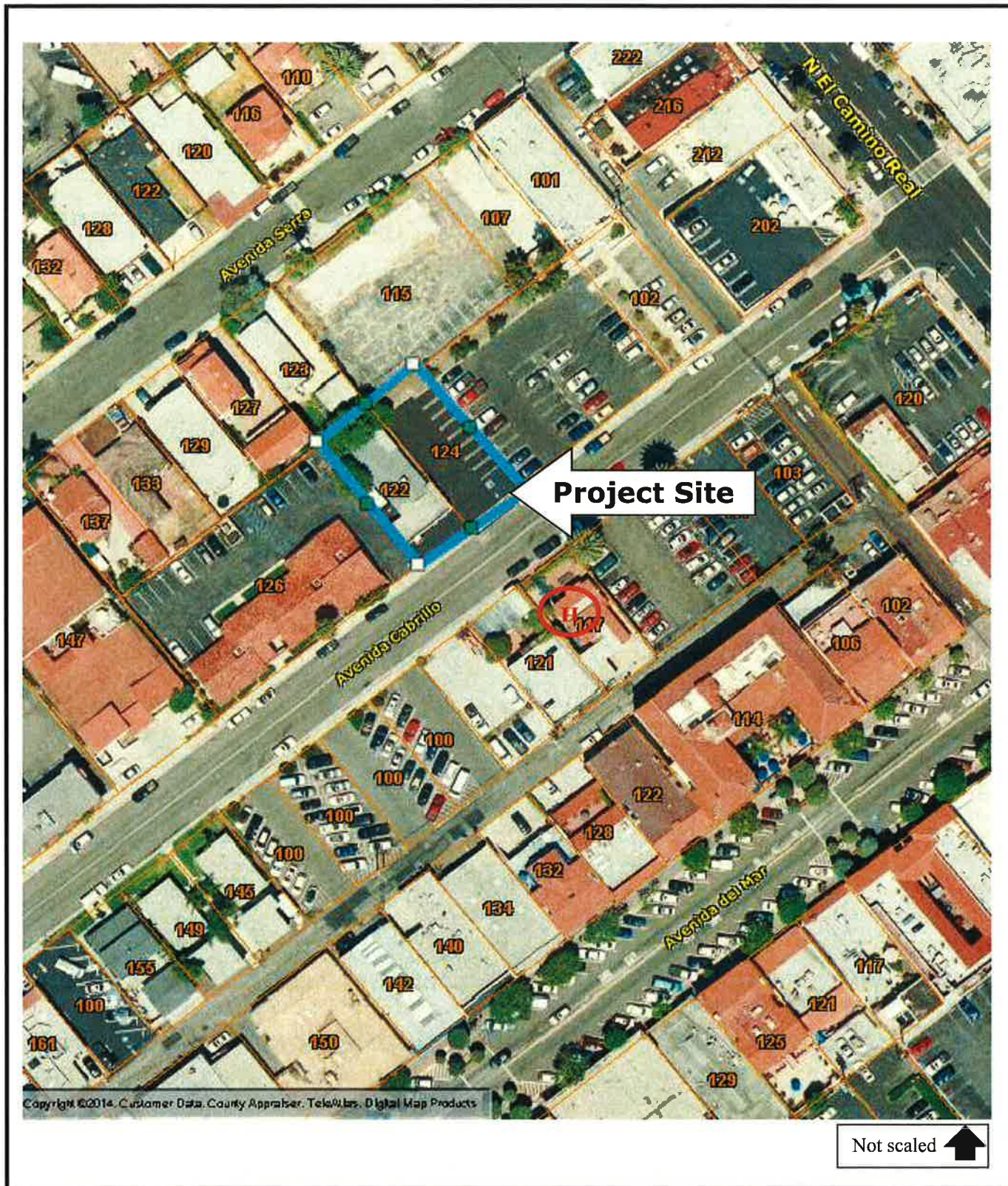
\* All Conditions of Approval are standard, unless indicated as follows:

- Denotes modified standard Condition of Approval
- Denotes project specific Condition of Approval



# LOCATION MAP

CHP 14-034, Ritzau Addition  
122 Avenida Cabrillo





**D. Architectural Permit 13-396, AT&T @ San Gorgonio Park (Jones)**

A request for a City Antenna Permit to allow the replacement of two field light poles with cellular field light poles at San Gorgonio Park located at 2916 Via San Gorgonio.

Associate Planner Cliff Jones summarized the staff report.

The Subcommittee felt the standard cellular conditions of approval were appropriate for the project, expressed support for the project, and suggested the project move forward for Zoning Administrator review.

**E. Conditional Use Permit 14-034, Ritzau Addition (Jones)**

A request for a 409 square foot addition to an existing commercial building located at 122 Avenida Cabrillo.

Subcommittee Member Kaupp recused himself because he owns property within 500 feet of the site.

Associate Planner Cliff Jones summarized the staff report.

Cory Ritzau, applicant, indicated that they would like to add a wrought-iron detail between the two new windows on the front elevation, utilize mirror glass, and presented a simple wrought-iron light for the building.

The Subcommittee liked the applicant's suggestion of adding a decorative wrought-iron detail on the front of the building and the simple wrought-iron light. The Subcommittee indicated that mirrored or tinted glass does not comply with the Design Guidelines.

Georgette Korsen suggested the proposed landscape area is a wonderful opportunity for a large tree.

Michael Kaupp, resident, indicated that perhaps an earth tone may be more appropriate for the midcentury architectural style of the building.

Subcommittee Member Crandell suggested the applicant consider an earth tone color as another option. Mr. Ritzau indicated they would look into that suggestion.

Subcommittee Member Ruehlin liked that the project was an improvement upon the street.

Subcommittee Member Crandell indicated that the thought he project did not have any impacts upon the historic resource.

The Subcommittee suggested the project move forward for Planning Commission review.

**F. Pre-App 14-106, Elena Lane 6-Unit Condos (Atamian)**

A request to construct a new 6-unit condo complex adjacent to historic properties located at 515 Elena Lane.

Assistant Planner Adam Atamian summarized a memorandum regarding the project entitled, "PRE-APP 14-106, Elena Lane 6-Unit Condos".

Jay Crawford, architect, stated that the project is still in the conceptual phase as the property is still in escrow. Both he and Rick Del Carlo, applicant, are seeking DRSC review to help determine design, scale, and massing concerns as part of the decision to move forward with the purchase of the property.

Subcommittee Member Kaupp stated that the Pre-Application review is always helpful in identifying design issues early on in the project development process. He then asked if there were any members of the public wishing to speak on the item.

Larry Culbertson, President of the Historical Society, stated that the project is very large and located directly across the street from one of the City's more important historical resources, the Casa Elena. He stated that the proposed design lacks building articulation and appears as one enormous box. He said that the project should be downsized.

Georgette Korsen, with the San Clemente Tree Foundation, asked if the large star pine tree is located on the subject property. Eileen Miller, owner of the historic property located across the street at 325 Cazador Lane and the real estate agent selling the subject property, replied that it is. Ms. Korsen stated that the tree is a very important and old tree and could be a heritage tree. She said that the removal of the tree would be detrimental to the area, and that the project should retain the tree no matter what the proposal.

Ms. Korsen addressed the proposed architecture of the structure shown on the elevations and in the example photo attached to the elevations. She stated that the example photo of the building located at 200 Avenida Santa Barbara is not a good example of the kind of development that should take place on this site because that building is too large, looks very modern, and the architecture is not consistent with the traditional details and articulation of the Spanish Colonial Revival style and fails to reflect the beauty of the Pasadena Colony area of the City.

Subcommittee Member Crandell noted that the subject property is caught between two historic properties and that its location at the corner of the

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

Primary  
HRI#  
Trinomial

## CONTINUATION SHEET

Page 1 of 2

Resource Name or #: 117 AVENIDA CABRILLO

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation  Update

<b>PROPERTY NAME</b>	Pacific Coast Realty						
<b>HISTORIC NAME</b>	Unknown						
<b>PROPERTY ADDRESS</b>	117 Avenida Cabrillo						
<b>ASSESSOR PARCEL NUMBER</b>	058-081-60						
<b>PROPERTY TYPE</b>	Commercial						
<b>OTHER DESCRIPTION</b>	Originally single-family residential.						
<b>DATE OF CONSTRUCTION</b>	1927 (E) Tax Assessor						
<hr/>							
<b>INTEGRITY</b>	No substantial changes post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.						
<b>SIGNIFICANCE</b>	This one-story commercial building was built in 1927. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. It appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development (1925-1936).						
<b>STATUS CODE</b>	3D						
<b>STATUS</b>	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.						
<table border="1" style="width: 100%;"> <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
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# CONTINUATION SHEET

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Resource Name or #: 117 AVENIDA CABRILLO

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Continuation  Update

### Photographs of the Subject Property:

