



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: March 5, 2014

PLANNER: Christopher Wright, Associate Planner *CSW*

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

REQUIRED FINDINGS

The following findings shall be made to approve the proposed project. 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 [Table 17.16.100] is required to construct a duplex on a property that abuts 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 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. The proposed project will not have negative visual or physical impacts upon the historic structure.

BACKGROUND

The proposed project is a Spanish Colonial Revival styled duplex. The subject site is a 6,216 square foot vacant lot located in the Residential Medium Density zone and Coastal Overlay (RM-CZ) at 253 Avenida Granada. The subject site slopes upward from the street to the rear yard. There are several residential buildings with in-bank garages on both sides of the street. This indicates that significant grading was needed to develop properties in the neighborhood.

A historic residence abuts the north side yard of the subject site. The historic residence is located at 251 Avenida Granada (see Attachment 1 for a vicinity map). The residence has two stories: one-story of living area above a ground-level garage. It was constructed in 1928. Refer to Attachment 5 for the most recent historic resource survey of the residence's historical significance, condition, and character defining features.

Development Management Team

The City's Development Management Team (DMT) reviewed the project. The DMT determined the project meets development requirements and recommends Conditions of Approval shown on Attachment 1, Exhibit A.

Noticing

Public notices were distributed and posted per City and State requirements. Staff did not receive comments on this project to-date.

PROJECT DESCRIPTION

Unit A would be adjacent to the historic residence. Behind Unit A, is a motor court and Unit B. These parts of the project would be adjacent to the historic residence's rear yard. The proposed duplex has three stories: two stories of living area above a street level "in-bank" garage built into the hillside. Unit A has 2,050 square feet of living area, three bedrooms, and a tandem two-car garage. The entrance is accessed from a covered porch that faces the street. Unit B has 2,700 square feet of living area, four bedrooms, a den, and a two car garage. The garage is accessed by a driveway and motor court along the north side yard. Unit B's entrance is accessed by an open stairway and entry courtyard along the south side yard. Each unit would have an entry court, private balcony, roof deck, and common open space within the rear yard. The project also includes: drought tolerant landscaping in the front yard and walls.

Development Standards

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

Table 1 – Development Standards

Development standard	Zoning requirement	Proposed project
Building height maximum*	25'	Highest roof element is 24.94'
Setbacks (Minimum):		
• Front	15'	15'
• North side yard (adjacent to historic home)	5'	Unit A = 12'-6", Unit B = 5'
• South side yard	5'	5'-3"
• Rear yard	5'	7'-4"
• Garage	18'	18—6"

* Measured from existing grade

Table 1 – Continued

Development standard	Zoning requirement	Proposed project
Lot coverage	Max. 55%	47%
Required parking (Minimum):	4 covered spaces	4 covered spaces
Trees required in front yard (Minimum)	15 gallon tree per 25 feet of frontage (two trees on subject site)	Two trees
Drought tolerant front yard landscaping	Front yard setback must be covered with plant material except for areas necessary for entry sidewalks, driveways, and parking	Front yard has adequate plant coverage

PROJECT ANALYSIS

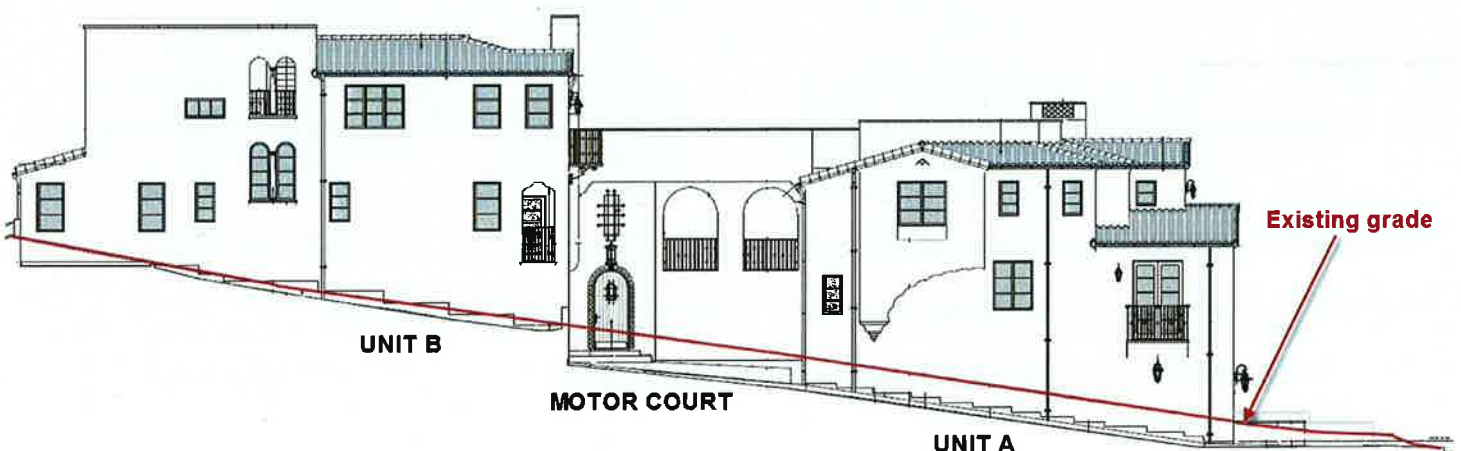
Cultural Heritage Permit

A Cultural Heritage Permit is required to ensure the project is compatible with historic resources, consistent with design guidelines, and in character with the neighborhood. The structure is not located in an Architectural Overlay district (A-Overlay) where projects are required to have Spanish Colonial Revival architecture. When a project is outside the A-Overlay, it is reviewed for consistency with other Design Guidelines that address general design issues such as site planning, architecture, neighborhood compatibility, and landscaping.

The project meets the required CHP findings based on the following:

1. The units have living space above ground level garages that are built into the hillside, similar to the character of other residential properties along the street. The project’s massing and rooflines “step” up the hillside to follow the site’s natural topography. The site’s slope would be graded so a portion of the building mass and height is located below existing grade (red line in Graphic 1 below).

Graphic 1- North elevation with existing grade shown



2. The site plan respects the space around the historic structure. Unit B's driveway and motor courtyard, located on the north side of the site, provides an enlarged side yard setback adjacent to the historic residence. The side yard setback would be 12 feet, 6 inches, where 5 feet is required.
3. Unit A would be located in front of Unit B and its motor court. This would partially screen building mass from the street.
4. The project meets development standards and is consistent with Design Guidelines.
5. The scale and height of the project is in character with buildings on both sides of the subject site. Unit A is most visible from the street and adjacent to the historic structure. The orange lines in Graphic 2 show the plate lines and roof height of the Unit A building element that is closest to the street and each neighboring property. The graphic shows that the plate lines and roof height of Unit A would be at the same level or lower than the historic house. Note: the rendering does not show proposed landscaping accurately.

Graphic 2 – Rendering of front and north side elevations



Design Review Subcommittee review

The Design Review Subcommittee (DRSC) reviewed the project on January 29, 2014. The DRSC supported the project with a design change to Unit A's roofline. Table 2 describes the recommendation and summarizes the applicant's response.

Table 2 - DRSC Concerns and Project Modifications

<i>DRSC Concerns</i>	<i>Project Modifications</i>
<p>Convert the shed roof into a gable roofline above Unit A's second floor bathroom (northwest corner). The shed roof helps to reduce the building height next to the historic structure. However, the DRSC believed that a gable roof would be a nicer focal point that is in balance with the gable roof on the right side of the building.</p>	<p><u>Not Modified.</u> The applicant considered the change, but decided to keep the shed roof element as-is. The applicant believes that a shed roof provides a smoother transition, than a gable roofline, between the third floor and second floor roofline. Although the DRSC suggestion may be a better aesthetic solution, the shed roof or gable roof design proposed is consistent with the Design Guidelines.</p>

GENERAL PLAN CONSISTENCY

Table 3 summarizes the project's consistency with the General Plan.

Table 3 - General Plan Consistency

<i>Policies and Objectives</i>	<i>Consistency Finding</i>
<p><i>1.2.9 Require that new residential development in existing residential neighborhoods be compatible with existing structures.</i></p>	<p>Consistent. The massing, architecture, and scale of the proposed residence are in character with the neighborhood.</p>
<p><i>10.3.6 Through the design review process, encourage that new development is compatible with adjacent existing historic structures in terms of scale, massing, building materials, and general architectural treatment.</i></p>	<p>Consistent. The plate lines and roof height of the building element, closest to the street and the historic resource, are the same height or lower than adjacent features of the historic house. The quality and style of proposed architecture is compatible with the historic house.</p>

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):

The Planning Division completed an initial environmental assessment for this project per the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission determine the project is a categorically exempt from CEQA as a Class 3 exemption per Guidelines Section 15303. The project qualifies for this exemption because it involves the construction of a duplex on a site where all public services and facilities are available for development permitted in the General Plan.

California Coastal Commission Review

The project is located in the Categorical Exclusion area so it does not require a California Coastal Commission (CCC) permit.

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

1. The Planning Commission can concur with staff and approve the proposed project.

This is the recommended action. This action would result in the adoption of Resolution No. PC 14-004, allowing the project as proposed, per required findings and conditions of approval.

2. The Planning Commission can approve the project and 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 detail, finish, massing changes or modifications to conditions of approval.

3. The Planning Commission can deny the project.

This action would result in not allowing the project as proposed. This action would require this item to be continued so staff can draft a new resolution. The Commission should cite reasons for not being able to meet required findings.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission approve CHP 13-105, Fabela-Aguilar Duplex, subject to the attached Resolution and Conditions of Approval.

Attachments:

1. Resolution No. PC 14-004
Exhibit A – Conditions of approval
2. Location Map
3. Photos of existing conditions
4. Photo of materials board
5. Site plan on aerial photograph
6. Renderings
7. Historic survey sheet on 251 Avenida Granada
8. DRSC meeting minutes: January 29, 2014
Plans

ATTACHMENT 1

RESOLUTION NO. PC 14-004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 13-310, FABELA-AGUILAR DUPLEX, A REQUEST TO CONSIDER THE CONSTRUCTION OF A DUPLEX, LOCATED AT 253 AVENIDA GRANADA

WHEREAS, on August 8, 2013, an application was submitted and deemed complete on December 19, 2013, by Robert Fabela and Mabell Aguilar, 230 Mistle Toe Road, Los Gatos, CA 95032, for Cultural Heritage Permit (CHP) 13-310, a request to consider the construction of a duplex on a property that is adjacent to a historic residence. The subject property is located in the Residential Medium Density zoning district and Coastal Overlay (RM-CZ) at 253 Avenida Granada. The site's legal description is Lot 27, Block 18 of Tract 779 and Assessor's Parcel Number 058-113-64; and

WHEREAS, the Planning Division completed an initial environmental assessment of the above matter in accordance with California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine this project categorically exempt from CEQA as a Class 3 exemption pursuant to CEQA Guidelines Section 15303 because the project involves the construction of a duplex on a site where all public services and facilities are available to allow for development that is permitted in the General Plan; and

WHEREAS, on August 19, 2013; August 22, 2013; August 29, 2013; November 21, 2013; and December 5, 2013; the City's Development Management Team reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable requirements; and

WHEREAS, on January 29, 2014, the Design Review Subcommittee reviewed the project and supported it with suggested changes; and

WHEREAS, on March 5, 2014, the Planning Commission held a duly noticed public hearing on the subject application and considered evidence presented by the 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 project is categorically exempt from CEQA as a Class 3 exemption pursuant to CEQA Guidelines Section 15303 because the project involves the construction of a duplex on a site where all public services and facilities are available to allow for development that is permitted in the General Plan.

Section 2: With regard to Cultural Heritage Permit 13-310, the Planning Commission finds as follows:

- A. The architectural treatment of the project complies with the San Clemente General Plan, in that the project is consistent with policies related to maintaining the character of neighborhoods and ensuring projects are compatible with surrounding development.
- B. The architectural treatment of the project complies with the Zoning Ordinance in areas including, but not limited to, height, setback, color, etc. in that the project complies with applicable development standards.
- C. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines in that the scale, mass, form, setbacks, and materials are compatible with adjacent structures and the pattern of development in the neighborhood.
- D. The general appearance of the proposal is in keeping with the character of the neighborhood in that:
 - 1. the units have living space above ground level garages that are built into the hillside, similar to the character of other residential properties along the street. There are several residential buildings built above or behind in-bank garages on both sides of the street. This indicates that significant grading was needed to develop properties in the neighborhood, and this would also be needed on the subject site due to similar topographical constraints; and
 - 2. the scale and height of the project is in character with buildings on both sides of the subject site. The plate lines and roof height of Unit A, the building element located closest to the street, would have a scale and height that is at the same level or lower than the building on each neighboring property. For example, the plate line of the first story on the north elevation of Unit A is at the same level as the first story of the historic structure, located on the adjacent property to the north of the subject site. Similarly, the roofline of the two-story element of Unit A (front elevation, north side) is lower than the highest roofline of the historic building's front elevation.
- E. The proposal is not detrimental to the orderly and harmonious development of the City in that the massing, scale, form, and setbacks of the addition will be compatible with adjacent structures since:
 - 1. the project's massing and rooflines "step" up the hillside to follow the site's natural topography. The site's slope would be graded so a portion of the building mass and height is located below existing grade;
 - 2. the scale and height of the project is in character with buildings on both sides of the subject site, as described in Subsection D2 of this resolution;
 - 3. the massing of project would also be divided into smaller parts with recesses, building offsets, details, and projections;

4. Unit A would be located in front of Unit B and its motor court. This would partially screen building mass from the street;
 5. the architecture and roofline of Unit A are designed to reduce the scale and mass of the project adjacent to the historic house;
 6. the site plan respects the space around the historic structure. Unit B's driveway and motor courtyard, located on the north side of the site, helps enlarge the side yard setback adjacent to the historic residence. The side yard setback would be 12 feet, 6 inches, where 5 feet is required. The motor courtyard is encouraged to provide a recess between the units to screen the second garage opening; and
 7. the project complies with development standards.
- F. The proposed project will not have negative visual or physical impacts upon the historic structure in that:
1. Unit A would be located in front of Unit B and its motor court. This would partially screen building mass from the street;
 2. the site plan respects the space around the historic structure. Unit B's driveway and motor courtyard, located on the north side of the site, helps enlarge the side yard setback adjacent to the historic residence. The side yard setback would be 12 feet, 6 inches, where 5 feet is required;
 3. the scale of the project is in character with buildings on both sides of the subject site. Unit A is most visible from the street and adjacent to the historic structure. The plate lines and roof height of the building element, closest to the street and each neighboring property, are the same height or lower than adjacent features of the historic house and multi-family residential building;
 4. the architecture and roofline of Unit A are designed to reduce the scale and mass of the project adjacent to the historic house; and
 5. the massing of project would be divided into smaller parts with recesses, building offsets, details, and projections.

Section 3: The Planning Commission of the City of San Clemente hereby approves CHP 13-310, Fabela-Aguilar Duplex, 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 March 5, 2014.

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 March 5, 2014, and carried by the following roll call vote:

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

Secretary of the Planning Commission

**CONDITIONS OF APPROVAL
CHP13-310, FABELA AGUILAR DUPLEX**

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/City Council Approval June 1, 2010]* (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 (CHP) 13-310 shall become null and void if the use is not commenced within three (3) years 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.)_____

4. A use shall be deemed to have lapsed, and CHP 13-310 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. The owner or designee shall have the right to request an extension of CHP 13-310 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 compliance with section 17.12.160 of the Zoning Ordinance. *[Citation - Section 17.12.160 of the SCMC]* (PIng.) _____
6. Prior to the issuance of building permits, the applicant 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 Assurance Program]* (PIng.) _____
7. Prior to issuance of certificate of occupancy, the project shall be develop in conformance with the site plan, floor plans, elevations, details, and any other applicable submittals approved by the Planning Commission on March 5, 2014, subject to the Conditions of Approval. Any deviation from the approved plans 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 or Planning Commission. *[Citation - Section 17.12.180 of the SCMC]* (PIng.) _____
8. 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.) _____
9. Prior to issuance of building permits, applicant shall secure all utility agencies approvals for the proposed project. *[S.C.M.C – Title 15 Building Construction]* (Bldg.) _____
10. 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. *[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]

(Bldg.)_____

11. 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. [S.C.M.C. – Title 15 Building and Construction, Chapters 15.52, 15.56, 15.60, 15.64, 15.68, 15.72] (Bldg.)_____
12. Prior to issuance of building permits, the owner or designee shall submit a copy of the City Engineer approved soils and geologic report, prepared by a registered geologist and/or soil engineer, which conforms to City standards and all other applicable codes, ordinances, statutes and regulations. The soils report shall accompany the building plans, engineering calculations, and reports. [S.C.M.C – Title 15 – Chapter 15.08 – Appendix Chapter 1 – Section 106.1.4] (Bldg.)_____
13. 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.)_____
14. 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. [S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24] (Bldg.)_____
15. Fire sprinkler system required throughout the duplex including the attached garages. [S.C.M.C – Title 15 – Chapter 15.08] (Bldg.)_____
16. Underground utilities required. Overhead wiring shall not be installed outside on private property. All utility services located within the property to be installed underground. [S.C.M.C – Title 15 – Chapter 15.12-Electrical Code] (Bldg.)_____
17. 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) _____

18. The following standards shall apply for all landscape plans specific to parkways, unless otherwise approved for private residential streets: [Citation – Section 17.68 of the SCMC & Master Landscape Plan for Scenic Corridors] (Eng.)_____ (PIng.)_____
- A. All parkway trees shall maintain the minimum following distances from improvements:
- 10'0" from water, sewer and storm drain lines.
 - 5'0" from hardscape (curbs, sidewalks, street lights, utility boxes, fire hydrants, P.I.V.'s, F.D.C., etc.) except for tree wells.
 - 15'0" from drive approaches.
 - 25'0" from curb return at street intersections.
- B. All landscape irrigation systems shall be designed using the City's reclaimed water standards. In the event reclaimed water is not available at the time the system is put into operation, the system may be connected to the potable water system. When reclaimed water is available, the system shall be converted to reclaimed service. The owner or designee shall install reclaimed water service lines to the meter locations for future connection when reclaimed water is available.
- C. Minimum parkway tree size shall be 15-gallon for canopy trees and ten-foot (10') Brown Trunk Height (BTH) for palms.
- D. Parkway trees shall be planted at 30-foot intervals in commercial and 25-foot intervals in residential areas
- E. Residential corner lots shall include a minimum of two (2) trees along the side yard parkway.
20. Prior to issuance of certificates of occupancy, the owner or designee shall demonstrate to the satisfaction of the Beaches, Parks and Recreation Director or designee that parkway trees have been planted and staked according to the submitted and approved landscape plans. [Citation – City of San Clemente Master Landscape Plan for Scenic Corridors, May 1992] (B,P&R)_____
21. 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)_____

22. Prior to the release of performance bonds, the owner or designee shall execute an agreement, to the satisfaction of the Community Development Director and the Beaches, Parks and Recreation Director or their designees, with the City which designates responsibility for maintenance and irrigation of parkway trees, shrubs and ground cover within the public right-of-way. The City or designee shall be responsible for maintaining all medians within the public right-of-way, and shall prune and keep disease-free all parkway trees within the public right-of-way. The owner or designee, or the homeowners' association or designee, shall be responsible for watering all parkway trees, shrubs and ground cover within the public right-of-way, and shall trim and otherwise maintain parkway shrubs and ground cover. [Citation – Section 12.24 of the SCMC] (PIng.)_____ (B,P&R)_____
23. Prior to the issuance of any permits, 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.)_____
24. Prior to issuance of the building permit, the owner shall pay all applicable development fees, which may include, but are not limited to, City Attorney review, development, water and sewer connection, drainage, grading, RCFPP, transportation corridor, etc. [Citation – Fee Resolution No. 08-81 & S.C.M.C. Title 15, Building and Construction, Sections 15.52, 15.56, 15.60, 15.64, 15.68, 15.72] (Eng.)_____
25. Prior to the issuance of any permits, 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.)_____
26. Prior to the issuance of any permits, 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.)_____
27. Prior to the issuance of any permits, 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 frontage improvements and 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.)_____

28. 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 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. Since the street right-of-way is approximately 5 feet behind the curbface, a sidewalk easement will be required to be granted to the City prior to the final of permits for any portion of sidewalk within the property needed to go up and around the drive approach or other obstructions.
- B. An Engineering Department Encroachment Permit shall in place prior to the commencement of any work in the public right-of-way.
29. Prior to issuance of any permit, 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.)_____
30. Prior to issuance of any permit, the owner or designee shall submit for review a project binder containing the following documents: *[Citation – Section 13.40 of the SCMC]*
(Eng.)_____
- A. If the site is determined to be a "Priority Project" (as defined by the Orange County Municipal Storm Water Permit available at <http://www.waterboards.ca.gov/sandiego/programs/ocstormwater.html> a final Water Quality Management Plan (WQMP) must be recorded with the Orange County Recorder's Office and filed with the City. Site design plans shall incorporate all necessary WQMP requirements which are applicable at the time of permit issuance.
- B. If a site is determined to be a "Non-Priority Project", a final Non Priority Project Checklist must be filed with the City.

- 31. Prior to issuance of any permits, the owner shall provide separate improvement surety, bonds, or irrevocable letters of credit, as determined by the City Engineer for 100% of each estimated improvement cost, as prepared by a registered civil engineer as approved by City Attorney/City Engineer, for the following: grading improvements; frontage improvements; sidewalks; sewer lines; water lines; onsite storm drains; and erosion control. In addition, the owner shall provide separate labor and material bonds for 100% of the above estimated improvement costs, as determined by the City Engineer or designee. *[Citation – Section 15.36 of the SCMC]* (Eng.) _____

- 32. Prior to issuance of certificates of occupancy, the owner shall demonstrate to the satisfaction of the City Engineer and City Maintenance Manager or their designees that all frontage improvements have been completed and accepted and that any damage to new or existing street right-of-way during construction have been repaired/replaced. *[Citation – Title 12 of the SCMC]* (Eng.) _____ (Maint.) _____

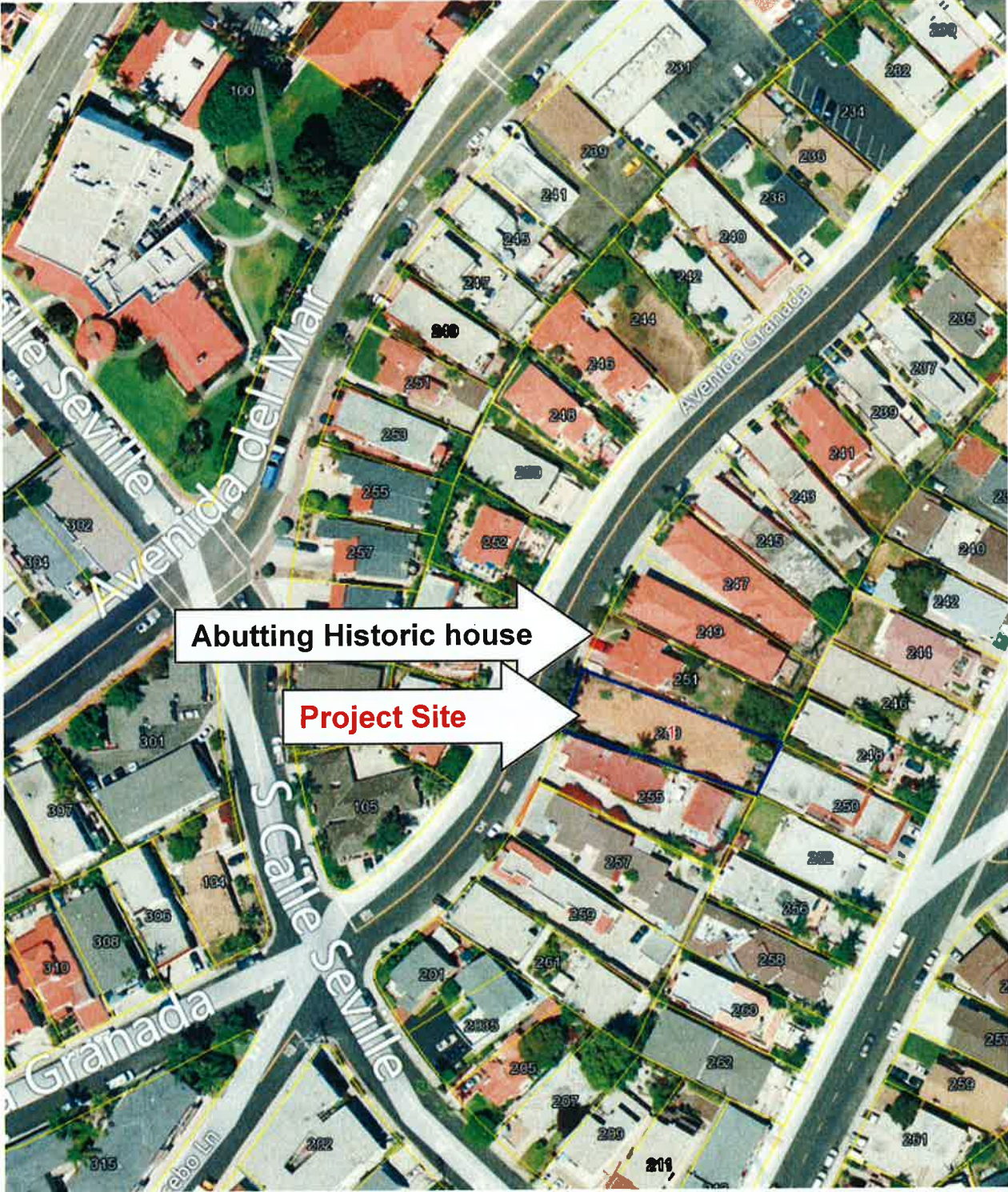
All Conditions of Approval are standard, unless indicated as follows:

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



LOCATION MAP

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



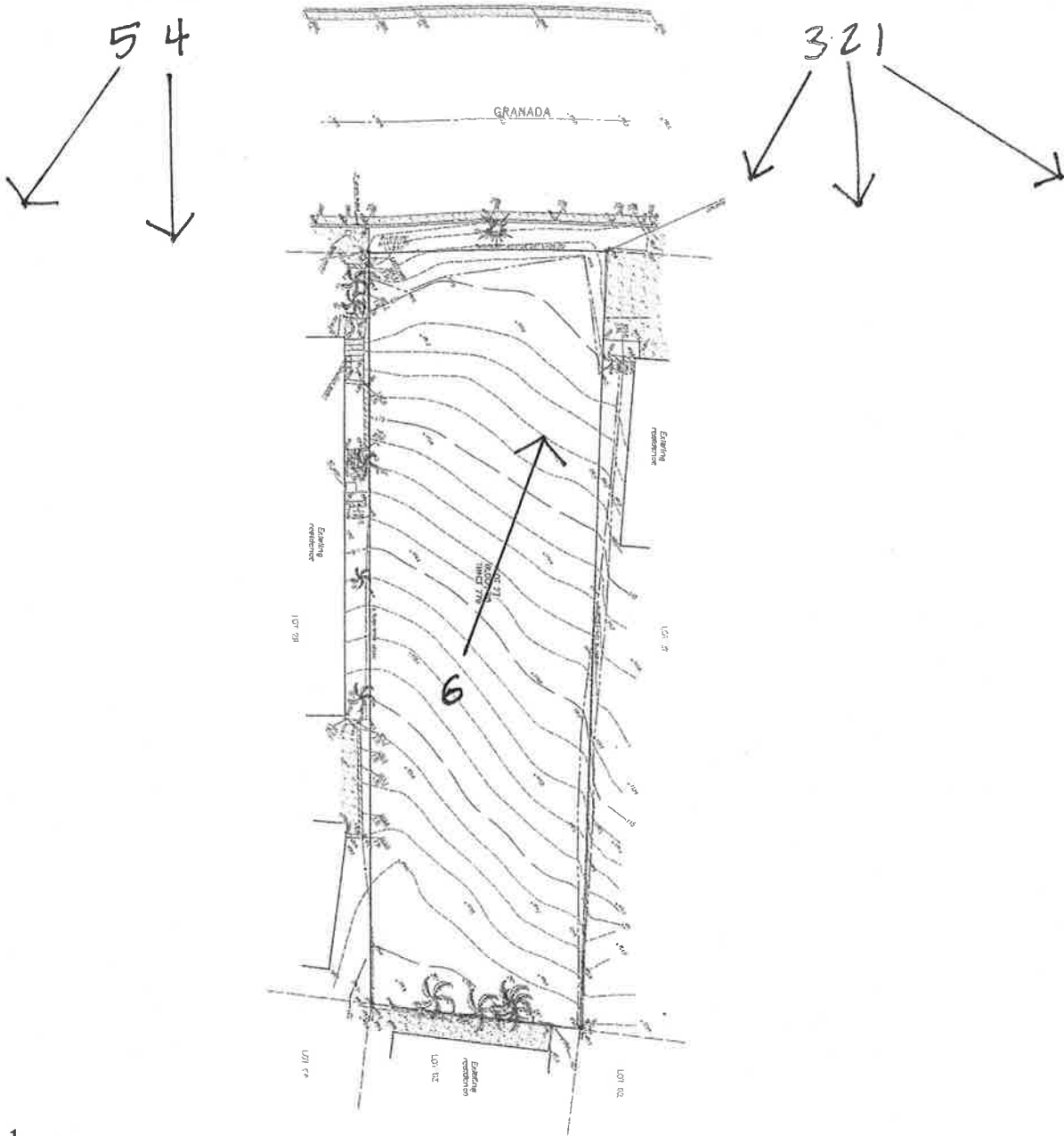
Abutting Historic house

Project Site

JAMES L. GLOVER, JR
DESIGNER

103 1/2 AVENIDA DEL MAR
SAN CLEMENTE, CA
PHONE: 949-492-7618
FAX: 949-492-8394

PHOTO SURVEY
FABELA/AGUILAR RESIDENCE



1



2



3



4





5

6



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



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



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



TILE AND WALL CAP
TERRA COTTA CLAY TILE

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

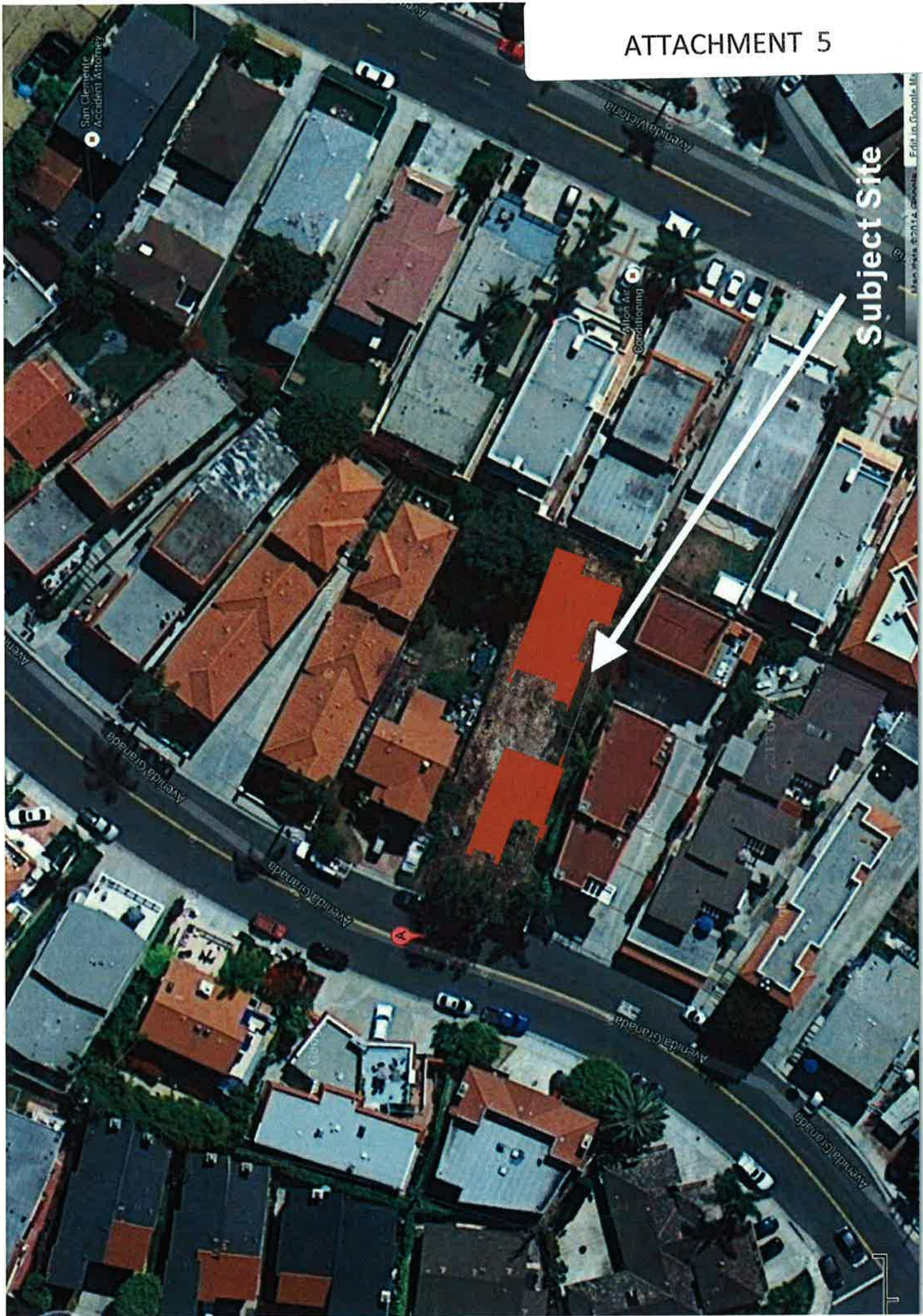


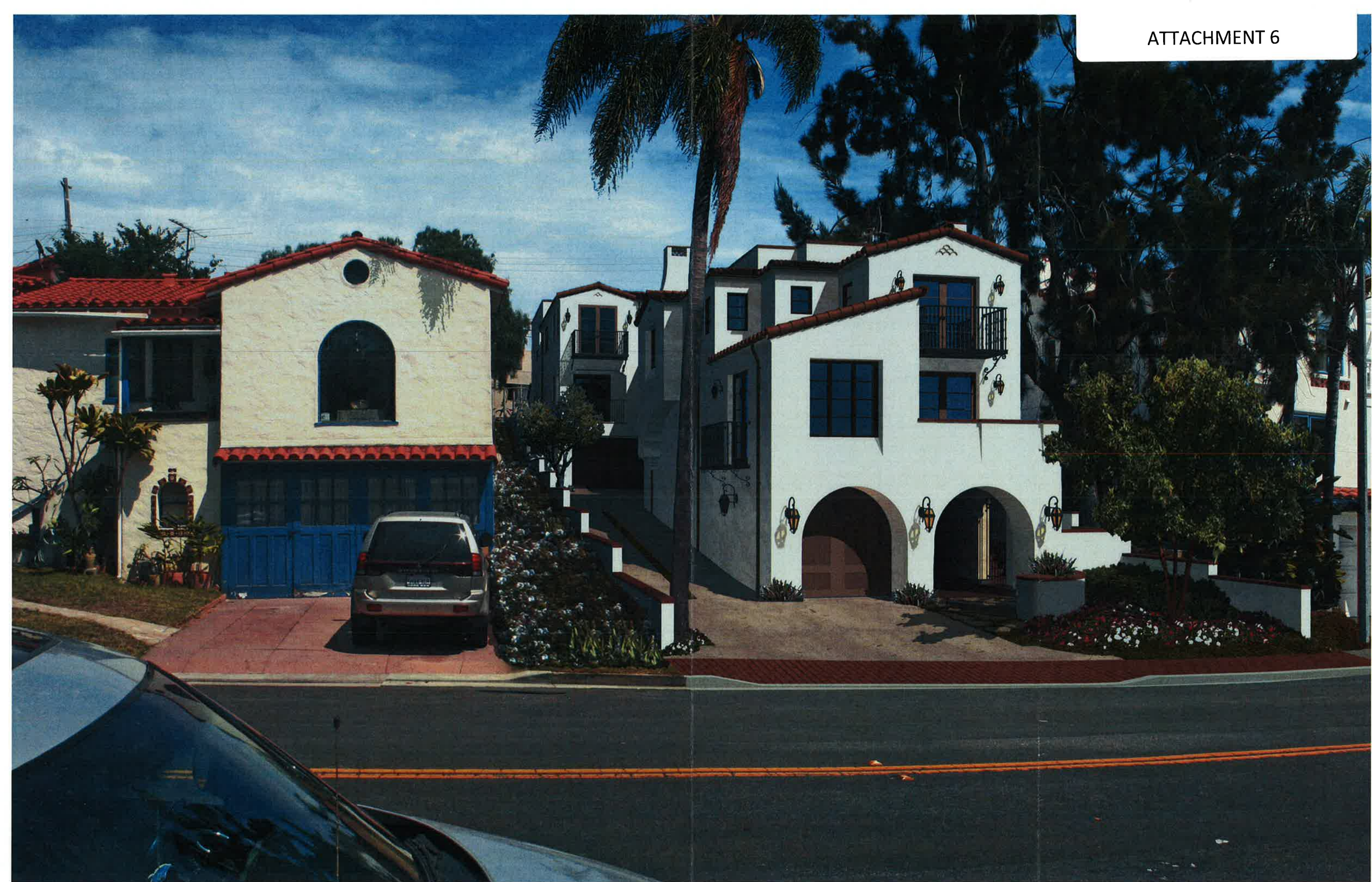
BALCONIES AND GATES
DECORATIVE WROUGHT IRON PAINTED BLACK



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

Subject Site







PRIMARY RECORD

Other Listings
Review Code _____ Reviewer _____ Date _____

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

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Orange
and (P2b and P2C or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.
c. Address 251 Avenida Granada City San Clemente Zip 92672
d. UTM: Zone; mE/ mN

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

P3a. Description:

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

P3b. Resources Attributes: 02 Single Family Property

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



P5b. Description of Photo:

West elevation, east view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

1930 (F) Building Permit

P7. Owner and Address:

Pibolis, Theodore Francis
251 Avenida Granada

P8. Recorded by:

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

P9. Date Recorded: 9/19/2006

P10. Survey Type:

City of San Clemente Historic
Resources Survey Update

P11. Report Citation: None.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: 251 AVENIDA GRANADA

- 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: C.A. Ellison
- 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 residential building was built for Karin Smith in 1930. It 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. 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.

- B11. Additional Resource Attributes: 02 Single Family Property
- B12. References: San Clemente Building Permits; 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

Page 3 of 3

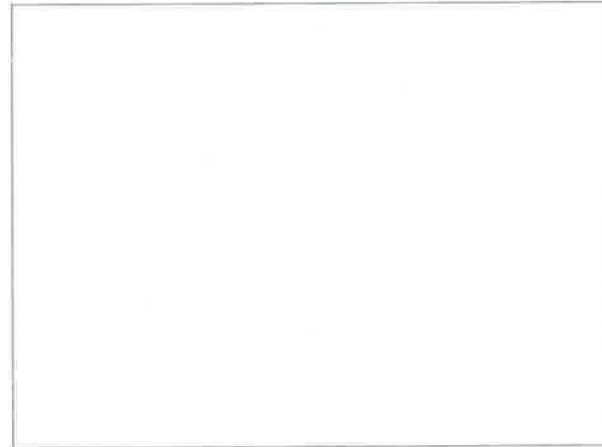
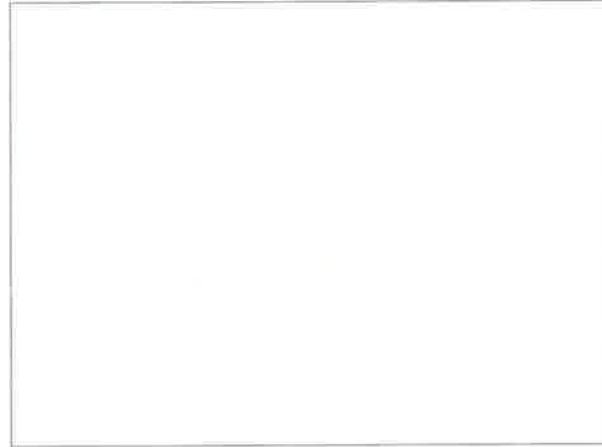
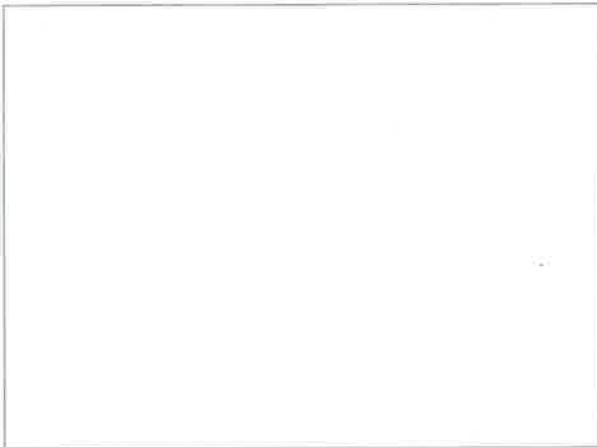
Resource Name or #: 251 AVENIDA GRANADA

Recorded by: Historic Resources Group

Date: 9/19/2006

Continuation Update

Photographs of the Subject Property, Continued:



ATTACHMENT 8

These minutes were approved at the DRSC meeting of February 12, 2014

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
JANUARY 29, 2014**

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

Staff Present: Cliff Jones

1. **MINUTES**

No minutes.

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

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

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

Associate Planner Cliff Jones summarized the staff report in Mr. Wright's absence.

Subcommittee member Darden stated that the site plan respects the space around the historic structure. The wide driveway and motor courtyard between the units break the building into smaller parts so the building does not tower next to the historic building. Also, nice details are proposed like the Juliet balcony that add interest on the north elevation. The site plan also respects the taller multi-unit residential project on the other side of the site. The project would have a nice breezeway along that south side yard to provide space. On the front of the building, the recessed garage door is a nice design feature that makes it so the door is less of a focal point, which is appreciated. Also, the arched covered patio entrance provide balance next to the garage door.

The Subcommittee suggested for the shed roof to be converted to a gable roof above Unit A's second floor bathroom (northwest corner). The shed roof helps to reduce the building height next to the historic structure. However, it does not provide as nice of a focal point as the right side of the

building. The northwest (front) corner of the building is an important focal point. Compared to a shed roof, a gable roof would be in more balance with the third-story gable roof on the right side of the building.

James Glover, project designer, had some aesthetic and waterproofing concerns with a gable roof element. In particular, Mr. Glover said that a flat roof or the shed roof allow for a smooth transition between the third floor and the second floor roofline. He can look into doing a full gable roof element that extends to the third floor but it is important to him that there be a good, smooth transition. He understands the DRSC's concerns with balance and will take it into consideration.

Subcommittee member Crandell had an observation on the north elevation of Unit B. He asked Mr. Glover if there would be enough vehicle clearance under the pilaster bolster on the north elevation (note 11 on sheet A10) to avoid cars clipping it. Perhaps the bolster can be raised a foot or two to provide more space.

Mr. Glover stated that there would be seven or more feet of clearance so there should be adequate space to avoid conflicts. That said, he will consider minor changes that may provide more space.

With the suggested roof change, the DRSC supported the project and forwarded the project to the Planning Commission.