



## STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: November 6, 2013

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**PLANNER:** John Ciampa, Associate Planner

**SUBJECT:** Minor Cultural Heritage Permit 13-281, Ole Hanson Beach Club Rehabilitation and Negative Declaration, a request to consider the rehabilitation and exterior modifications to the historic Ole Hanson Beach Club and pools and Negative Declaration within the Open Space zoning designation and Architectural Overlay (O-A) located at 105 West Avenida Pico and 112 Boca De La Playa.

### 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.

#### **Minor Cultural Heritage Permit, Section 17.16.100**

- a. *The architectural treatment of the project complies with the San Clemente General Plan; and*
- 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.; and*
- c. *The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines; and*
- 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 preserves and strengthens the pedestrian-orientation of the district and/or San Clemente's historic identity as a Spanish village*
- g. *The City finds that the proposed modifications, alterations, or additions are sufficiently in conformance with the Secretary of the Interior Standards for the*

*Treatment of Historic Properties and the San Clemente Design Guidelines to substantially further the City's goals of historic preservation, or*

- h. For resources on the City's Landmarks List, the proposed rehabilitation, restoration, preservation, or reconstruction, including modifications, alterations, or additions, are found to be in conformance with the Secretary of the Interior Standards for the Treatment of Historic Properties and preserve to the extent feasible the character defining features.*
- i. The proposed project will not have negative visual or physical impacts upon the historic structure.*
- j. The proposed project complies with the purpose and intent of the Architectural Overlay District.*

## **BACKGROUND**

As part of the budget for the Fiscal year 2012, the City Council allocated City funds for the Rehabilitation of the Ole Hanson Beach Club. The project is necessary because the building has deteriorated over the years and is in need of repairs. The rehabilitation would include architectural elements and details that comply with the Secretary of the Interior's Standards. Upgrades are also necessary to bring the buildings and pools in compliance with Building Code requirements and meet recreation program demands.

### **City's Historic Preservation Architect**

Architectural Resources Group, Inc. (ARG), is the City's historic preservation consultant and prime architect for the project who was selected through a Request for Proposals due to their extensive experience designing sensitive remodels and upgrades to historic resources. ARG is a historical architecture firm that specializes in historic preservation and has completed similar projects, including work on the San Clemente Casino. The consultant team meets the State Office of Historic Preservation Standards and Secretary of the Interior's Standards for Architectural, Historic Architecture, and Architectural History Professional Qualifications. The ARG consultant team will be at the Planning Commission meeting to discuss the project.

### **Historic Structure**

The Ole Hanson Beach Club was designed in 1927 and opened in 1928 as a public pool and community clubhouse. The building's Spanish Colonial Revival architecture was meant to express San Clemente as the "Spanish Village by the Sea." The building was designed by architect Virgil Westbrook and constructed by the Strang Brothers. Construction was executed different from the original Westbrook drawings including relocating the tower to the north and other changes.

The Beach Club's proximity to the ocean and northern entry point of San Clemente, just off of El Camino Real (Pacific Coast Highway), placed it as one of the signature buildings, greeting motorists arriving to San Clemente. The building is set on a rise for visual prominence with the backdrop of the high coastal bluff behind it to the south and the ocean and beach to the west.

The original interior floor plan for the Beach Club had a straightforward layout. The building's ground floor plan was symmetrical with the exception of a portion of the building slightly offset from the main body of the building at the west end. The central path to the building led to separate entrances for men (to the west) and women (to the east) locker rooms (See Attachment 4). In each locker room, a small vestibule led to a large changing room with adjacent restrooms and lockers clustered at the center of the building. Passing through another small vestibule on the pool side gave direct access to the pool deck from each locker room. There was no central indoor space to act as a lobby. The second story rooms and decks were accessed by the exterior stairs at the east and northwest sides of the building and not from the interior of the building. In 1978, improvements were made to the facility to create an interior stair in the large turret connecting the first and second floors.

The National Register listing for the Ole Hanson Beach Club is under Criteria A and C, for the building's design and as an example of community planning. Staff and ARG recommend considering 1927-1928, the period of its design and construction, as the Period of Significance for the building. Later alterations and the first floor reconfiguration of the interior are not considered historically significant features or subject to the Secretary of the Interior's Standards. Some earlier alterations to the exterior were reversed during the 1978 improvements which attempted to return the building's exterior closer to its original appearance.

### **Development Management Team Meeting**

The City's Development Management Team (DMT) reviewed the applicant's request and determined the project meets the applicable requirements. Conditions of approval are recommended and are included in the attached draft resolution.

### **Noticing**

The noticing that was sent to the property owners for the previous meeting was not accurate and did not identify the Negative Declaration. As a result the project was continued to the November 6, 2013 Planning Commission meeting. The notice for the current meeting was sent to the paper and the all property owners within three hundred feet has been sent an updated notice that included the Negative Declaration. Individuals that provided comments on the Negative Declaration environmental review including the San Clemente Historic Society and Mary Ann Comes (Attachment 13) were also noticed.

## **PROJECT DESCRIPTION**

The project rehabilitates the historic Ole Hanson Beach Club recreation building and pools and makes exterior modifications to the building. The complete project scope is provided as Attachment 7. The goals for the project are, cost effective and within budget:

- Provide for immediate and long-term building repairs
- Provide space programming for the pool and for public and private events/ activities
- Repair and rehabilitate historic features
- Upgrade structural and other systems for accessibility, public safety, and other code related upgrades

The recreational uses will resume when the project is complete. The Minor Cultural Heritage Permit is requested to allow the following: 1) rehabilitation of historic architectural elements that have deteriorated or have been modified; 2) re-plaster the pool and make necessary upgrades to the pool deck for surface, plumbing and drainage improvements, 3) consolidate pool equipment, add ADA pool lifts for both pools; 4) interior remodel to the first floor plan to accommodate the selected program, the installation of an elevator within the storage area of the first and second floor; and 5) make several exterior improvements to accommodate the selected program for the building. The first and second floor plans that were provided to the Planning Commission for the October 16, 2013 meeting were modified to accommodate the space needed for the new elevator model that was selected. An explanation of the modifications will be provided later in the report.

### **Architecture**

The project includes the rehabilitation of many deteriorated features of the building. The project will ensure the architectural elements and details are rehabilitated in conformance with the Secretary of the Interior's Standards and are consistent with the original design, materials, finishes, and colors. The proposed exterior modifications are necessary to accommodate programs selected for the facility, improve safety, and for Building Code compliance. The exterior modifications proposed include: 1) modifying the south entry doorway from a single door and sidelites to french doors, 2) the addition of doors and windows (north elevation), 3) modifying the Club Room window to french doors, 4) increasing the balcony railing height, and 5) removing the non-historic cross beams to the second level trellis on the west deck, 6) repositioning of the doors to the second floor deck.

The exterior modifications and rehabilitation improvements have been designed to

- Architecturally consistent materials, textures, finishes and design
- Comply with the Secretary of the Interior's Standards
- Improve visibility to the pool area

- Improve the function of the facility for the selected programming
- Structural improvements and upgrades for building and pools/equipment

## **PROJECT ANALYSIS**

### **Minor Cultural Heritage Permit**

The proposed project requires a Minor Cultural Heritage Permit (MCHP) because the structure is a historic landmark and the property is within the Architectural Overlay. The MCHP is required to ensure the project does not negatively impact the historic structure and is a high quality Spanish Colonial Revival Design that is consistent with the Design Guidelines.

The proposed rehabilitation would be consistent with the period of development and strengthen the historic integrity of the building. The modifications proposed were designed by ARG to ensure they are in conformance with the Secretary of Interior's Standards for Rehabilitation. The proposed modifications to the historic building will not cause a substantial adverse change in the significance of the historical resource for the following reasons:

### **Interior Improvements/Remodel**

The majority of the interior improvements are on the first floor. The first floor interior space has been modified a number of times with only the original wood columns remaining. The wood columns would be preserved with the proposed project unless found to be structurally unsound and in need of replacement. The modifications to the interior spaces allow flexibility to change the floor plan for the selected program. The second floor original wood floors will be repaired and the wood trusses will be strengthened with concealed structural improvements. The interior modifications include the following:

1. Reconfigure of the men's and women's restrooms.
2. Modify the lobby to create a sense of entry and vision to the pool.
3. Relocated and expand kitchen for catering for events.
4. Converted spaced under turret from a kitchen to storage.
5. Retain the club room in its general configuration.
6. Add an elevator in the storage area. The elevator is required to comply with the Building Code.

ARG utilized their expertise to select and design the elevator in a way that would not result in any exterior modifications to the Ole Hanson Beach Club (Attachment 14). The careful design of the elevator avoided a potential dramatic change to the historic resource. The elevator is proposed in the storage area of the second floor to avoid modifications to the original second floor and the roof. The plans provided on October 16, 2013, were required to be modified for the first and second floor plans to accommodate the size of a new elevator model that was selected. The first floor

modifications would result in a minor adjustment to the configuration of the women's locker room. The second floor will require the exterior doors to the second floor deck to be moved approximately two feet (doors are currently inset three feet) towards the deck to allow for access to the storage room. The modifications would not result in a reduction of showers, changing rooms, or restrooms. ARG has reviewed the proposed modification and has determined that the modification will not have an impact on the historic significance of the structure or affect the analysis or conclusion of the Negative Declaration (Attachment 12). The modification would still comply with the Secretary of the Interior's Standards since there would be no change to the elevation as shown below.



EXISTING VIEW OF WEST ELEVATION AT WEST DECK



EXISTING AND PROPOSED WEST ELEVATION AT WEST DECK

### ***Exterior Modifications***

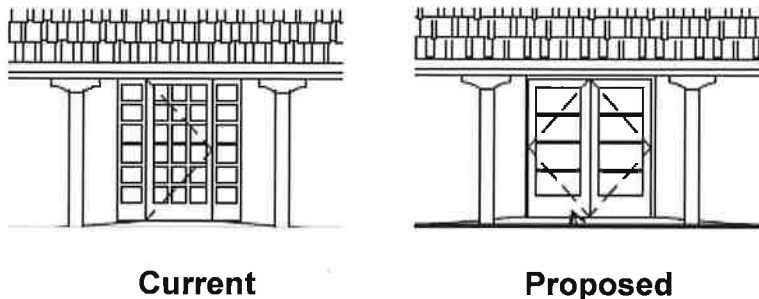
The modifications proposed to the exterior of the building are to the pool/deck, north and south elevations, balcony railings, stair handrails, and second floor trellis. All other exterior modifications are minor cosmetic improvements including tile replacement, reroof, paints and stucco repair. All exterior modifications and rehabilitation work complies with the Secretary of the Interior's Standards and are analyzed later in the report. The exterior modifications proposed are for safety/Building Code requirements, to improve functionality, and to accommodate the selected program.

### ***Pool, Decking, and Equipment***

The pool and decking are proposed to be modified to address Building Code requirements, deterioration and plumbing issues. In 1978, the original swimming pool was demolished to correct sinking foundation. In its place a 25 meter pool and smaller pool were constructed. The pools will retain their present configuration. The proposed improvements will not impact the historic significance of the pools and deck because they are not original; however, Secretary of the Interior's Standard #1 will comply because the historic swimming club use will continued. A detailed description of the improvements proposed for the pools, deck, and equipment room are provided as Attachment 8.

### ***Entry Door (South Elevation)***

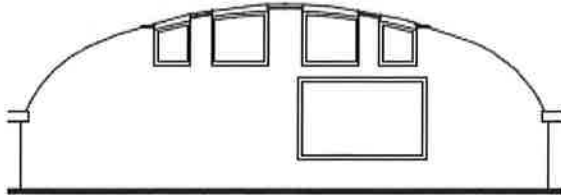
The south elevation entry door and sidelites are proposed to be replaced with french doors with a minor widening of the opening. The historic photo provided as Attachment 4 shows the building originally had two separate entrances (men's and women's) with a window opening centered between the doors at the existing entry door. The original access points no longer exist and have been modified to a single entrance. This modification has resulted in the loss of the historic integrity of the entrance. The current door design, shown below, is not consistent with the original doors to the building and is not consistent with the architecture. The new doors would match the divided light design of doors originally specified in Vergil Westbrook's design and improve their compatibility with the historic structure. For these reasons, the proposed improvements will not cause an adverse impact to the historic resource. The french doors improve the building's function and create an improved sense of entry into the building. The improvement complies with the Secretary of the Interior's Standards Standard 9 because the proposed french doors match the design, and materials of the original doors and would be differentiated because the doors and hardware would be new. Solid wood doors are also seen in the original Westbrook plans and historic photos, but are not appropriate due to current safety and programming issues.



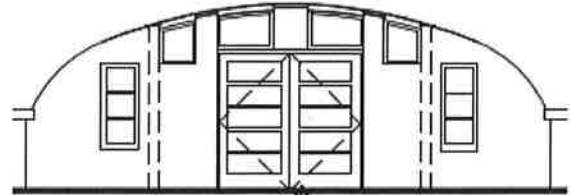
### ***Lobby Doors and Windows (North Elevation)***

The new french doors under the original segmented arched windows will function as the primary entrance to the pool area. The new access point improves the function, and creates a sense of entry into the facility. This meets a project objective identified by the City Council (Attachment 9). The doors would provide clear access from the south entrance to the pool deck. This area of the facade was altered with the addition of the picture window under the arched windows. The french doors will be centered under the arch and windows, which is where doors would have often been located in Spanish Colonial Revival Architecture. The windows originally functioned as light and ventilation for the bathrooms of the facility. The center windows, shown below, would need to be reduced in height to accommodate the doors. The modified window design would be replicated to represent the original window design. The windows are not considered a prominent feature of the building's north elevation because the main elements are the tower, balcony, archway (under the balcony), and roof deck. The arched windows are obscured when viewing the property from the right of way by the eight foot pool wall that

was constructed in 1960. Because of these factors the arched windows are a secondary feature. The design of the modified windows, new doors and windows are consistent with the Secretary of the Interior's Standards for Rehabilitation Standard for the following reasons: 1) the original windows' shape will be recreated with the same materials and will be in the same location with a reduced height, 2) The new doors under the modified windows will match the materials, glazing, and color of the original doors to the building, 3) The doors width will match the windows above to differentiate them from the original doors of the building. The unique door and window design will indicate that they are not an original feature.



**Current**



**Proposed**

The modifications to the windows and new doors are reversible to comply with Secretary of the Interior's Standard 10. Standard 10 recognizes that sometimes historic buildings require modifications to allow the continued use and modern day function so long as they are reversible. The modifications are a superficial change to the façade and do not result in the modification of the archway. The original window and wall can be reconstructed to recreate the original openings to restore the façade. The plans will document the original windows and the windows will be saved and cataloged to be used if the City decides to restore the features.

For safety purposes the new windows, adjacent to the doors, are necessary to provide visibility from the First Aid room and office into the pool area. The windows will comply with the Secretary of the Interior's Standards standard 9 because the new materials will be differentiated from the original windows and standard 10 because the improvements can be reversed.

#### Club Room Doors (North Elevation)

The window on the north side of the Club Room is proposed to be replaced with french doors. The window is not an original feature of the building and historic photos (Attachment 4) show there was once three small windows in its place. There is no historic impact to replace the window with french doors because it is not original. The feature is not prominent to the elevation because of its location, limited architectural interest in this area of the building. The public view of the building from Pico and North El Camino Real has been blocked by the eight foot pool wall that was constructed in 1960. The modification from a window to doors improves the function of the space and access to pool deck with no negative impacts. The new door meets the Secretary of the Interiors Standards for Rehabilitation Standard 9 because the new materials would be differentiated from the original doors and they would be a compatible design. The

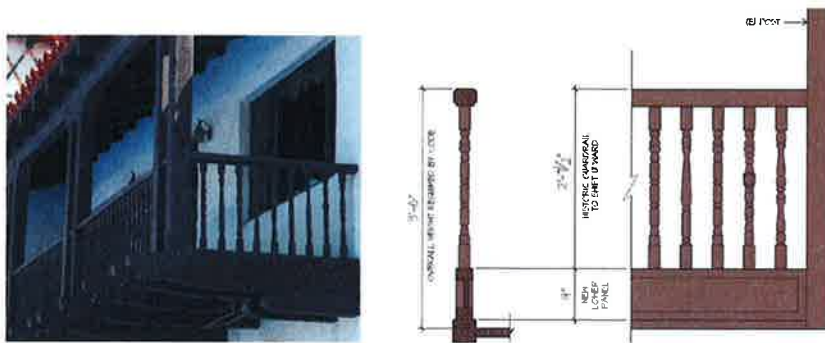


modification also complies with Standard 10 in that the door opening can be filled in and original designed windows can be installed.



Balcony and Railings

The second story balcony has been closed for many years because of its lack of structural integrity and low railing height. As part of the rehabilitation the balcony would be strengthened with concealed structural improvements that make it conform with acceptable levels under the California Historical Building Code. The City has the ability to restore and preserve the railing using the Historical Building Code with no modification; however, the City believes that since the balcony will be utilized by the public the railing height (31 ½ inches) should be raised to improve the safety of the space. The modified design (Attachment 6 pg 5) will preserve the historic railing and raise it by adding a lower rail to increase the height to 42 inches. The lower rail will have a back board that will provide additional rigidity and give the appearance of a solid lower rail. The railing design will comply with the Secretary of the Interior’s Standards for Rehabilitation because the original railing will be preserved and the new lower rail will be differentiated because of its design and materials. The design will also comply with Standard 10 because the original materials can be used to restore the railing.



**Design Review Subcommittee**

The Design Review Subcommittee (DRSC) reviewed the subject application on August 14, 2013 and had the following comments that are identified in Table 1.

**Table 1 - DRSC concerns and project modifications**

<b><i>DRSC Concerns</i></b>	<b><i>Project modifications</i></b>
Trellis on second story deck should be restored to its original design with the removal of the cross members and reinforced so that when additional funding is available a shade canopy could be added.	<i>Modified as requested.</i>
The design of the railing to the balcony should be modified to be more compatible with the architecture and proportions of the feature while increasing the railing height and increasing the safety.	<i>Modified as Requested.</i> The original railing was raised and a lower rail was added to the bottom to provide the additional height. A wood board was added between the new lower rail and the lower rail of the historic rails to provide strength and give the appearance of a solid wood member below the original rails.
Subcommittee Member Darden position was that alternative design options should be evaluated for the doors and arched windows (north elevation). Her position was the current design impacted the windows as a character defining feature. Subcommittee Members Kaupp and Crandell had less concern with the modification and felt that it could meet the Secretary of the Interior's Standards since it is not a main feature of the elevation.	<i>No modification.</i> The City Council objective is to create a sense of entry and a revision would not meet this objective.

**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**

<b>Policies and Objectives</b>	<b>Consistency Finding</b>
<p>10.3.5 Utilize the Secretary of Interior Standards for Historic Rehabilitation and standards and guidelines as prescribed by the State Office of Historic Preservation as the architectural and landscape design standards for rehabilitation, alteration, or additions to sites containing historic resources in order to preserve these structures in a manner consistent with the site's architectural and historic integrity (<i>10.18</i>).</p>	<p>Consistent. The City's Historic Preservation Architect developed the proposed project in conformance with the Secretary of Interior's Standards for Rehabilitation.</p>
<p>10.3.7 Require that all City-owned properties designated as historic resources are maintained in a manner that is aesthetically and/or functionally compatible with such resources (<i>10.18 and 10.19</i>).</p>	<p>Consistent. The proposed rehabilitation will allow the necessary repairs to the historic building.</p>

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

The proposed project qualifies as a 15301 Class 1 (d) and 15331 Class 31 exemption based on the project's scope and compliance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures. The City determined that because the structure is on the National Register of Historic Places and community interest in the project a Negative Declaration Attachment 12 should be completed to provide transparency and allow more public involvement. The Negative Declaration concluded that the project would not have a negative impact on the historic structure. Two letters were received that provided comments on the Negative Declaration and are provided as Attachment 13.

**CALIFORNIA COASTAL COMMISSION REVIEW**

The project site is located within the coastal zone and an application to the Coastal Commission is required if the Planning Commission Approves the project.

**RECOMMENDATION**

**STAFF RECOMMENDS THAT** the Planning Commission approve MCHP 13-281, Ole Hanson Beach Club Rehabilitation and Negative Declaration, subject to the attached Resolution and Conditions of Approval.

**Attachments:**

1. Resolution No. 13-039  
Exhibit 1 - Conditions of Approval
2. Location Map
3. Design Review Subcommittee minutes from August 14, 2013
4. Historic Photos
5. Historic Floor Plans and Elevations
6. Annotated Photos
7. Project Scope of Work
8. Pool Scope of Work
9. City Council Meeting Minutes from May 21, 2013
10. Character Defining Features
11. Secretary of the Interior's Standards for Rehabilitation
12. Negative Declaration and Environmental Check List
13. Public Comment Letters
14. ARG Letter Analyzing Second Floor Modifications  
Plans

RESOLUTION NO. PC 13-039

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING MINOR CULTURAL HERITAGE PERMIT 13-281, AND NEGATIVE DECLARATION, OLE HANSON BEACH CLUB REHABILITATION, TO ALLOW THE REHABILITATION AND EXTERIOR MODIFICATIONS TO THE HISTORIC OLE HANSON BEACH CLUB AND POOLS, LOCATED AT 105 WEST AVENIDA PICO AND 112 BOCA DE LA PLAYA.**

**WHEREAS**, on July 1, 2013, the City of San Clemente began processing a Minor Cultural Heritage Permit to allow for the rehabilitation and exterior modifications to the Ole Hanson Beach Club and pools located at 105 West Avenida Pico and 112 Boca De La Playa, with the legal description being Block 5 of Tract 821, APN 057-192-20.

**WHEREAS**, the Planning Division completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine this project would not result in any environmental impacts and that a Negative Declaration is warranted. The proposed project qualifies as a 15301 Class 1 (d) and 15331 Class 31 exemption based on the project's scope and compliance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures. The City determined that because the structure is on the National Register of Historic Places and there is significant community interest in the project, a Negative Declaration should be completed to provide more information and allow further public involvement. The Negative Declaration was completed on August 29, 2013 and was advertised for public review on August 29, 2013. The required thirty-day review period ended on September 30, 2013; and

**WHEREAS**, on October 16, 2016, the Planning Commission continued the project to the November 6, 2013, meeting because the public notice was not adequate for the project.

**WHEREAS**, on November 6, 2013, the Planning Commission held a duly noticed public hearing on the subject application and considered evidence presented by City staff, City's historic preservation architect consultant, and other interested parties.

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

**Section 1:** In accordance with the California Environmental Quality Act (CEQA) the Planning Commission determines that the project would not result in any significant environmental impacts and that a Negative Declaration is warranted. The proposed project qualifies as a 15301 Class 1 (d) and 15331 Class 31 exemption based on the project's scope and compliance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures. The City determined that because the structure is on the National Register of Historic Places and there is significant community interest in

the project a Negative Declaration should be completed to provide more information and allow further public involvement. The Negative Declaration was completed on August 29, 2013 and was advertised for public review on August 29, 2013. The required thirty-day review period ended on September 30, 2013. The Planning Commission finds that there is no substantial evidence in the record before it that the project will have a significant effect on the environment, and that the negative declaration reflects its independent judgment. The City Planner is the custodian of records for this project.

**Section 2:** The proposed use is permitted within the subject zone pursuant to the approval of a Minor Cultural Heritage Permit and complies with all the applicable provisions of this title, the San Clemente General Plan and the purpose and intent of the zone in which the project is being proposed in that the project proposes to make building repairs and exterior modifications and continue the historic use of the facility.

**Section 3:** The architectural treatment of the project complies with height, setback, and color; in that the project will not result in the expansion of the structure and all rehabilitation and exterior modifications will be Spanish Colonial Revival in design and in character with the historic structure.

**Section 4:** The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines in that all rehabilitation and exterior modifications will be Spanish Colonial Revival in design, consistent with the historic building's architecture, and comply with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

**Section 5:** The general appearance of the proposal is in keeping with the character of the neighborhood in that the historic recreational facility will not be expanded. The design of the rehabilitation work and the exterior modification will comply with the Architectural Overlay and Secretary of the Interior's Standards by making improvements that are compatible with the historic structure and Spanish Colonial Revival in design.

**Section 6:** The proposed use will not be detrimental to the harmonious development of the City in that the project is to rehabilitate the historic building and continue the original use. The project will not result in the expansion of the building or the use. The project site is surrounded by commercial and multi-family zoned properties. The improvements proposed will bring the building into conformance with the current Building Code standards with the exception of when the Historic Building Code is applicable. All improvements will be in conformance with the Secretary of the Interior Standards for the Rehabilitation of Historic Structures to avoid any potential impacts to the historic resource.

**Section 7:** The proposed project preserves and strengthens the pedestrian-orientation of the district and/or San Clemente's historic identity as a Spanish Village in that the historic recreation facility is located next to commercial, medium, and high density residential uses which contribute to the pedestrian-orientation of the district. The

project also rehabilitates a San Clemente historic landmark to maintain the historic identity as the Spanish Village.

**Section 8:** The City finds that the proposed modifications, alterations, or additions are sufficiently in conformance with the Secretary of the Interior Standards for the Treatment of Historic Properties and the San Clemente Design Guidelines to substantially further the City's goals of historic preservation. The City and the historic preservation architect consultant, Architecture Resources Group (ARG), designed and reviewed the proposed rehabilitation and the exterior modifications and determined that the project is in conformance with the Secretary of the Interior Standards for Rehabilitation and the Design Guidelines.

**Section 9:** The proposed rehabilitation, restoration, preservation, or reconstruction, including modifications, alterations, or additions, are in conformance with the Secretary of the Interior Standards for the Treatment of Historic Properties and preserve to the extent feasible the character defining features of the historic structure. The City's historic preservation architect consultant, ARG, designed the project to rehabilitate deteriorated elements and repair the building. Exterior modifications are proposed to accommodate the selected programming for the facility, improve the function, and create a sense of entry into the facility. The exterior modifications were reviewed by the Historic Preservation Officer and ARG and were found in conformance with the Secretary of the Interior Standards.

**Section 10:** The proposed project will not have negative visual or physical impacts upon the historic structure in that the project will not result in an expansion of the historic building and the project has been designed to comply with the Secretary of the Interior Standards for the Treatment of Historic Properties.

**Section 11:** The proposed project complies with the purpose and intent of the Architectural Overlay District in that the design of the exterior improvements and the rehabilitation work proposed is Spanish Colonial Revival and in character with the Historic Ole Hanson Beach Club.

**Section 12:** The Planning Commission of the City of San Clemente hereby approves MCHP 13-281, Ole Hanson Beach Club Rehabilitation, to allow the rehabilitation and exterior modifications to the historic Ole Hanson Beach Club and pools, 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 November 6, 2013.

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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 November 6, 2013, 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  
MINOR CULTURAL HERITAGE PERMIT 13-281**

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 November 6, 2013, 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. (PInG.)\_\_\_\_\_

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.)\_\_\_\_\_

A use shall be deemed to have lapsed, and MCHP 13-281 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.)\_\_\_\_\_

3. The owner or designee shall have the right to request an extension of MCHP 13-281 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. MCHP 13-281 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 MCHP 13-281 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 MCHP 13-281 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.)\_\_\_\_\_

6. 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. Two-piece clay tile roofing shall be used with booster tiles on the edges and ridges and random mortar packing. The mortar shall be packed on 100 percent of the tiles in the first two rows of tiles and along any rake and ridgeline, and shall be packed on 25 percent of the tiles on the remaining field. Mortar packing shall serve as bird stops at the roof edges. The volume of mortar pack to achieve the appropriate thickness shall be equivalent to a 6 inch diameter sphere of mortar applied to each tile. [Citation – City of San Clemente Design Guidelines, November 1991]

- B. 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]*
  
- 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. (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]*
  
- 9. 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.)\_\_\_\_\_
  
- 10. 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]*
  
- 11. 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]*
  
- 12. 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]*
  
- 13. 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.)\_\_\_\_\_

- 14. 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, including but not limited to the following provisions: [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 approaches to meet current City standards when adequate right-of-way exists. If necessary, a sidewalk easement may be required to be granted to the City prior to 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 will be required for all work in the public right-of-way. The frontage improvement plan shall include detailed topographic construction detail to show that current city standards are to be met including but not limited to, the construction of sidewalk up and around drive approaches, where applicable, with a minimum width of 4 feet at no more than 2% cross fall.
- C. Any existing utilities or obstruction in the right-of-way that conflict with compliant sidewalk may be needed to be removed, if required by the City Engineer. Alternatively, sidewalk may be required to go up and around conflicting obstructions or utilities.

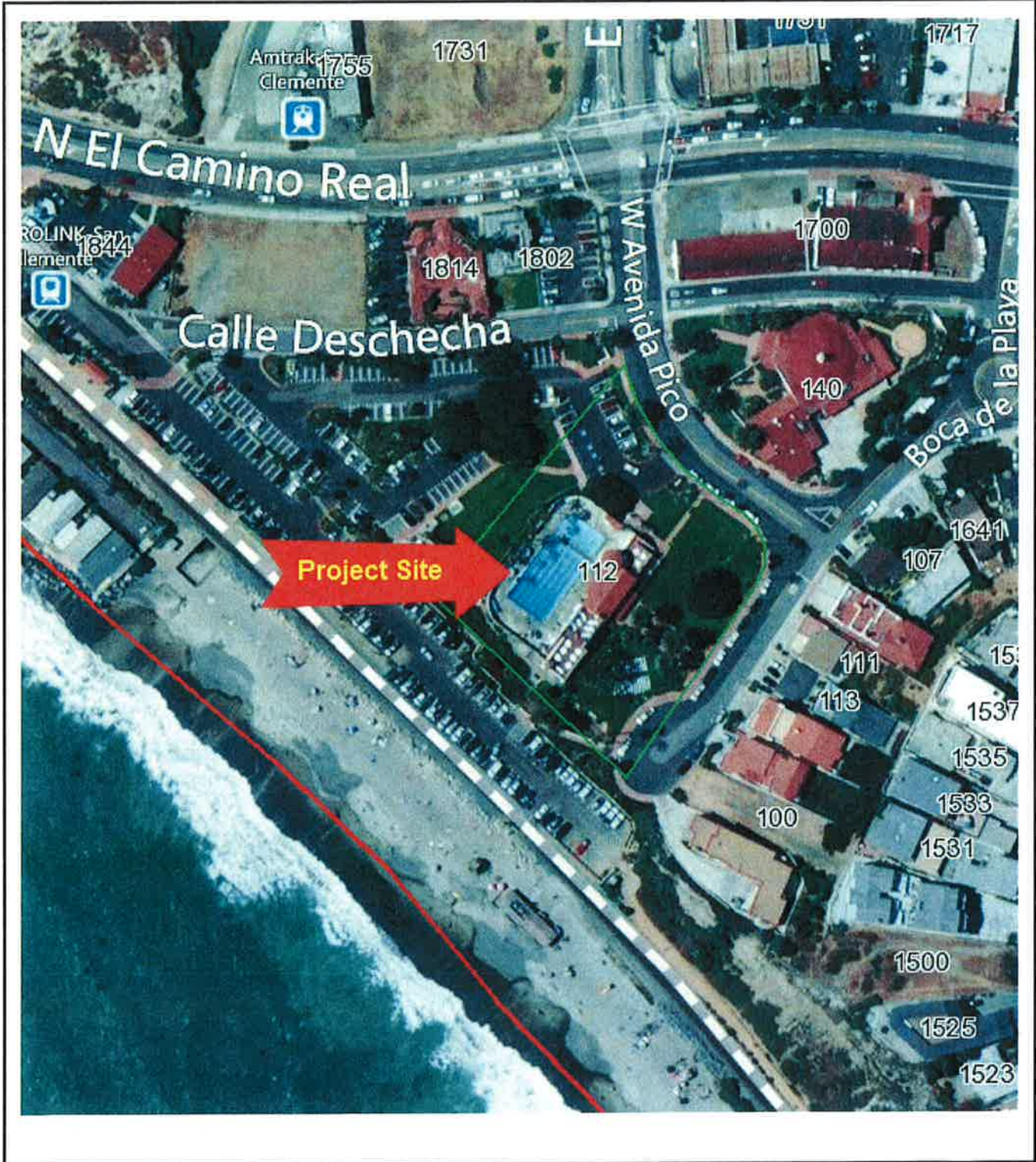
All Conditions of Approval are standard, unless indicated as follows:


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



# LOCATION MAP

Minor Cultural heritage Permit 13-281, Ole Hanson Beach Club Rehabilitation, 105 West Avenida Pico and 112 Boca De La Playa



No scale 

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
AUGUST 14, 2013**

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

Staff Present: Jim Pechous, Cliff Jones and John Ciampa

**1. MINUTES**

Minutes approved: July 24, 2013

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

**A. Minor Cultural Heritage Permit 13-281, Ole Hanson Beach Club Rehabilitation (Ciampa)**

A request for the rehabilitation of a historic structure and pool located at 105 W. Avenida Pico

Associate Planner John Ciampa summarized the staff report.

In the DRSC's review of the OHBC rehabilitation, there were three improvements in the scope of work that were identified that could be modified to improve the project's consistency with the Secretary of the Interior's Standards. The DRSC understood that the proposed design reflects the City Council's balance of historic preservation and the public needs of the facility. The DRSC review is for consistency with the Secretary of the Interior's Standards for the treatment of historic properties and keeping the structure as close to the original design as possible. The DRSC concerns with the projects design were the following:

1. The DRSC recommended that the wood cross member beams to the second story trellis be removed. The DRSC believed that this option would result in a cost savings by reducing the number of damaged wood beams that need to be repaired. This option would restore the original design of the trellis which did not have any cross member beams and had a canvas shade. The trellis structure could be reinforced to accommodate the canvas shade structure in the future when future funds are available.
2. The DRSC expressed concerns with the balcony railing design. The railing design proposed to raise the height from 36-inches to 42-inches was believed to be an awkward design that changed the proportions of balcony and created a negative impact. The DRSC requested staff to

evaluate other designs that would not have as much of a visual impact on the aesthetics of the railing and balcony.

3. Subcommittee members Kaupp and Darden believed that the new access points and added windows to the lobby created a negative impact to the historic structure. Their concern is that the addition of doors changes the elevation significantly from its original design. The DRSC requested that the side windows, proposed for safety to the first aid room and the office next to the lobby, be redesigned to be more compatible with the elevation. They requested that alternatives in the design of the windows and the location of the doors be evaluated to reduce the impacts to the elevation. Subcommittee member Crandell believed that the proposed modification was acceptable because the benefits and needs for the proposed design outweighed the impacts to the historic structure. Understanding that modifications that have an impact on the historic structure are sometimes necessary for modern needs and function.

The Design Review Subcommittee supported the proposed improvements that restored original features or replaced non-original elements like roof tile and pavers with materials that are consistent with the original materials used.

San Clemente Historical Society President, Larry Culbertson's, comments was:

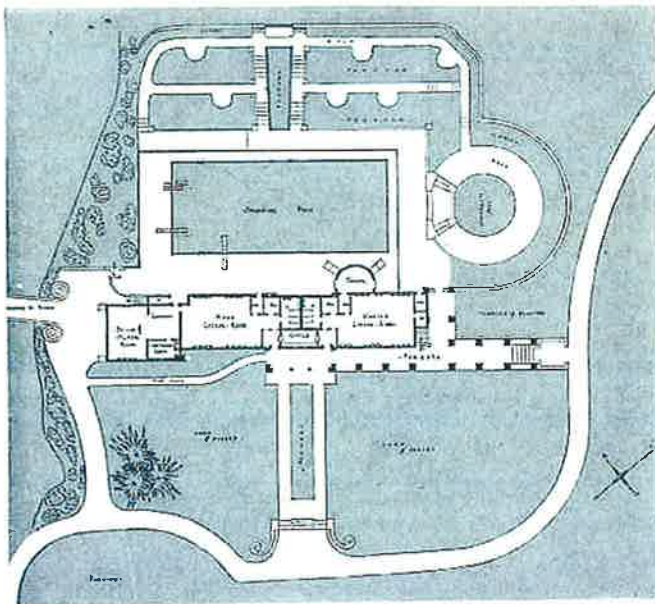
1. Would like to see the shade canopy added to second level deck and the trellis converted back to its original design as recommended by the DRSC.
2. The doors should not be added under the arch to the pool. The desire to create a sense of arrival is not a legitimate request to allow for this type of modification and impact to the historic structure.
3. The addition of the doors will create a free flow and access to the pool and for safety purposes, the access should be controlled.
4. The non-original picture window should not justify the addition of more windows on the north elevation under the arch.

Member of the Historical Society, Mary Ann Comes, agreed with Larry Culbertson's comments and stated that the double doors alter the historic character defining window feature under the arch.

**B. Conditional Use Permit 13-177/Cultural Heritage Permit 13-178, Nomad's Surf Lodge (Jones)**

A request to consider allowing a hotel use and exterior improvements to an existing commercial building located at 101 Avenida Serra.

WHITE STUCCO used on the exterior of this club house follows, in texture, the traditions of early Californian adobe structures. Floors of the second story terrace are of red padre tiles. Large oil jars of special design add decorative interest to the terrace parapet. A fresh water swimming pool adjoins the club house. The water is heated, filtered and circulated. . . . The small turret seen in the view below contains the boiler flue. The pool is of reinforced concrete



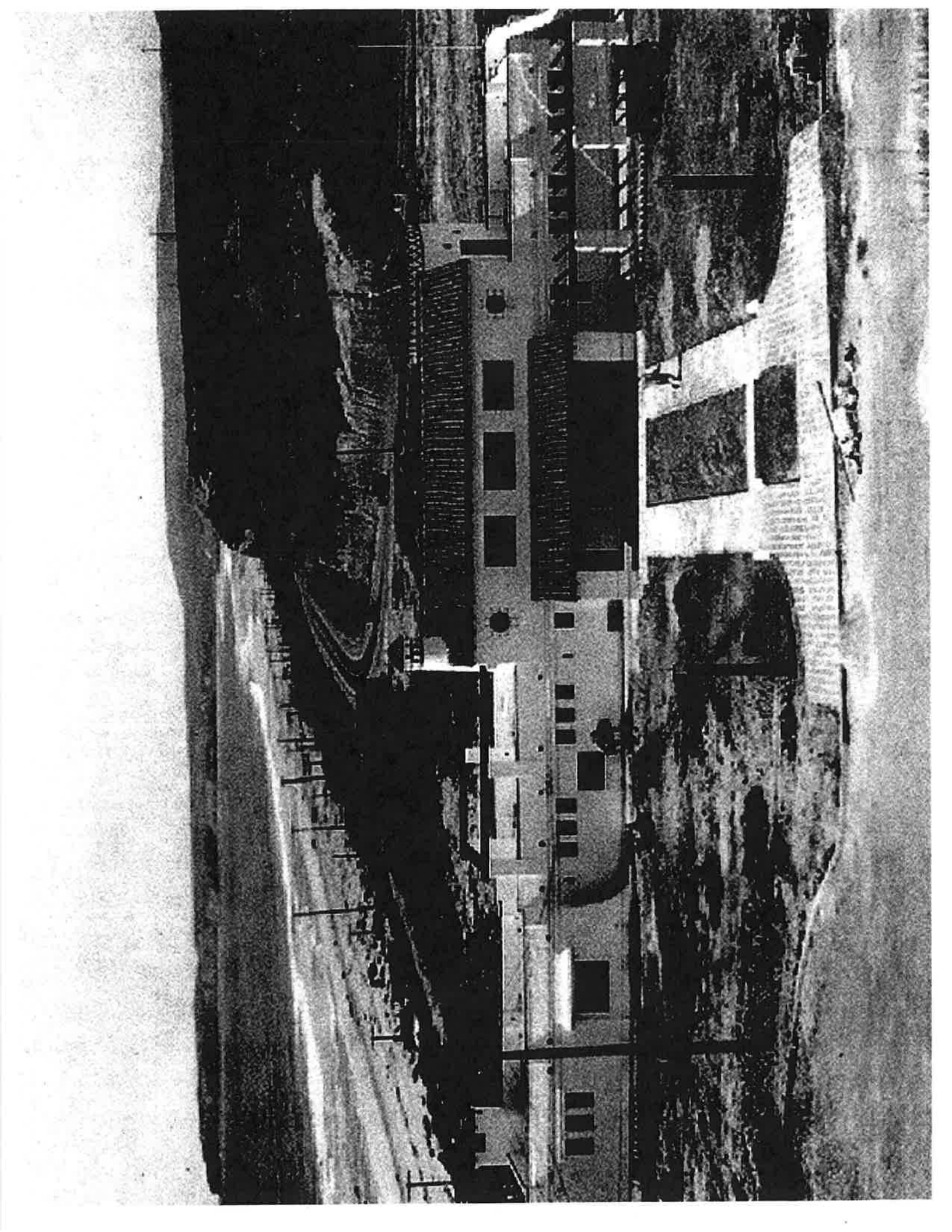
## The San Clemente BEACH CLUB

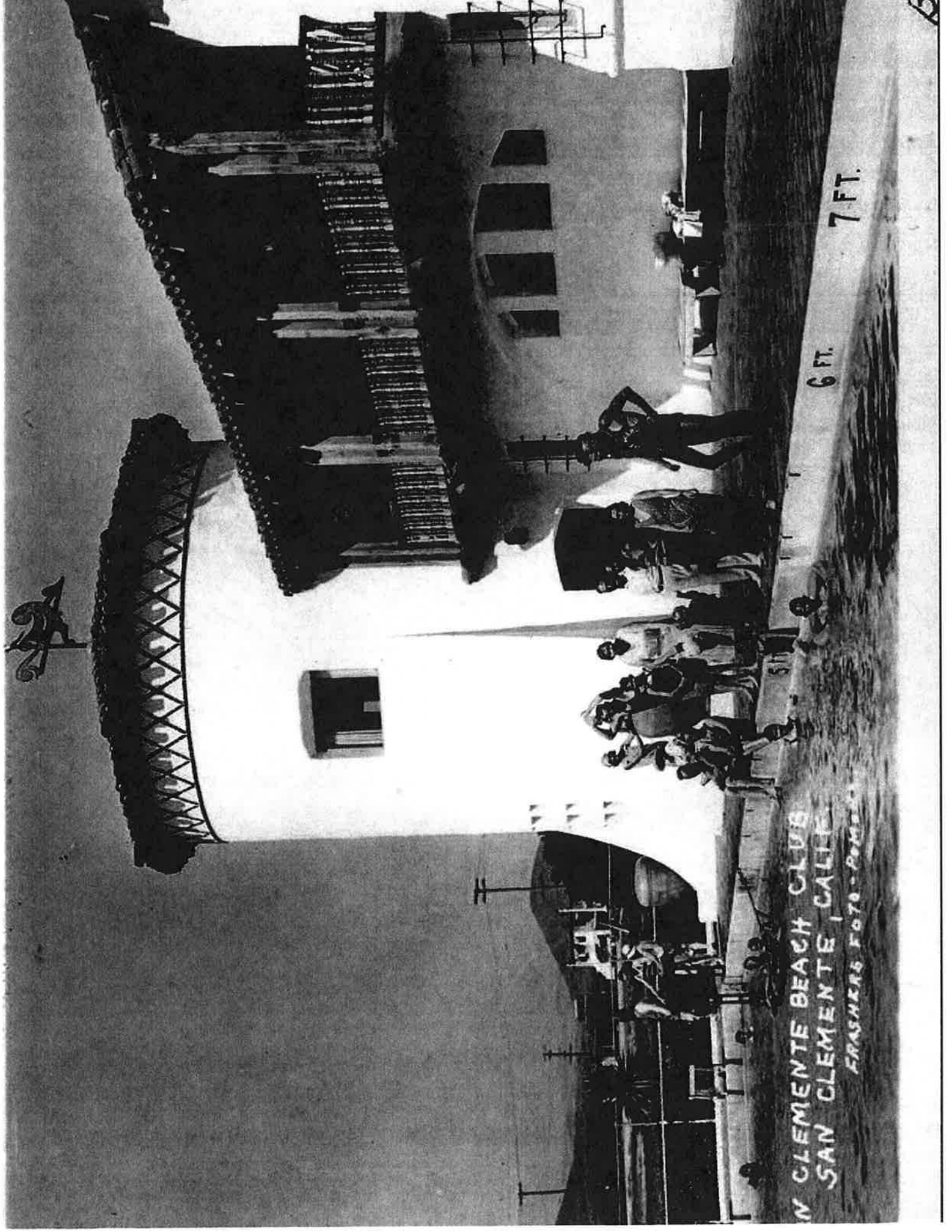
San Clemente, California

Virgil Westbrook  
Architect









SAN CLEMENTE BEACH CLUB  
SAN CLEMENTE, CALIF.

FRASHER'S PHOTO - POMEBA

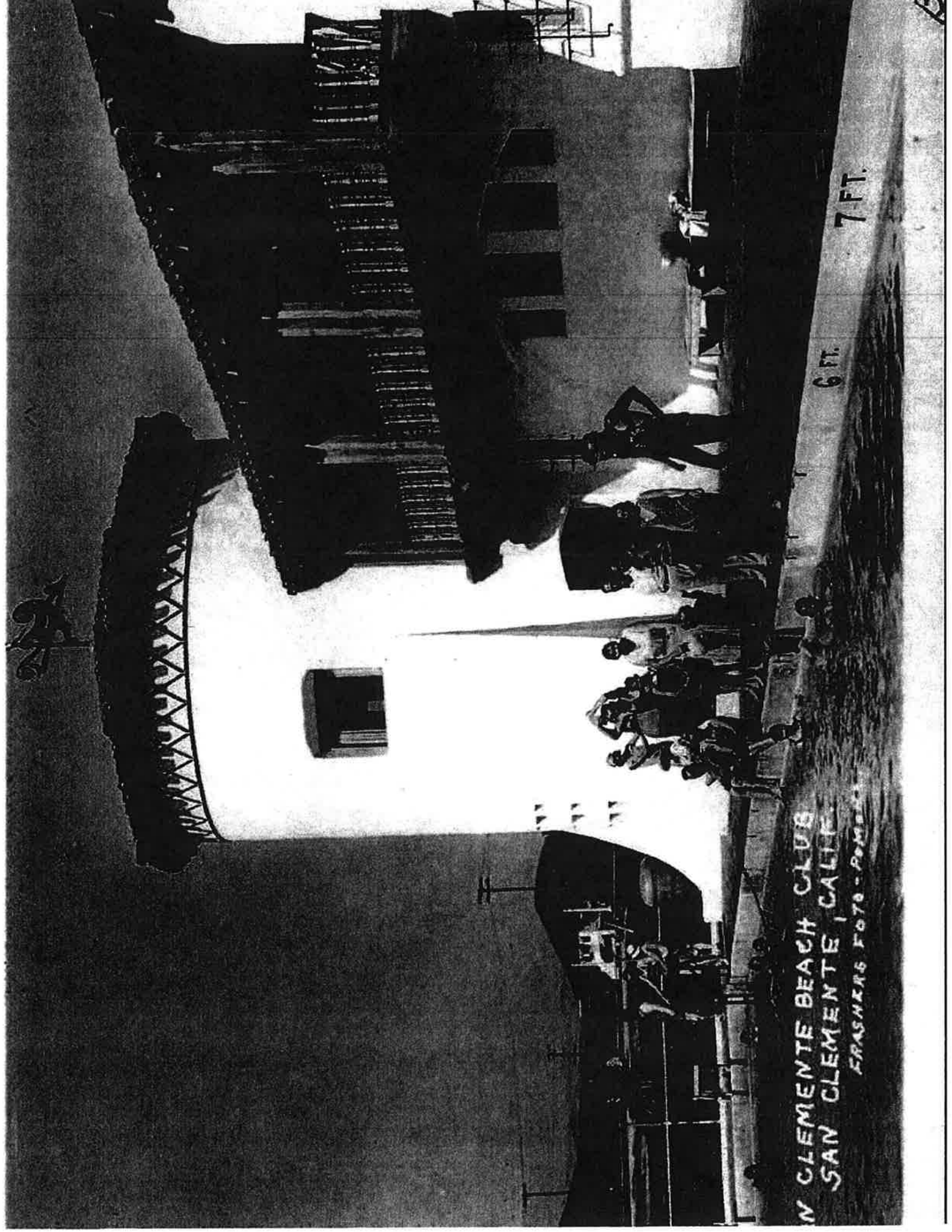
6 FT.

7 FT.



San Clemente, 1929 - Ole Hanson Beach Club

*Photo courtesy of the Historical Collection - First American Corporation*



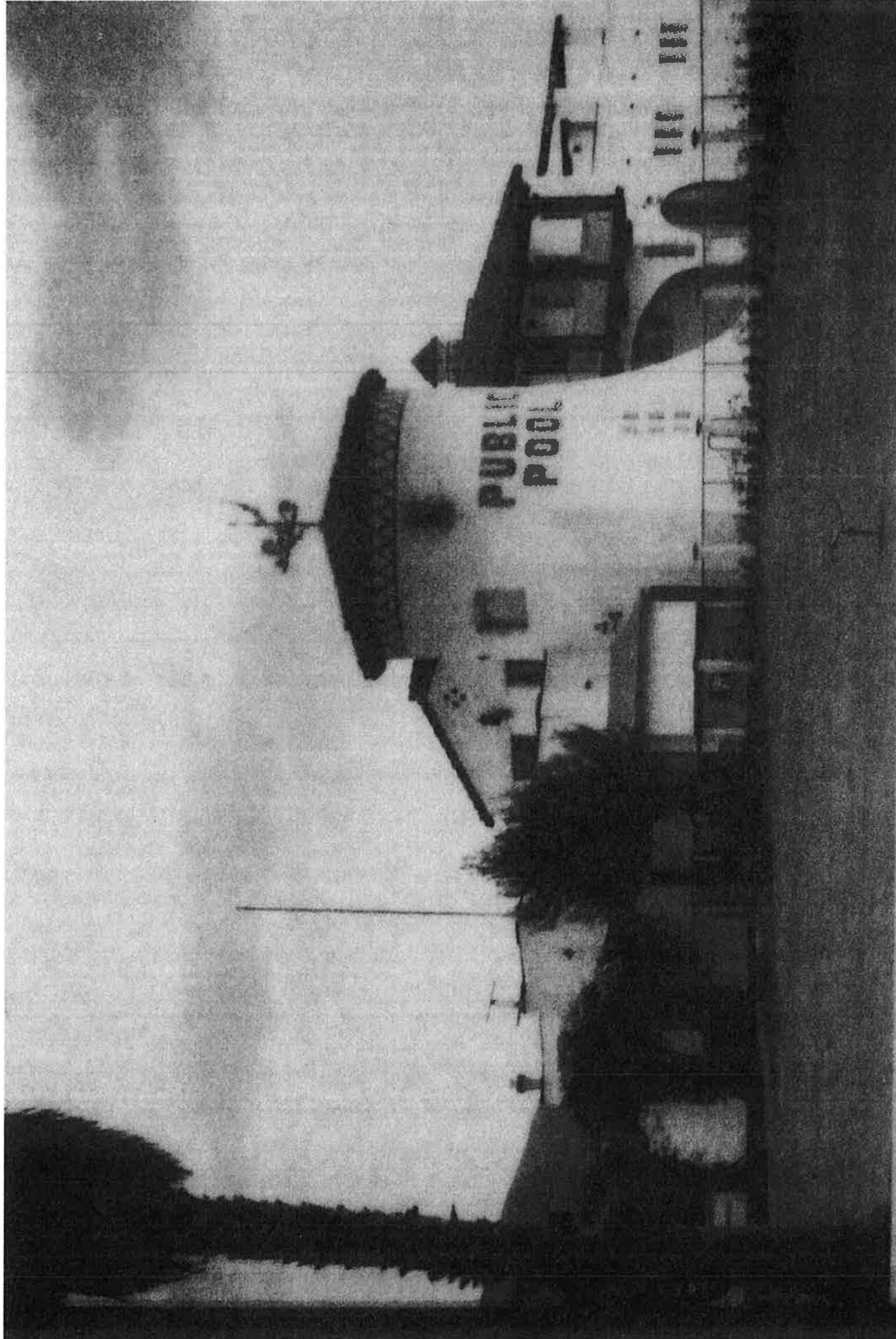
IN CLEMENTE BEACH CLUB  
SAN CLEMENTE, CALIF.

FRASHERS FOTO - PAMER

6 FT.

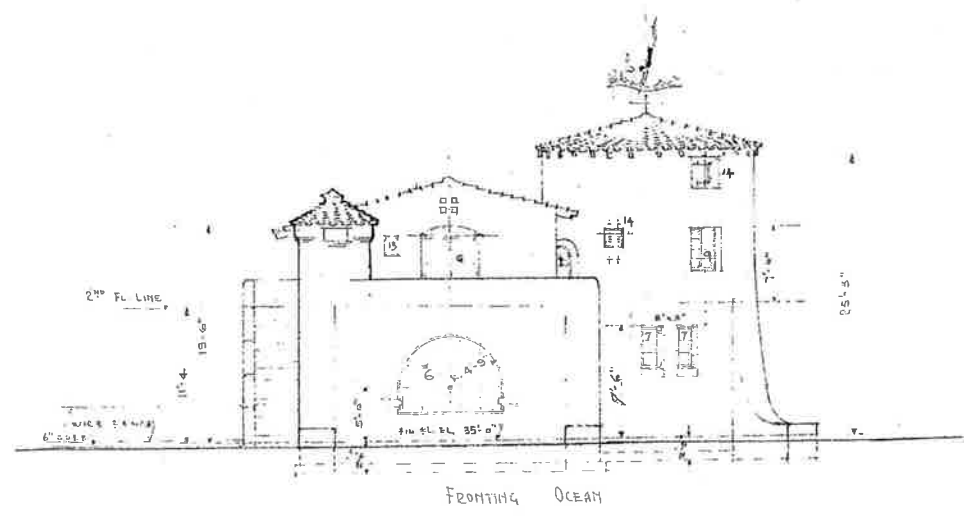
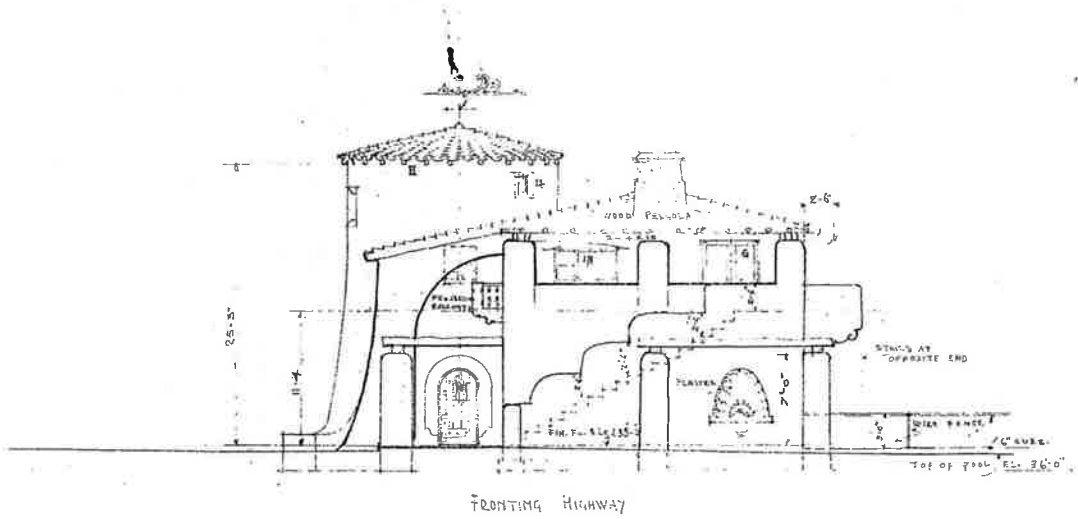
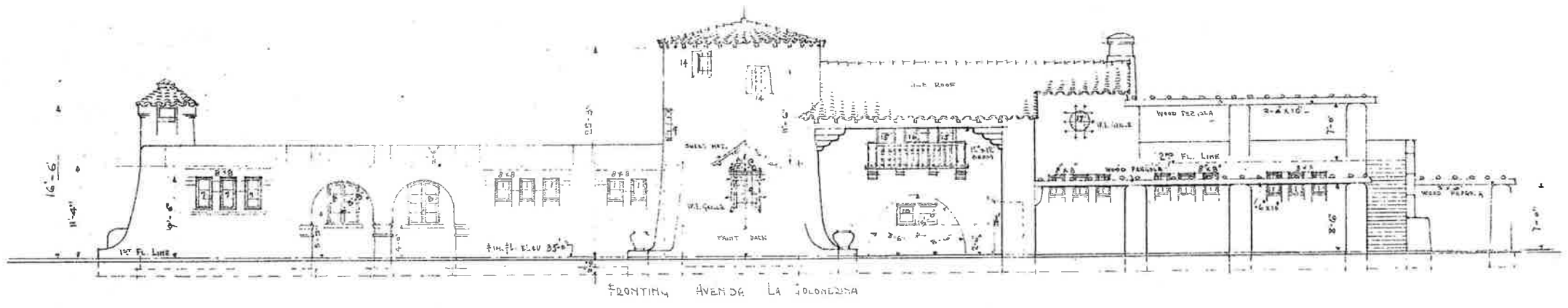
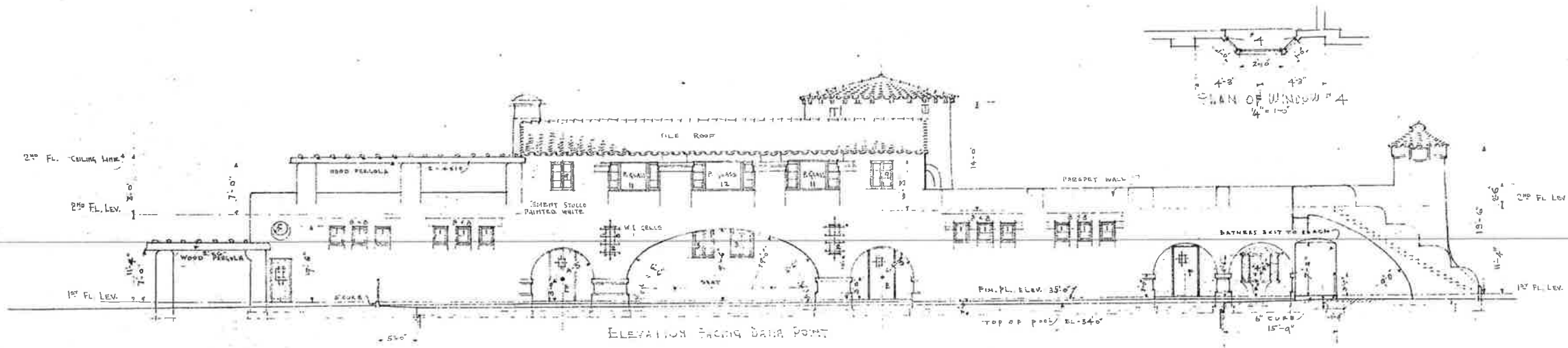
7 FT.

15



San Clemente, 1929 - Ole Hanson Beach Club

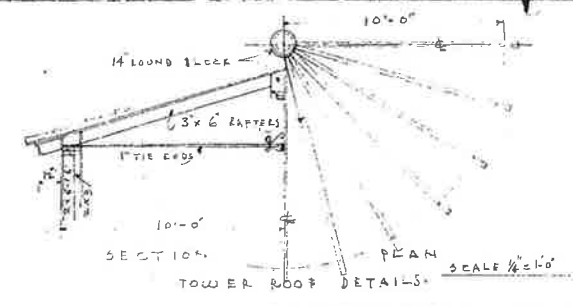
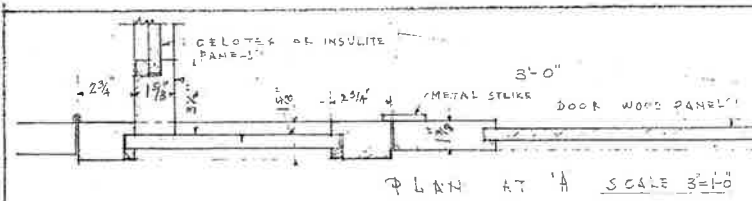
Photo courtesy of the Historical Collection - First American Corporation



SCALE  
1" = 1'-0"

BEACH CLUB  
BLOCK 5 TRACT 821  
SAN CLEMENTE - CALIFORNIA  
"THE SPANISH VILLAGE"  
OLE HANSON BUILDING

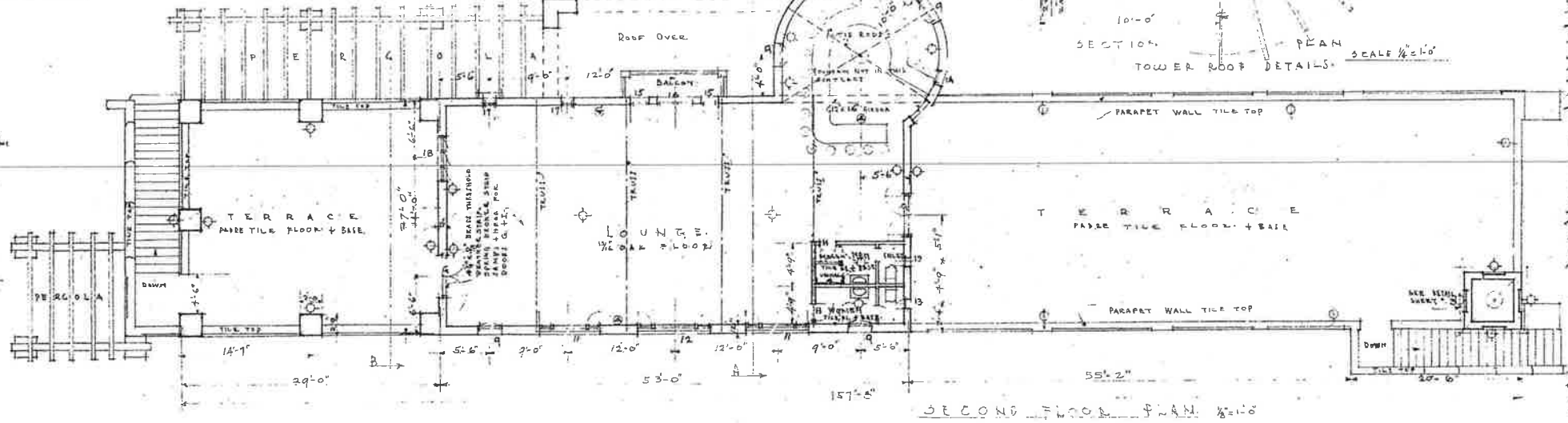
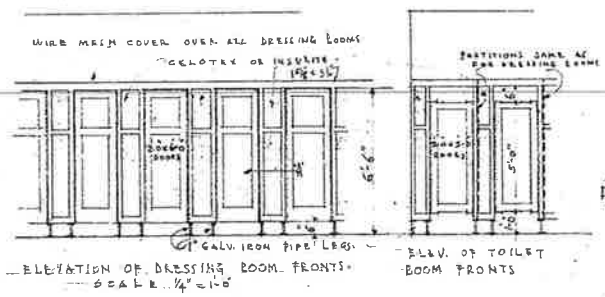
V. WESTBROOK  
ARCHITECT  
BARTLETT BUILDING  
DATE



### WINDOW SCHEDULE

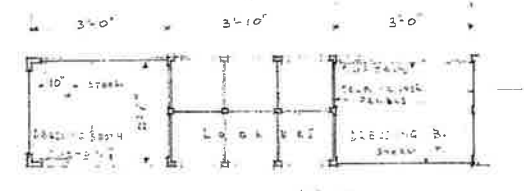
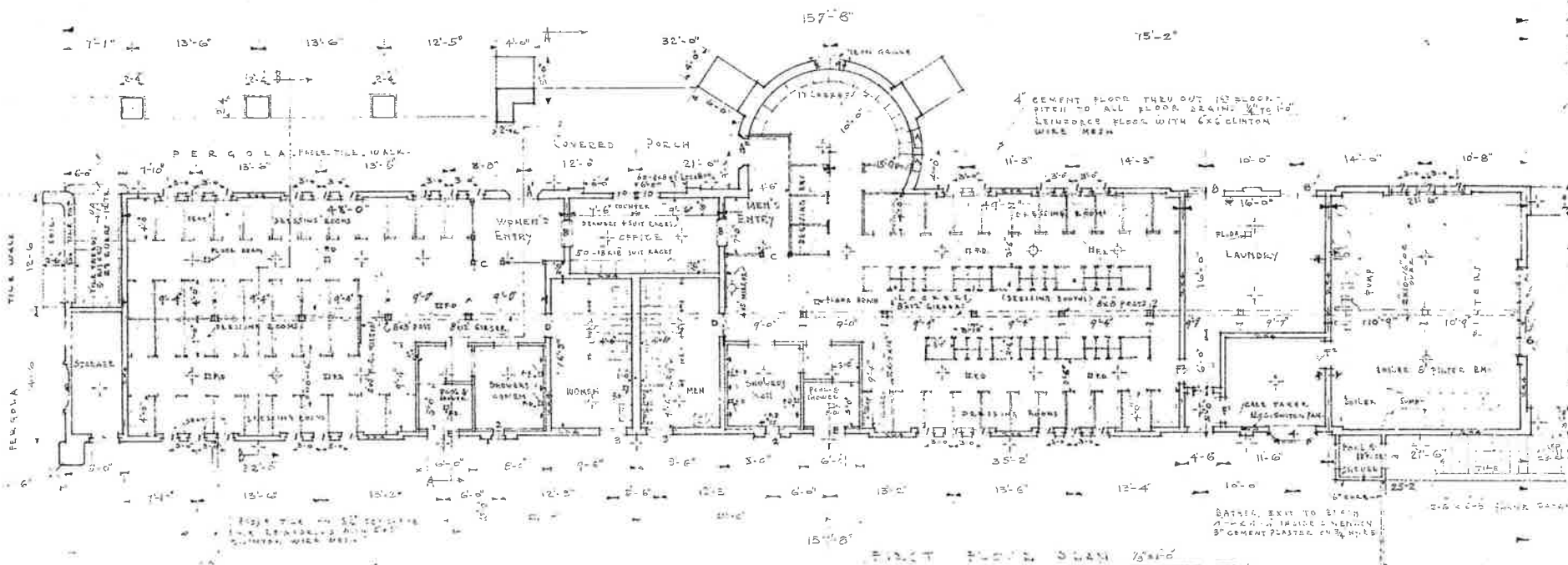
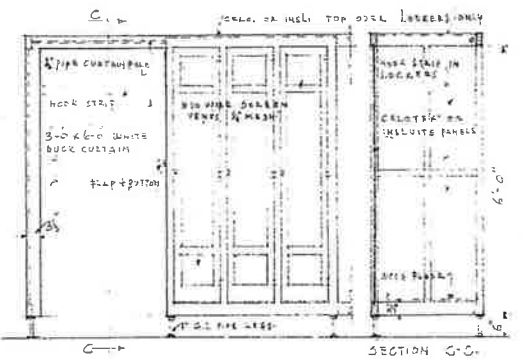
NO.	SIZE	TYPE
1	1-5 x 2-4 x 1/8"	SWING IN
2	1-6 x 4-0 x 1/8"	"
3	2-0 x 3-0 x 1/8"	PAIR SWING IN - CURVED HEAD
4	2-1/2 x 3-6 x 1/8"	FIXED 2 SET WIPEDOWN
5	1-0 x 3-6 x 1/8"	SWING IN
6	1-8 x 1-8 x 1/8"	CIRCLE HEAD 4-2 LBS. FIXED
7	3-0 x 3-0 x 1/8"	SWING IN
8	3-0 x 3-0 x 1/8"	PAIR SWING IN
9	2-0 x 3-6 x 1/8"	"
10	1-4 x 4-0 x 1/8"	SWING IN
11	1-4 x 4-0 x 1/8"	SET IN STOP
12	1-4 x 4-0 x 1/8"	SWING IN
13	1-2 x 2-0 x 1/8"	SET IN STOP
14	1-6 x 1-6 x 1/8"	"
15	2-0 x 2-0 x 1/8"	"
16	4-0 x 6-8 x 1/8"	CIRCLE PIVOT
17	4-0 x 6-8 x 1/8"	"
18	4-0 x 6-8 x 1/8"	TRIPLE SWING IN

WINDOWS NO. 3, 4, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18 TO HAVE BORENLS.

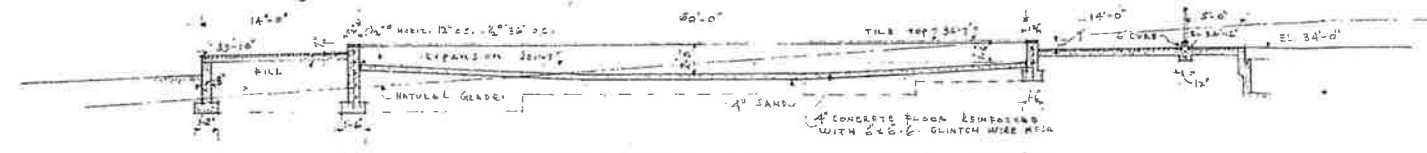


### DOOR SCHEDULE

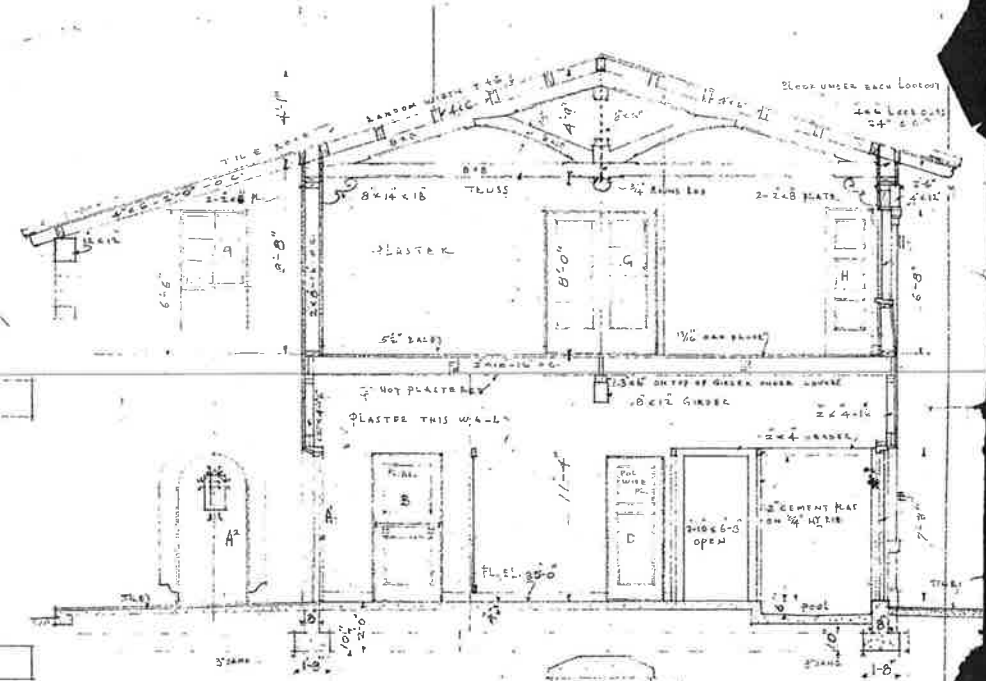
NO.	SIZE	TYPE
A	3-0 x 6-0 x 2 1/2"	PLANK 1 1/2" SQUARE HEAD
B	3-0 x 6-0 x 2 1/2"	12" FLG. CIRCLE
C	3-0 x 6-0 x 2 1/2"	WITH MAX. UNDOORABLE TOP PART PLANK
D	2-6 x 6-0 x 2 1/2"	2 PANEL SET HEAD 2 ABOVE
E	2-6 x 6-0 x 2 1/2"	2 PANEL SET HEAD 2 ABOVE
F	3-0 x 6-0 x 2 1/2"	PLANK 1 1/2" P. CIRCLE HEAD
G	3-0 x 6-0 x 2 1/2"	PLANK 1 1/2" P. SQUARE HEAD
H	2-0 x 2-0 x 1/8"	2 PANEL
I	2-6 x 6-0 x 2 1/2"	PLANK 1 1/2" P. CIRCLE HEAD
J	2-6 x 6-0 x 2 1/2"	PLANK 1 1/2" P. SQUARE HEAD



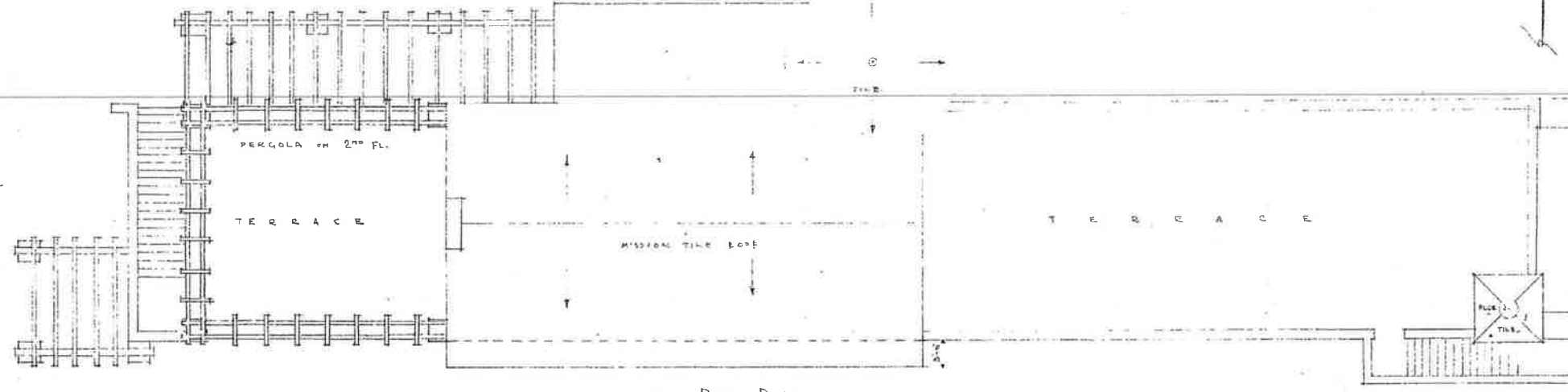
SCALE 3/4"=1'-0"  
 BEACH CLUBS  
 BLOCK 5 - TRACT 821  
 SAN CLEMENTE, CALIFORNIA  
 THE CHARTER BUILDING  
 OLD HARBOR BUILDING  
 ARCHITECT: [Signature]  
 DATE: 7-15-27



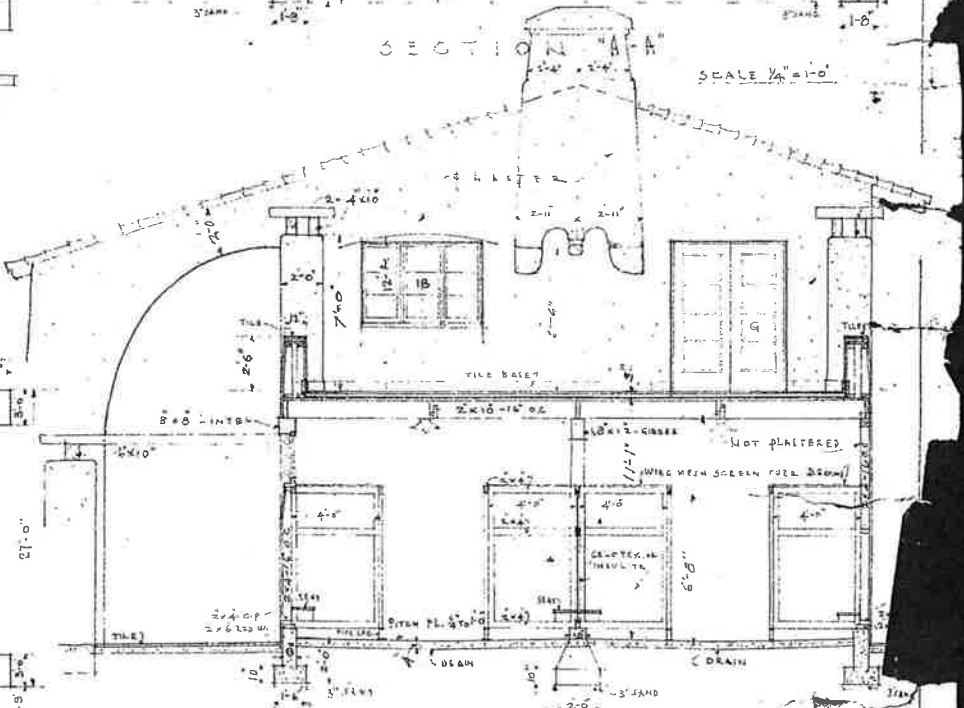
SECTION THRU CHILDREN'S POOL. 1/8" = 1'-0"



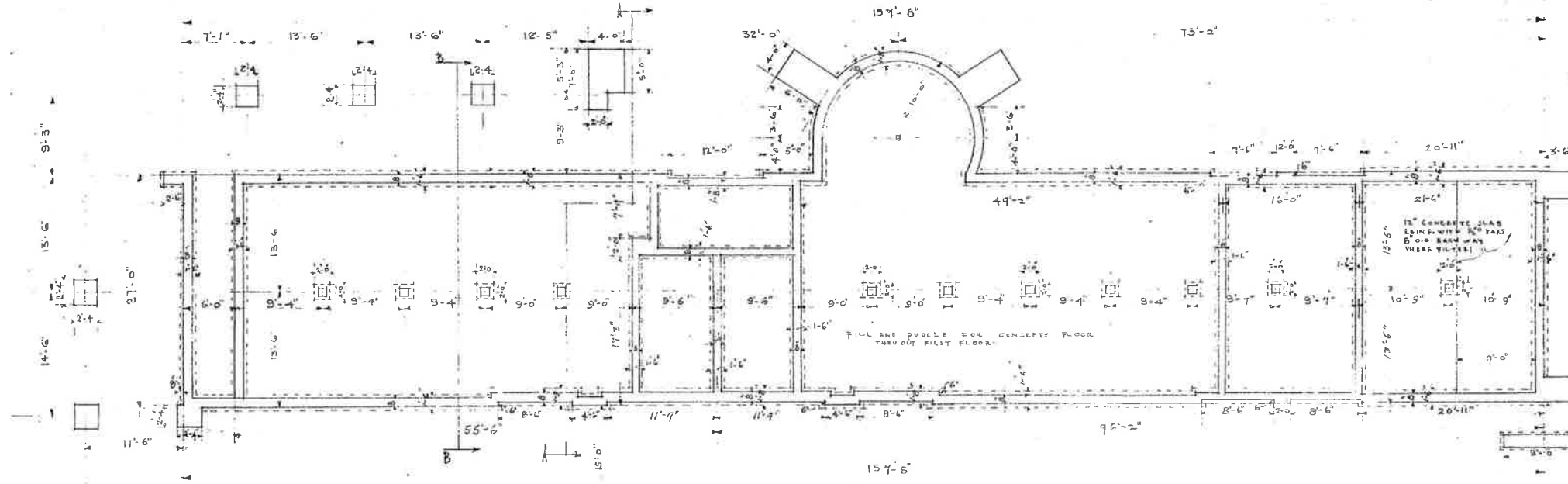
SECTION "A-A" SCALE 1/4" = 1'-0"



ROOF PLAN



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



FOUNDATION PLAN

SCALE 1/8" = 1'-0" 1/4" = 1'-0"	BEACH CLUBS BLOCK 5 - TRACT 821 SAN CLEMENTE CALIFORNIA "THE SPANISH VILLAGE" OLE HANSON BUILDER	SHEET NO. <b>1</b>
Y. WESTERINK ARCHITECT BARTLETT BUILDING SAN CLEMENTE CAL. 7-15-27		P. MALISTER ASSOCIATED



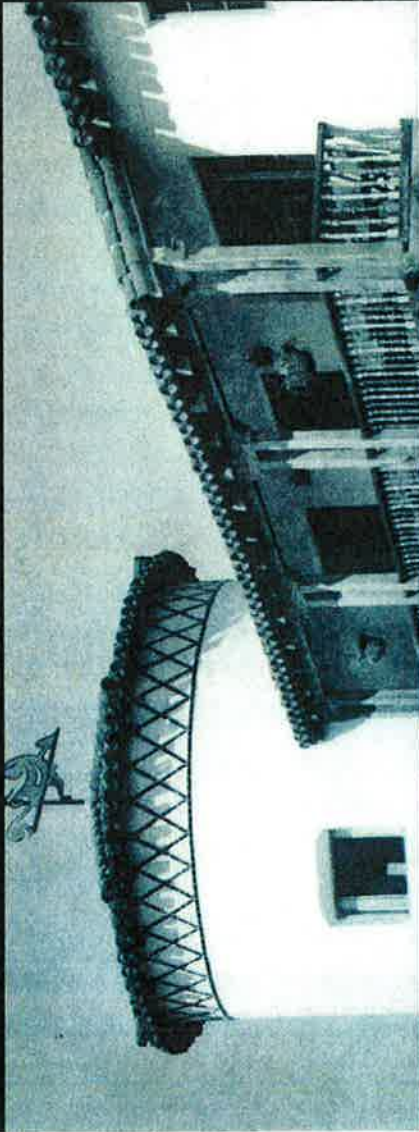


- Replace existing non-original barrel roof tile with higher quality Mission tile roof and substrate based on historic photos and other original tiles on nearby Ole Hanson structures if available.

**Roof**

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Ole Hanson Beach Club  
**TREATMENTS TO HISTORIC FEATURES**





- Replace existing Quarry tile to match historic Padre Tile.
- New roof substrate and improved water proofing and drainage.
- Repair and replace wall cap tiles.

### Deck Tiles

Ole Hanson Beach Club  
**TREATMENTS TO HISTORIC FEATURES**



- Repair exterior wood affected by rot and insects.
- Use liquid epoxy or Dutchman techniques depending on the location of the treatment.
- Match historic finish and texture.

## Trellises

Ole Hanson Beach Club

## TREATMENTS TO HISTORIC FEATURES





- Historic and non-historic windows are generally in good condition and will be repaired, broken pieces replaced, casements fixed to close properly, patched and painted.
- Use historic profiles, light divisions and materials.

## Windows

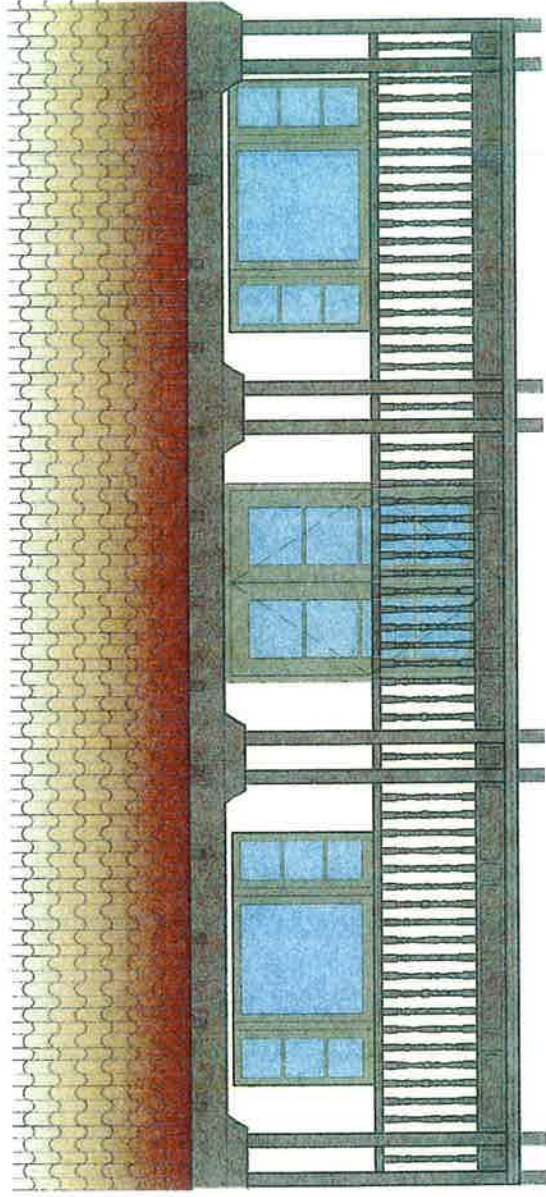
Ole Hanson Beach Club

## TREATMENTS TO HISTORIC FEATURES



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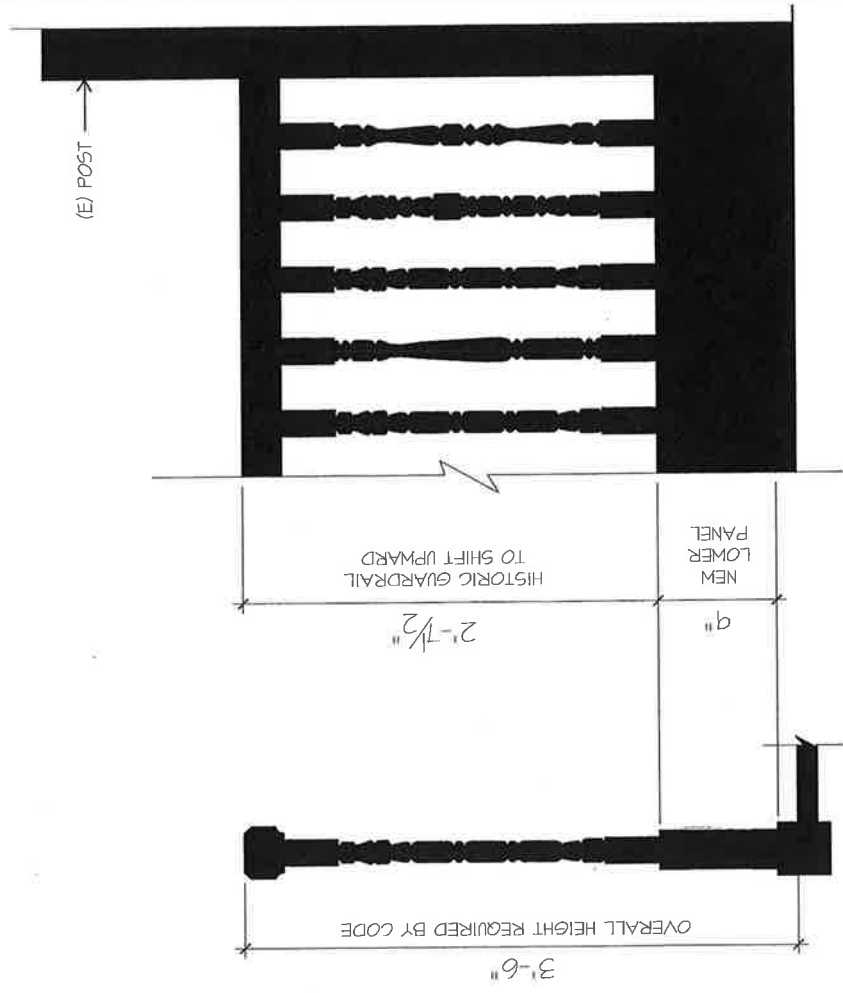
San Francisco • Pasadena • California



**BALCONY EXTERIOR ELEVATION**  
Ole Hansen Beach Club - Balcony Railing Concept  
August 22, 2013



**ARCHITECTURAL  
RESOURCES GROUP, Inc.**



ENLARGED ELEVATION AT RAILING  
SCALE: 1"=1'-0"

SECTION AT RAILING  
SCALE: 1"=1'-0"

**BALCONY RAILING DETAIL**

Old Hanson Beach Club - Balcony Railing Concept  
August 22, 2013

•Reconstruct historic weather vane  
using historic documentation.

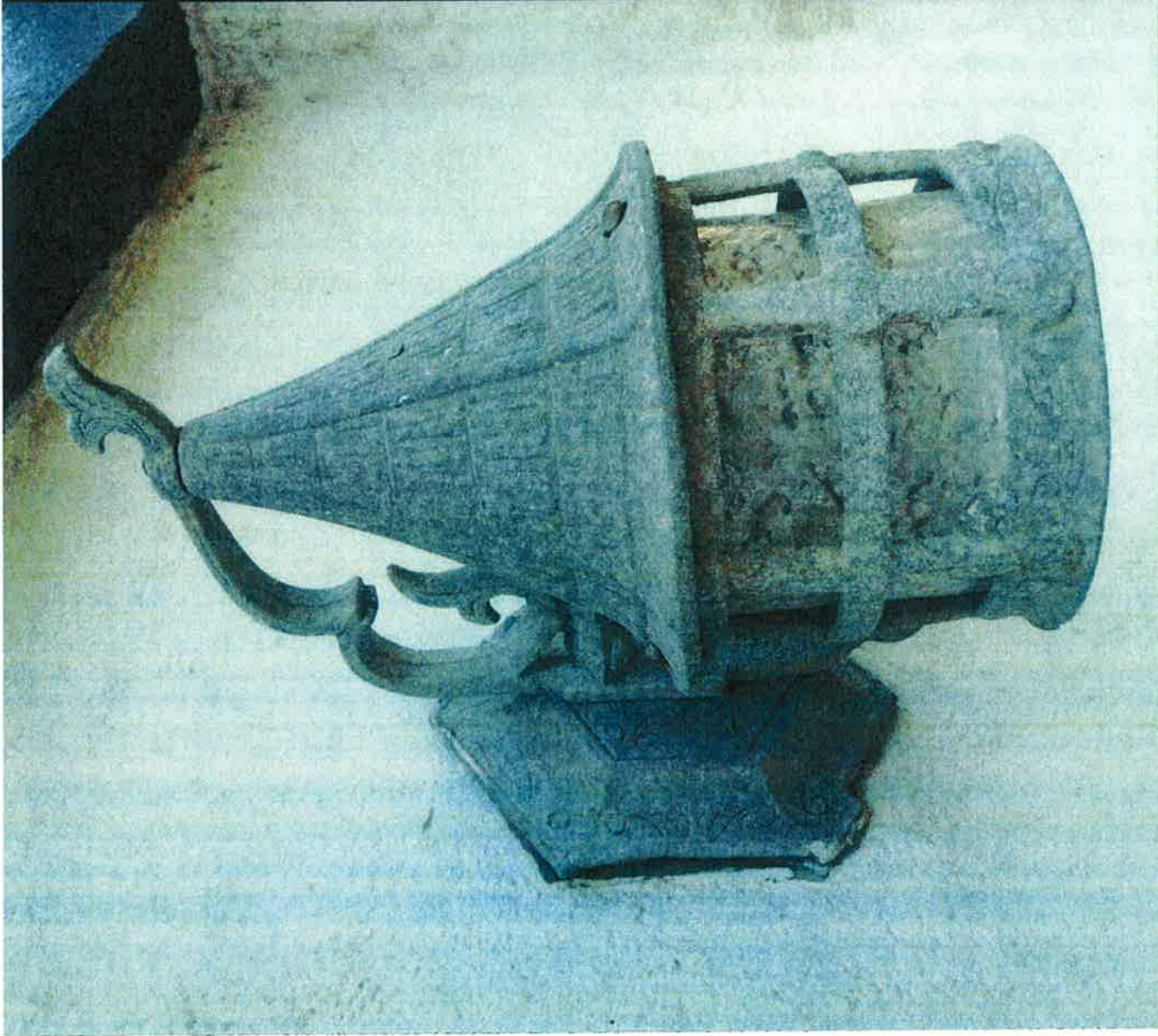
Weather Vane

Ole Hanson Beach Club

TREATMENTS TO HISTORIC FEATURES

ARCHITECTURAL RESOURCES GROUP

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•Rehabilitate historic  
light fixtures.

Light Fixtures

Ole Hanson Beach Club

TREATMENTS TO HISTORIC FEATURES

ARCHITECTURAL RESOURCES GROUP  
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- Repair patch and paint plaster walls.
- Research historic color palette.

## Walls

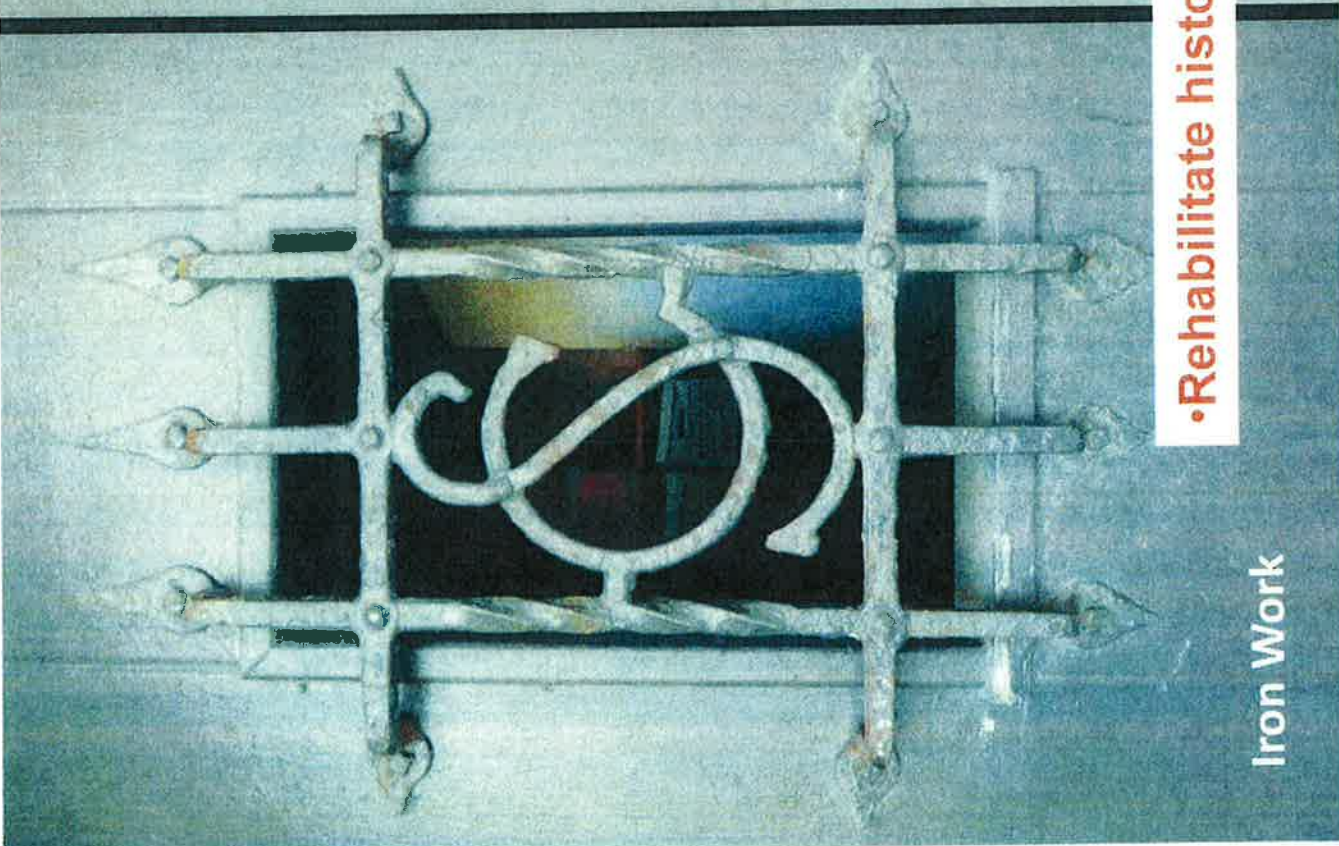


Ole Hanson Beach Club

## TREATMENTS TO HISTORIC FEATURES

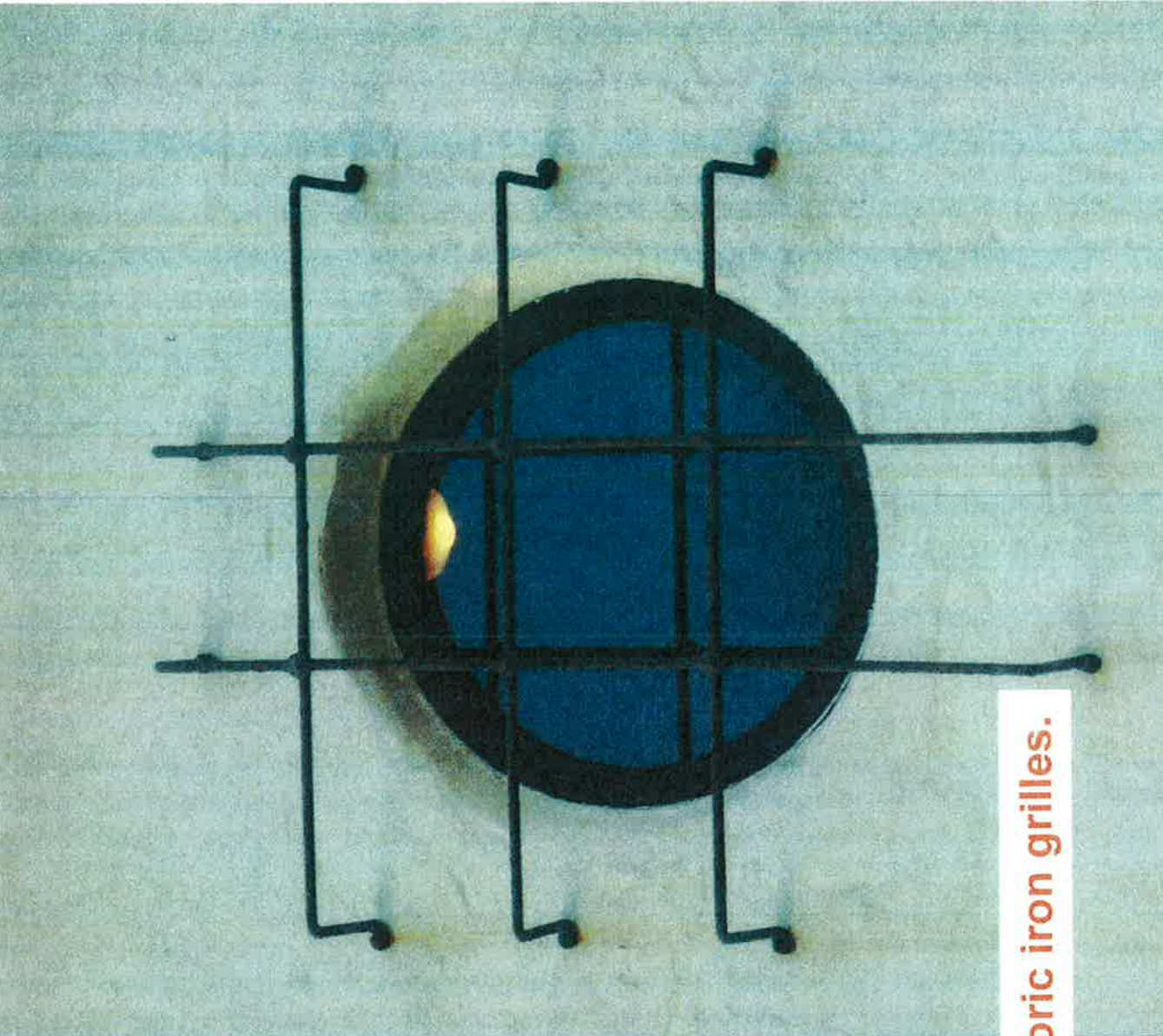
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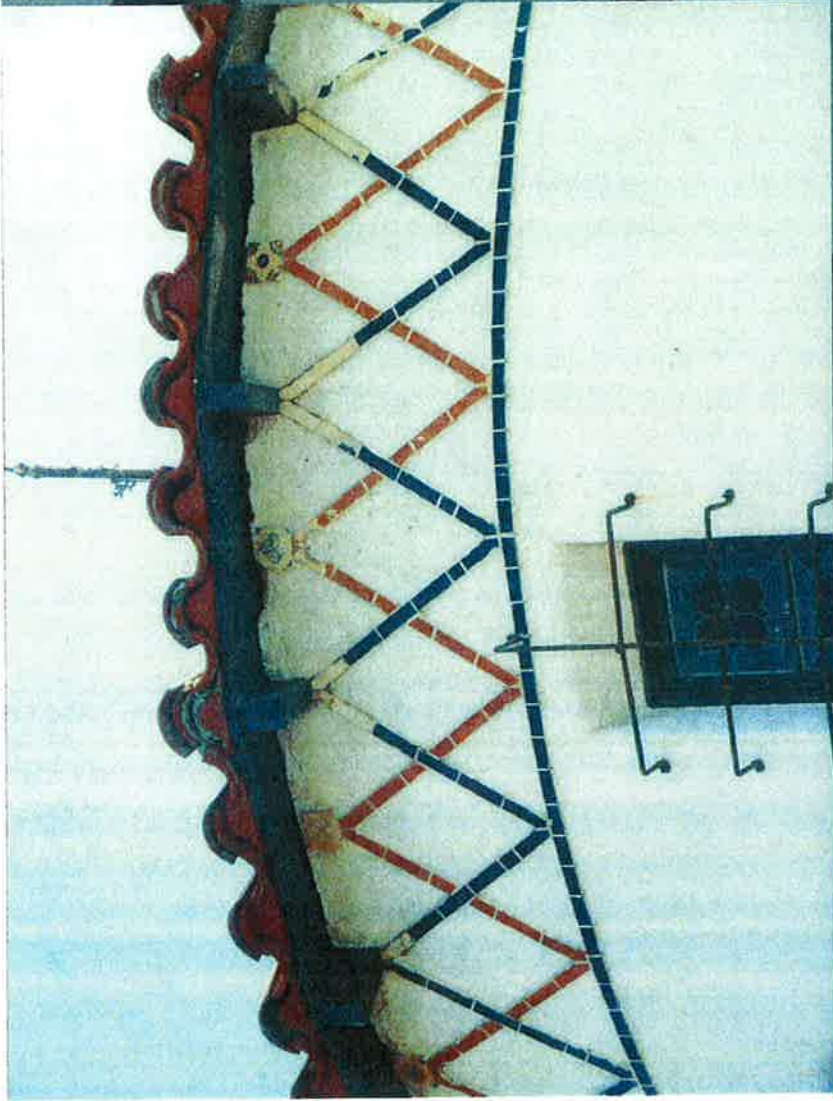
**Iron Work**

**•Rehabilitate historic iron grilles.**



Ole Hanson Beach Club

**TREATMENTS TO HISTORIC FEATURES**



**•Replace deteriorated or missing tiles in-kind.**

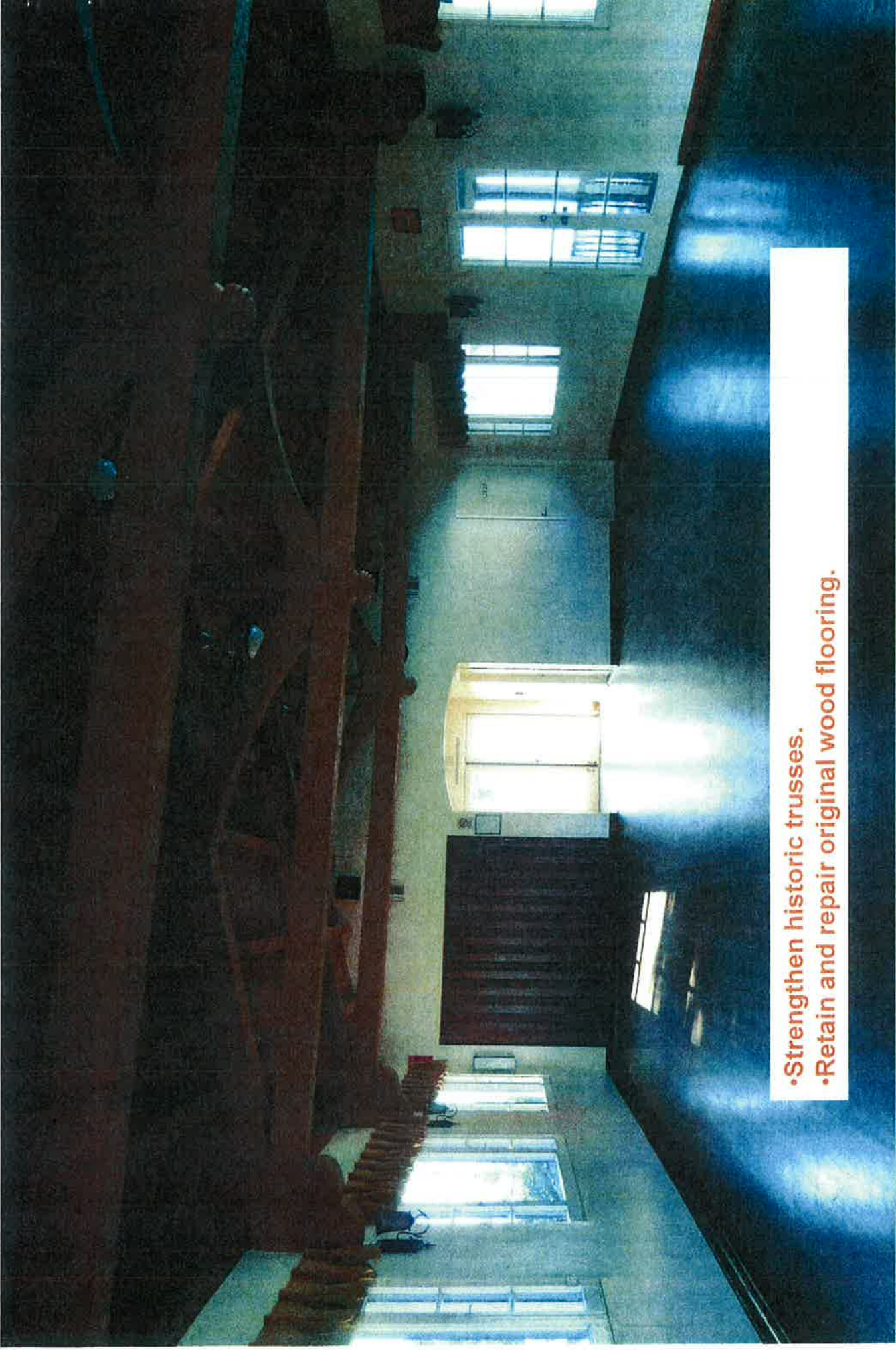


Ole Hanson Beach Club

**TREATMENTS TO HISTORIC FEATURES**

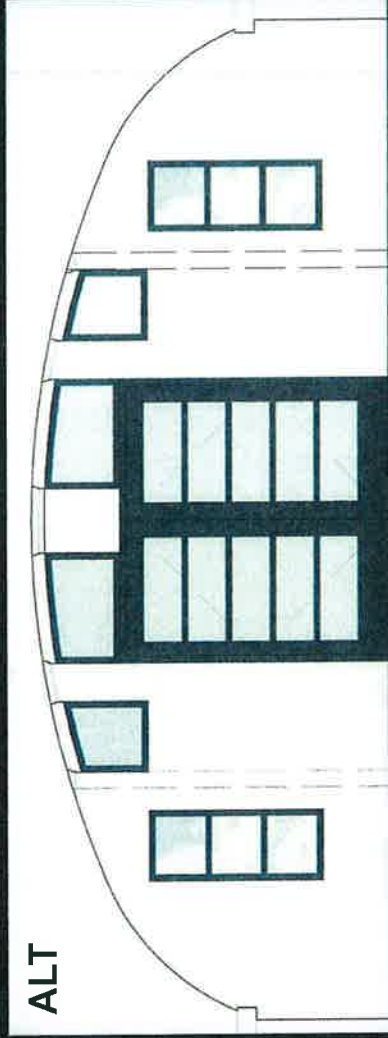
ARCHITECTURAL RESOURCES GROUP

San Francisco • Pasadena • California



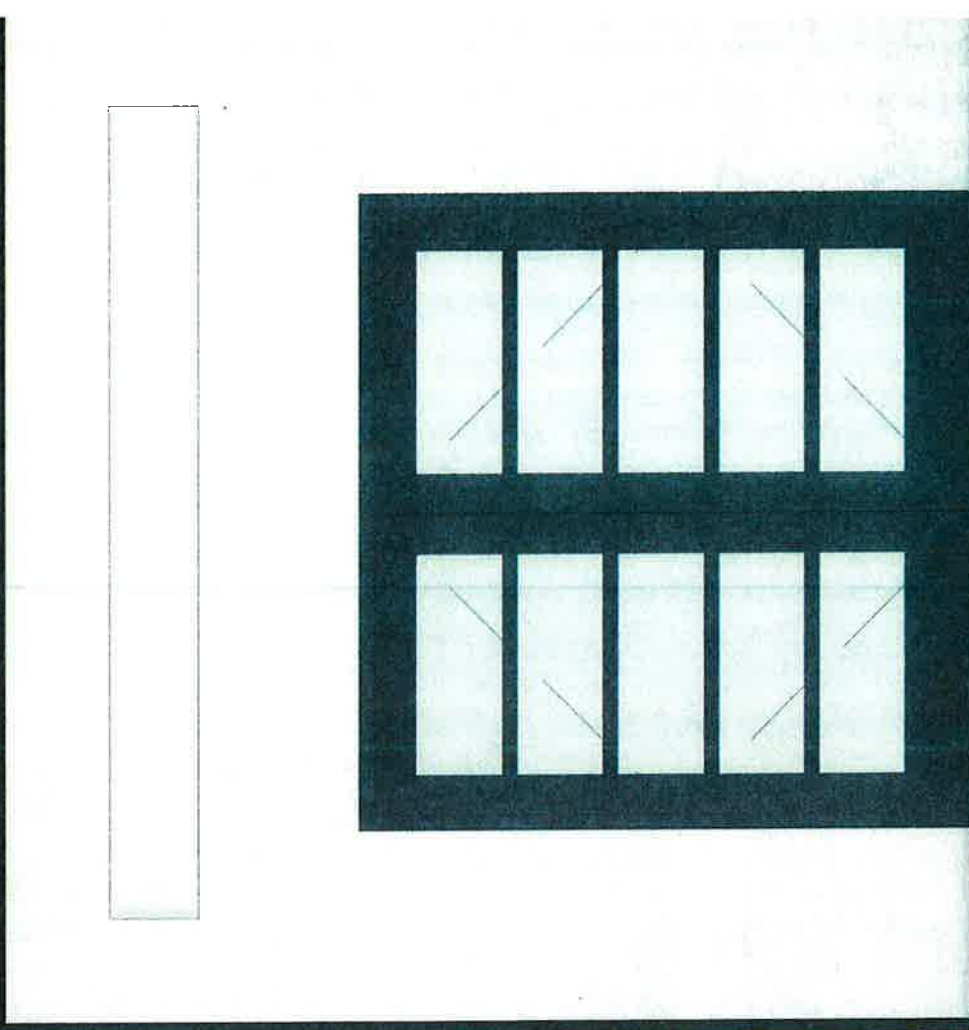
- Strengthen historic trusses.
- Retain and repair original wood flooring.

Ole Hanson Beach Club  
**INTERIOR SPACES**



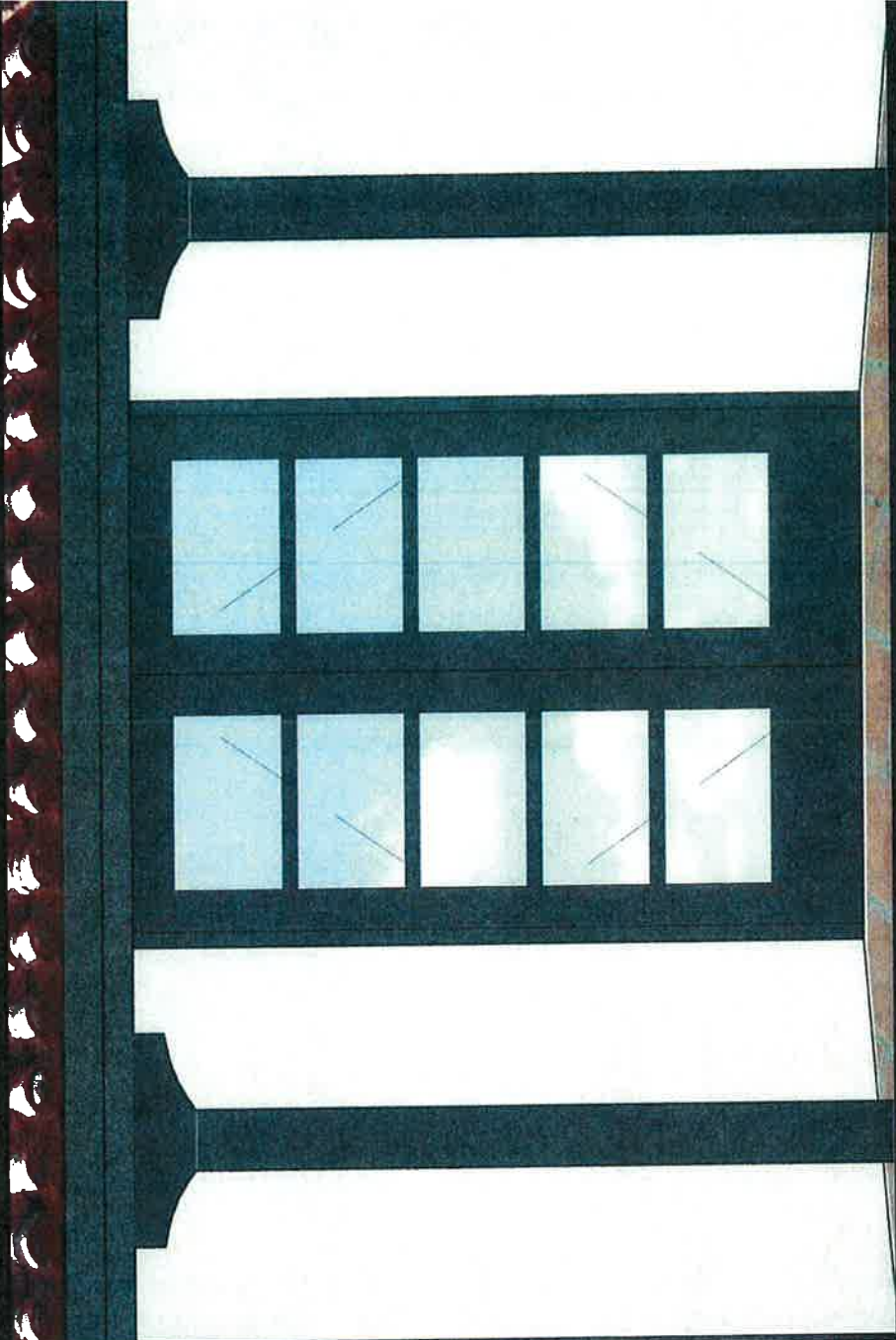
**Center North Elevation**

Ole Hanson Beach Club  
**NEW OPENINGS**



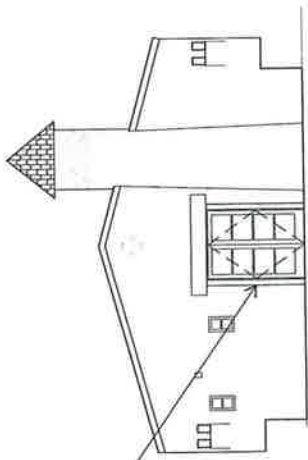
## East North Elevation

Ole Hanson Beach Club  
**NEW OPENINGS**



## South Entrance Door

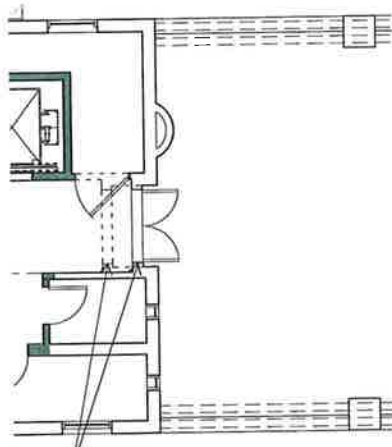
Ole Hanson Beach Club  
**NEW OPENINGS**



DOOR TO REMAIN IN ALCOVE- NO  
CHANGE TO ELEVATION

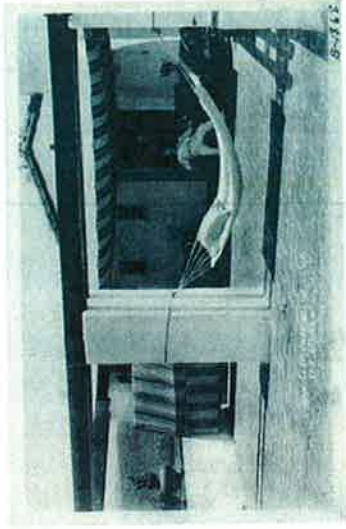
SECOND FLOOR -48.81'

EXISTING AND PROPOSED WEST ELEVATION AT WEST DECK



MOVE EXISTING DOOR AND FRAME  
WEST TWO FEET TO ALLOW FOR  
ACCESS TO STORAGE ROOM FROM  
CORRIDOR

EXISTING AND PROPOSED PLAN AT WEST DECK



HISTORIC VIEW OF WEST ELEVATION AT WEST DECK



EXISTING VIEW OF WEST ELEVATION AT WEST DECK

PROPOSED WEST ELEVATION

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

OLR HANSON  
BEACH CLUB  
PROJECT NUMBER 1145  
OCTOBER 28, 2013



## SCOPE OF WORK

The projects restoration and rehabilitation improvements include the following:

### Roof

- Replace non-original barrel roof tile with higher quality Mission tile roof and substrate.

### Second Level Deck

- Replace existing quarry deck tile to match the historic Padre Tile on the second level deck.
- New roof substrate and improved water proofing and drainage.
- Repair and replace where need wall cap tiles.

### Trellises

- Repair exterior wood affected by rot and insects.
- Remove cross beams.

### Windows

- Repair, patch, and paint damaged windows

### Balcony

- Structurally strengthen and repair balcony beams and framing
- Protect railing in place and add an upper rail to increase height of railing.

### Weather Vane

- Reconstruct historic weather vane.

### Light Fixtures

- Rehabilitate historic light fixtures.

### Walls

- Repair, patch, and paint plaster walls with historic color palette.

### Iron Work

- Rehabilitate historic iron grills

### Decorative Tile

- Replace deteriorated or missing tiles in-kind.

### Second Floor

- Strengthen historic trusses with concealed improvements
- Repair original wood flooring
- Push the doors to the deck out to be inset 1 ½ feet (originally 3 feet) to accommodate the circulation and access to the storage room

### North Elevation Pool Access

- Install wood doors under the arched openings in front of the pool deck (two design options)
- Replace window with French doors to the Club Room.

### South Entrance

- Replace the entry door and sidelites to the facility with French doors.

### Pool Improvements

- Renovation and repair of one outdoor competition and lap swimming pool and outdoor recreation wading swimming pool
- Resurface non-original concrete pool deck
- Renovation of existing swimming pool equipment.
- Renovation upgrades to the fixed and movable deck equipment.
- Swimming pool heating will be achieved by the use of existing high-efficiency fossil-fuel pool heaters.
- ADA lift will be added to the smaller and large pool.

## **Ole Hanson Beach Club Pool Improvements Summary**

- Renovation and repair of one (1) 75-Foot x 45-Foot Outdoor Competition and Lap Swimming Pool.
- Renovation of one (1) 24-Foot x 45-Foot Outdoor Recreation Wading Swimming Pool
- Renovation of existing Swimming Pool Equipment.
- Renovation upgrades to the fixed and movable Deck Equipment.
- Swimming pool heating will be achieved by the use of existing high-efficiency fossil-fuel pool heaters.

### **Competition Pool**

#### **New VGB Main Drains**

New Swimming Pool Main Drain Grates, Frames, Sumps and Piping for compliance with the Virginia Graeme Baker Act.

#### **Provide Adequate Sewer Capacity and Adequate**

Sewer Line Size for Backwash Event

#### **New Buried Swimming Pool Circulation Piping**

Re-piping of all buried swimming pool piping includes increase pipe size for buried pool piping and new gutter drains. This will include modifications to the surge chamber piping and pump pit piping in the equipment room. This piping renovation will increase the circulation capacity and reduce water velocity in the pool piping which will conserve electricity.

#### **New Swimming Pool Plaster**

Replace Swimming Pool plaster finish complete

#### **New Swimming Pool Tile**

Repair and replace swimming pool tile as needed

#### **New Deck Equipment Package**

Limited Deck Equipment Package Including:

Grab rails, handrails, recessed steps and anchors

### **Small Pool**

#### **ADA Lift**

New ADA Lift for Disabled Access into the pool

#### **New VGB Main Drains**

New Swimming Pool Main Drain Grates, Frames, Sumps and Piping for compliance with the Virginia Graeme Baker Act.

#### **New Buried Swimming Pool Circulation Piping**

Re-piping of all buried swimming pool piping includes increase pipe size for buried pool piping and skimmer piping. This piping renovation will increase the circulation capacity and reduce water velocity in the pool piping which will conserve electricity.

#### **New Swimming Pool Plaster**

Replace Swimming Pool plaster finish complete

Architectural Resources Group, Inc.

Architects, Planners & Conservators

**New Swimming Pool Tile**

Repair and replace swimming pool tile as needed

**New Deck Equipment Package**

Limited Deck Equipment Package Including:

Grab rails, handrails, and anchors

**Combined**

**Provide Adequate Restroom/Locker/Shower Facilities (coord. with arch.)**

To support the current Swimming Pool Configuration

**Pool Deck Replacement**

New Swimming Pool Concrete Deck (Consider alternative deck finish materials as seen in historic photos within allowable budget)

**Relocating Swimming Pool Equipment Room**

Consolidate both the Competition Pool equipment with the Small Pool equipment in existing pool equipment room where they can share utilities and bulk pool and isolated chemical system storage.

**New Swimming Pool Equipment Package**

Maintain existing pool heaters and filters. Provide new Competition Circulation Pump. New equipment room circulation equipment piping. Remaining new pool mechanical equipment will be provided on an as needed.

Architectural Resources Group, Inc.

Architects, Planners & Conservators

**B. Concept Plan for the Ole Hanson Beach Club Rehabilitation**

Report from the Beaches, Parks and Recreation Director concerning approval of the concept plan for the rehabilitation of the Ole Hanson Beach Club.

Beaches, Parks and Recreation Director Heider narrated a PowerPoint presentation entitled "Ole Hanson Beach Club Rehabilitation Concept Plan" and responded to Council inquiries; distributed a matrix from Architectural Resources Group (ARG), dated May 20, 2013, that provided cost estimates for additional improvements that Council identified as potential additions to the scope of work for Phase 1. Hard copies of Ms. Heider's PowerPoint and ARG's matrix are on file with the City Clerk.

Larry Culbertson, San Clemente, spoke on the value of the Ole Hanson Beach Club to the community; spoke in opposition to changing the building's historical features, such as the exterior openings; suggested that altering the exterior of the structure could jeopardize the project's listing on the National Register of Historic Places.

Raad Ghantous, San Clemente, spoke on the benefits of a structure providing a "sense of surprise", noting that the surprise factor is lost when the only issue of interest is experienced upon entry; suggested that modifying the City's historic structure will set a precedent for private property owners to modify their historic buildings.

Alan Korsen, San Clemente, opined that the exterior of the Ole Hanson Beach Club should not be modified to facilitate a sense of arrival; suggested that a double door entry will negatively affect the historic resource and recommended that Council restore the Ole Hanson Beach Club, as opposed to updating and remodeling the structure.

Georgette Korsen, San Clemente, read the dictionary's definition of the word "preserve"; voiced concern that the rehabilitation project has evolved to a redesign of the Beach Club's historic character-defining features.

Cheryl Moe, Architectural Guild, stated that Michael Luna and the Guild support the double-door straight-through entry concept; reviewed an alternative project elevation (that is on file with the City Clerk); opined that providing low windows at the reception desk would be inappropriate for Spanish Colonial Revival Architecture and suggested that a punched opening within a centered archway would be consistent with Spanish Colonial Revival design.

Ricardo Nicol, San Clemente, stated that the exterior of the building has already been altered and suggested that centering the archway is in keeping with the spirit of the remainder of the building; questioned why the reception desk wasn't located where the office or lifeguard area is currently proposed.

Council noted that a letter was received from Liz Hanson Kuhns (granddaughter of Ole Hanson), dated May 21, 2013, which opposed changes to the exterior of the Ole Hanson Beach Club.

MOTION BY COUNCILMEMBER EVERT, SECOND BY MAYOR PRO TEM BROWN, CARRIED 4-1 (COUNCILMEMBER DONCHAK VOTING NOE), to approve Floor Plan Alternate B Revised, with the modification that the amount of glass surrounding the double doors is to be reduced to include only side windows as per the Architectural Guild's proposal. Further, the reception desk is to be relocated to allow for efficient function.

MOTION BY COUNCILMEMBER HAMM, SECOND BY COUNCILMEMBER EVERT, CARRIED 5-0, to allocate an additional \$655,000 to the Ole Hanson Beach Club rehabilitation project to fund the following additional work:

- |  |                  |
|--|------------------|
| • Complete Pool Repairs/Site Accessibility                           | \$170,000        |
| • Exterior repairs and weatherproofing                               | \$440,000        |
| • Moderate kitchen scheme (to be re-designed within budgeted amount) | <u>\$ 45,000</u> |
|  | \$655,000        |

During the course of discussion, it was further agreed that: 1) Stubs for exterior showers are to be installed to accommodate showers in a future phase; 2) The weather vane will be offered as a private donation opportunity; 3) Staff is to investigate the possibility of bidding separate items, such as the roof, and report back to Council; and 4) the non-critical finishes and non-critical amenities identified in ARG's matrix are to be bid as possible alternate additives.

**MEETING RECESSED**

Council recessed at 8:35 p.m. and reconvened at 8:43 p.m., with all members present.

## OHBC CHARACTER DEFINING FEATURES

The Character defining features for the exterior and interior of the building and site are the following:

**Character-Defining Features*****Site***

- Sidewalks, tiled paving framing the main entrance and
- Trees (fan palms), expansive lawns (originally for sports and recreation)
- Access to beach (currently closed off)

***Exterior***

- Stucco walls with rustic troweled finish, painted white (or light color)
- Low, rectangular massing with large round tower at north and smaller round tower at west, square ventilation tower at west deck
- Stucco pilasters with wood pergolas at east and south elevations, and west deck
- Entrance porch at south elevation with tiled shed roof
- Clay barrel tile roofs at pitched roofs (present tiles are not original, but their style is character-defining)
- Flat roof decks covered with clay "Padre" tile (subsequently replaced with quarry tile)
- Decorative metal weather vane at north tower (not extant)
- Terra cotta roof deck scuppers (subsequently in-filled)
- Sloping wing walls at north tower (not extant), west elevation, and east elevation storage room
- Ceramic tile accents and banding details at towers, stair risers to roof decks
- Stucco brackets supporting wood headers at pergolas
- Wood multi-light windows and doors. Plank doors w/ metal grilles (see below)
- Wood single-light operable and fixed windows at north elevation
- Curved fixed windows at north tower, stucco grid vent at north tower (currently in-filled)
- Round porthole windows with iron grilles at south elevation. Round porthole vent with screen at mechanical room north elevation, iron grille at north elevation window below balcony
- Wood balcony at north pool elevation with varying baluster designs, and low-relief corbels at the top of load-bearing chamfered posts (paint color changes over time)

- Plank doors with wrought iron grilles: one example remaining, a half-arched door with decorative iron grilles at east elevation storage room
- East and north exterior stairs with stepped/sloping guard walls (tread finish surfaces and handrails are not historic)

***Interior***

- Chiseled heavy wood timber trusses at second floor multi-purpose room with low-relief carved brackets, total-3 (originally stained darker color)
- Exposed north tower roof joists at second floor multi-purpose room
- Narrow strip oak flooring at second floor multi-purpose room
- Wood columns with plain rectilinear corbels at first floor
- Exposed ceiling joists, cross-bracing and diagonal subfloor sheathing, painted and unpainted



**SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT  
OF HISTORIC PROPERTIES**

***Rehabilitation (making possible a compatible use for a property through repair, alterations and additions while preserving portions/features that convey its historical, cultural or architectural values)***

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

To:  Interested Agencies, Individuals and State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

From: City of San Clemente  
Community Development Department  
910 Calle Negocio, Suite 100  
San Clemente, CA 92673

Orange County Clerk Recorder  
630 N. Broadway, Room 106  
Santa Ana, CA 92702

Contact:  
John Ciampa, Project Planner  
(949) 361.6190  
ciampaj@san-clemente.org

**Applicant:** City of San Clemente, 910 Calle Negocio, Suite 100, San Clemente, CA 92673

**Project Title:** Minor Cultural Heritage permit (MCHP) 13-281, Ole Hanson Beach Club Rehabilitation

**Project Description:** The applicant, City of San Clemente, is proposing to rehabilitate a historic recreational building and pools. The Ole Hanson Beach Club will continue the historic use when the project is complete. The proposed Cultural Heritage Permit is requesting the following: 1) rehabilitate historic architectural elements that have been deteriorated or have been modified and are no longer original; 2) re-plaster and make necessary upgrades to the pools and pool deck for plumbing and drainage improvements, consolidate pool equipment, add ADA pool lifts for both pools; 3) interior remodel to the first floor for a new floor plan to accommodate the selected program, the installation of an elevator; and 4) exterior improvements are proposed to accommodate the selected program for the building. The improvements include the modification to the non-historic entrance door (South elevation) and sidelites with new french doors, new access point to the pool deck through the lobby with new doors and windows, the replacement of a non-original wood window with french doors to the Club Room (North elevation). All proposed improvements comply with the Secretary of Interior Standards for Rehabilitation of a Historic Structure.

The proposed project qualifies as a 15301 Class 1 (d) and 15331 Class 31 exemption based on the project's scope and compliance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures. The City determined that because the structure is on the National Register of Historic Places and community interest in the project a Negative Declaration should be completed to provide transparency and allow more public involvement.

**Project Location:** 105 West Avenida Pico and 112 Boca De La Playa, Legal

**POSTED**

**AUG 29 2013**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: DA DEPUTY

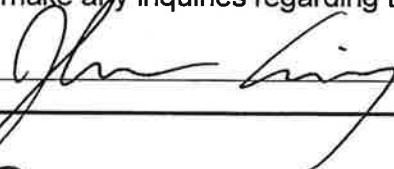
**Project Number:** Description portion of Block 5 of Tract 821, APN 057-192-20  
**Public Review Period:** Minor Cultural Heritage Permit (MCHP) 13-281  
**Hearing Date/Time:** August 29, 2013 to September 30, 2013  
October 16, 2013 (Planning Commission)

**Hearing Location:** City of San Clemente City Hall, Council Chambers  
100 Avenida Presidio  
San Clemente, CA 92672

The Mitigated Negative Declaration and Initial Study as well as all referenced documents will be available for public review at:

City of San Clemente Community Development Department  
910 Calle Negocio, Suite 100  
City of San Clemente, CA 92673

Please submit any comments on the Negative Declaration to the City on or before September 30, 2013. Please direct your comments to John Ciampa, Associate Planner, at the above address, or by the telephone and e-mail contacts provided at the top of this form. Please also use this contact information to make any inquiries regarding this project.

**Signature**  **Date** 8-29-13

**POSTED**

**AUG 29 2013**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

Form A

Notice of Completion & Environmental Document Transmittal

SCH # \_\_\_\_\_

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 916/445-0613

Project Title: Cultural Heritage Permit (CUP) 13-281, Ole Hanson Beach Club Rehabilitation

Lead Agency: City of San Clemente Contact Person: John Ciampa, Associate Planner
Mailing Address: 910 Calle Negocio Suite 100 Phone: (949) 361-6190
City: San Clemente Zip: 92673 County: Orange

Project Location:

County: Orange City/Nearest Community: San Clemente
Cross Streets: North El Camino Real and Avenida Pico Zip Code: 92672 Total Acres: 1.53
Assessor's Parcel No. 057-192-20 Section: Twp. Range: Base:
Within 2 Miles: State Hwy #: 1; I-5 Waterways: Pacific Ocean
Airports: Railways: AT & SF Rail Schools:

Document Type:

CEQA: [ ] NOP [ ] Supplement/Subsequent EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons (Prior SCH No.) [ ] EA [ ] Final Document
[x] Neg Dec [ ] Other [ ] Draft EIS [ ] Other
[ ] Draft EIR [ ] FONSI

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [x] Other Cultural Heritage Per

Development Type:

[ ] Residential: Units Acres
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational
[x] Recreational Recreational Facility and Pools
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type Watts
[ ] Waste Treatment: Type
[ ] Hazardous Waste: Type
[ ] Other:

POSTED

Funding (approx.): Federal \$ State \$ Total \$

AUG 29 2013

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

Project Issues Discussed in Document:

[ ] Aesthetic/Visual [ ] Flood Plain/Flooding [ ] Schools/Universities
[ ] Agricultural Land [ ] Forest Land/Fire Hazard [ ] Septic Systems
[ ] Air Quality [ ] Geologic/Seismic [ ] Sewer Capacity
[x] Archeological/Historical [ ] Minerals [ ] Soil Erosion/Compaction/Grading
[ ] Coastal Zone [ ] Noise [ ] Solid Waste
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation
[ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Water Quality
[ ] Water Supply/Groundwater
[ ] Wetland/Riparian
[ ] Wildlife
[ ] Growth Inducing
[ ] Landuse
[ ] Cumulative Effects
[ ] Other

BY: \_\_\_\_\_ DEPUTY

Present Land Use/Zoning/General Plan Designation:

GP: Public; Zoning Designation: Open Space (O-A)

Project Description:

The applicant, City of San Clemente, is proposing to rehabilitate a historic recreational building and pools. The Ole Hanson Beach Club will continue the historic use when the project is complete. The proposed Cultural Heritage Permit is requesting the following: 1) rehabilitate historic architectural elements that have been deteriorated or have been modified and are no longer original; 2) re-plaster and make necessary upgrades to the pools and pool deck for plumbing and drainage improvements, consolidate pool equipment, add

# Reviewing Agencies Checklist

Form A, continued

### KEY

- S** = Document sent by lead agency
- X** = Document sent by SCH
- ✓ = Suggested distribution

#### Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks & Recreation
- Reclamation Board
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

#### Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # \_\_\_\_\_
- Department of Transportation Planning (headquarters)
- Housing & Community Development

#### Food & Agriculture

#### Health & Welfare

- Health Services \_\_\_\_\_

#### State & Consumer Services

- General Services
- OLA (Schools)

#### Environmental Protection Agency

- Air Resources Board
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # \_\_\_\_\_ ( \_\_\_\_\_ )

#### Youth & Adult Corrections

- Corrections

#### Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency

Other \_\_\_\_\_

#### Public Review Period (to be filled in by lead agency)

Starting Date 8/29/13

Ending Date 9/30/09

Signature 

Date 8/29/13

#### Lead Agency (Complete if applicable):

Consulting Firm: City of San Clemente  
Address: 910 Calle Negocio Suite 100  
City/State/Zip: San Clemente, CA 92673  
Contact: John Ciampa, Associate Planner  
Phone: (949) 361-6190

#### For SCH Use Only:

Date Received at SCH \_\_\_\_\_  
Date Review Starts \_\_\_\_\_  
Date to Agencies \_\_\_\_\_  
Date to SCH \_\_\_\_\_  
Clearance Date \_\_\_\_\_

Notes:

**Applicant:** City of San Clemente  
Address: 910 Calle Negocio Suite 100  
City/State/Zip: San Clemente, CA 92673  
Phone: (949) 361-6190

# CITY OF SAN CLEMENTE ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Cultural Heritage Permit (MCHP)13-281 Ole Hanson Beach Club  
Rehabilitant and Restoration
- Lead Agency Name and Address: City of San Clemente  
910 Calle Negocio, Suite 100  
San Clemente, CA 92673
3. Contact Person and Phone Number: John Ciampa 949.361.6190
4. Project Location: 105 West Avenida Pico and 112 Boca De La Playa, Legal  
Description portion of Block 5 of Tract 821, APN 057-192-20
5. Project Sponsor's Name: City of San Clemente  
and Address 910 Calle Negocio, Suite 100  
San Clemente, CA 92673
6. General Plan Designation: Public (P-A)
7. Zoning: Open Space (O-A)
8. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)

The applicant, City of San Clemente, is proposing to rehabilitate a historic recreational building and pool. The Ole Hanson Beach Club has always been a recreational facility with swimming pools and the historic use will continue when the project is complete. The proposed Cultural Heritage Permit is requesting the following: 1) rehabilitate historic architectural elements that have been deteriorated or have been modified and are no longer original; 2) re-plaster and make necessary upgrades to the pool deck for plumbing and drainage improvements, consolidate pool equipment, add ADA pool lifts for both pools; 3) interior remodel to the first floor for a new floor plan to accommodate the selected program, the installation of an elevator within a storage area for the first and second floor; and 4) exterior improvements are proposed to accommodate the selected program for the building. The improvements include the modification to the non-historic entrance door (South elevation) and sidelites with a new french door, new access to the pool deck (North elevation) through the lobby with new french doors and windows, the replacement of a non-original wood window with french doors to the Club Room (North elevation). All proposed improvements have been evaluated by the City's historic preservation consultant, ARG, and it has been determined that the project will comply with the Secretary of Interior Standards for Rehabilitation of a Historic Structure.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)

To the east are historic structures, San Clemente Casino, Miramar Theatre and Bowling Alley, currently they are in the Commercial (C2)/Mixed Use (MU 3) zoning. To the south are a number of residential units zoned Medium Density (RM). To the west is the ocean and a metro link rail road. Lastly, to the north is a public parking lot and a historic restaurant and two commercial buildings.

10. Other public agencies whose approval is required: California Coastal Commission

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The following Initial Study indicates that the project may result in potential environmental impacts in the following marked categories:

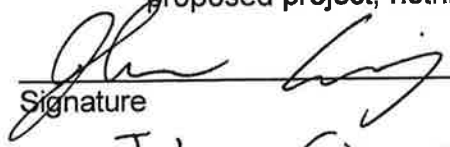
<b>Aesthetics</b>		<b>Agricultural Resources</b>		<b>Air Quality</b>	
<b>Biological Resources</b>		<b>Cultural Resources</b>		<b>Geology/Soils</b>	
<b>Hazards/Hazardous Materials</b>		<b>Hydrology/Water Quality</b>		<b>Land Use/Planning</b>	
<b>Mineral Resources</b>		<b>Noise</b>		<b>Population/Housing</b>	
<b>Public Services</b>		<b>Recreation</b>		<b>Transportation/Traffic</b>	
<b>Utilities &amp; Service Systems</b>		<b>Mandatory Findings of Significance</b>			

**ENVIRONMENTAL DETERMINATION:**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION has been prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative

Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Signature

John Ciampa  
\_\_\_\_\_  
Printed Name

8-29-13  
\_\_\_\_\_  
Date

City of San Clemente  
\_\_\_\_\_  
For



## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e. g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards and state whether such effects were addressed by mitigation based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

# INITIAL STUDY

## A. INITIAL STUDY CHECKLIST

IMPACT CATEGORY	Sources*	Potentially Significant Impact	Less than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
*See Source References at the end of this Checklist.					

### 1. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?	13				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	13				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	13				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	4				X

### 2. AGRICULTURE RESOURCES -- Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	15				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	16				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	1, 13				X

### 3. AIR QUALITY -- Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	16				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	2				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	1, 2, 16				X
d) Expose sensitive receptors to substantial pollutant concentrations?	2, 3				X
e) Create objectionable odors affecting a substantial number of people?	2, 3				X

IMPACT CATEGORY	Sources*	Potentially Significant Impact	Less than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
*See Source References at the end of this Checklist.					

**4. BIOLOGICAL RESOURCES -- Would the project:**

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	1				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	1				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	1				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	1				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	1				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	1				X

**5. CULTURAL RESOURCES -- Would the project:**

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5	1,3, 4, 8, 9, 10, 11				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	3, 13				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	3, 13				X
d) Disturb any human remains, including those interred outside of formal cemeteries?	3, 13				X

IMPACT CATEGORY	Sources*	Potentially Significant Impact	Less than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
*See Source References at the end of this Checklist.					

**6. GEOLOGY AND SOILS -- Would the project:**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Div. of Mines and Geology Special Pub. 42.)	3, 12				X
ii) Strong seismic ground shaking?	3				X
iii) Seismic-related ground failure, including liquefaction?	3				X
iv) Landslides?	3				X
b) Result in substantial soil erosion or the loss of topsoil?	3				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	3				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	3				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	3				X

**7. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	1,4,				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	1, 4				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	3, 13				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	7				X

IMPACT CATEGORY	Sources*	Potentially Significant Impact	Less than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>*See Source References at the end of this Checklist.</b>					
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	13				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	13				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	1				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	1				X

### 8. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements?	4				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	3, 13				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	3, 13				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	13				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	3, 13				X
f) Otherwise substantially degrade water quality?	3, 13				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	14				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	14				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	3, 13				X

IMPACT CATEGORY	Sources*	Potentially Significant Impact	Less than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>*See Source References at the end of this Checklist.</b>					
j) Inundation by seiche, tsunami, or mudflow?	3				X
k) Potentially impact storm water runoff from construction activities?	1,3,13				X
l) Potentially impact storm water runoff from post-construction activities?	1				X
m) Result in a potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work/activity areas?	1, 13				X
n) Result in the potential for discharge of storm water to impact the beneficial uses of receiving waters?	1, 13				X
o) Create the potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?	1, 13				X
p) Create significant increases in erosion of the project site or surrounding areas?	1, 13				X

**9. LAND USE AND PLANNING -- Would the project:**

a) Physically divide an established community?	1, 13				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	1				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	1				X

**10. MINERAL RESOURCES -- Would the project:**

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	1				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	1				X

**11. NOISE -- Would the project result in:**

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	1				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	1				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	1, 4				X

IMPACT CATEGORY	Sources*	Potentially Significant Impact	Less than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
*See Source References at the end of this Checklist.					
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	1,4				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	4, 13				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	4, 13				X

**12. POPULATION AND HOUSING -- Would the project:**

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	13				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	13				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	13				X

**13. PUBLIC SERVICES—Would the project:**

Fire protection?	13				X
Police protection?	13				X
Schools?	13				X
Parks?	13				X
Other public facilities?	13				X

**14. RECREATION—Would the project**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	13				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	13				X

**15. TRANSPORTATION/TRAFFIC -- Would the project:**

IMPACT CATEGORY	Sources*	Potentially Significant Impact	Less than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>*See Source References at the end of this Checklist.</b>					
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?)	3				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	3				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	13				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	13				X
e) Result in inadequate emergency access?	1				X
f) Result in inadequate parking capacity?	4, 13				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	1				X

**16. UTILITIES AND SERVICE SYSTEMS -- Would the project:**

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	1, 3				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	3				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	3				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	3				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	3				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	3				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?	1, 3				X



IMPACT CATEGORY	Sources*	Potentially Significant Impact	Less than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
*See Source References at the end of this Checklist.					
h) Require or result in the implementation of a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. a water quality treatment basin, constructed treatment wetland, storage vault), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	3				X

**17. MANDATORY FINDINGS OF SIGNIFICANCE:**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	3, 13				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	1, 3, 4, 8				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	1, 3, 4				X

**PREVIOUS ANALYSIS:**

Per CEQA Guidelines Sections 15063 (*Initial Study*), 15152 (*Tiering*), 15153 (*Use of an EIR from an Earlier Project*), and 15168 (*Program EIR*), previous analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in a previous EIR or Negative Declaration. In this case, the following previous environmental impact reports address impacts of the current project:

Therefore, per CEQA and case law, the following items apply:

- a) Earlier Analysis Used. Identify earlier analyses and state where they are available for review.
- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions of the project.

**SOURCE REFERENCES:**

1.	General Plan, City of San Clemente, 1993
2.	California Air Resources Board. Area Designation maps.
3.	General Plan EIR, City of San Clemente, May 6, 1993
4.	Zoning Ordinance, Zoning Map, and San Clemente Municipal Code
5.	California Geological Survey
6.	Southern California Geotechnical, 2005
7.	Department of Toxic Substances (DTSC) Control EnviroStar
8.	Secretary of the Interior's Standards for the Rehabilitation of Historic Structures
9.	Historic Photographs of the Ole Hanson Beach Club and Historic Plans
10.	Ole Hanson Preliminary Design Report, July 16, 2012
11.	CEAQ Guidelines, 2013
12.	Southern California Geotechnical, 2005
13.	Field observations of the site and surrounding areas, John Ciampa, Associate Planner
14.	FEMA Map
15.	State of California Department of Conservation <i>Farmland Mapping and Monitoring Programs.</i>
16.	State of California Department of Conservation <i>Map Information.</i>
17.	South Coast Air Quality Management District 2012.
Note: The preceding source documents are available for public review at the City of San Clemente Planning Division, 910 Calle Negocio, Suite 100, San Clemente, California.	

**B. EXPLANATIONS OF CHECKLIST RESPONSES:**

The proposed project will rehabilitate and restore a Historical Resource by making necessary repairs and structural improvements to restore the deteriorated elements of the building and make improvements to comply with the Building Code requirements and make modifications for the modernization, continued use and improved safety of the facility to continue its original use. The project will not result in the expansion of the building or its use(s). The project's modifications to the historic structure do not create any potential environmental impacts associated with construction or the continuation of the original uses. A historic resource consultant, ARG, has been utilized to ensure that all of the interior and exterior improvements and rehabilitation is in compliance with the Secretary of Interior Standards for Rehabilitation of Historic Resources. The proposed improvements and restoration will result in no significant impacts.

**Aesthetics**

There are no potential environmental impacts to Aesthetics because:

- a) The proposed Cultural Heritage Permit will not have a substantial adverse effect on a scenic vista, in that the structure associated with the Cultural Heritage Permit is existing and no additional facilities will be developed, thus no scenic vistas will be impacted by the project.
- b) The proposed Cultural Heritage Permit will not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic building within a state scenic highway, in that the project will enhance the historic resource with no expansion and will continue the original use of the facility. Also, the historic resource will be

rehabilitated and restored. No scenic resources will be affected as no development is proposed that could negatively impact any scenic resource.

- c) The proposed Cultural Heritage Permit will not substantially degrade the existing visual character or quality of the site and its surroundings, in that the project is a complete rehabilitation of the building and swimming pools and will not include the modification to the site or and expansion of the structure. All improvements to the building will be under the direction of a qualified historic resource consultant to ensure compliance with the Secretary of Interior Standards for the Rehabilitation of Historic Resources.
- d) The proposed Cultural Heritage Permit will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, in that no additional lighting is proposed for the site, and any lighting would be required to be directed away from any residence by the City of San Clemente Municipal Code.<sup>4</sup>

### Agricultural Resources

There are no potential environmental impacts to Agricultural Resources because:

- a) The City of San Clemente is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.<sup>15</sup> Therefore, no impacts are anticipated from the project.
- b) The proposed Cultural Heritage Permit will not conflict with existing zoning for agricultural use, or a Williamson Act contract, in that the project site is located within an urbanized area<sup>4</sup> and it is not zoned for agriculture or involved with a Williamson Act agreement.<sup>16</sup>
- c) The proposed Cultural Heritage Permit will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use, in that the project site is not close to or within an area which could impact agriculture, and the approval of the Cultural Heritage Permit will not directly result in any physical change to the project site or the surrounding area.

### Air Quality

There are no potential environmental impacts to Air Quality because:

- a) The proposed Cultural Heritage Permit will not conflict with or obstruct implementation of the applicable air quality plan, in that the approval of the Cultural Heritage Permit will allow for the rehabilitation of an existing historic resource and will include minimal development or reconstruction associated with the installation of doors and windows in the existing facility and repair pools will not have the potential to impact air quality. The project will not intensify the property and is consistent with the land use designations of the City's General Plan and is therefore also consistent with land use projections of the AQMP. The project site is located in the South Coast Air Basin (SCAB), within which air quality management is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The proposed project site

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<sup>4</sup> *City of San Clemente Zoning Ordinance Map 1996*,

<sup>15</sup> State of California Department of Conservation *Farmland Mapping and Monitoring Programs*. Available at: [http://www.consrv.ca.gov/dlrp/fmmp/Documents/fmmp\\_guide\\_2004.pdf](http://www.consrv.ca.gov/dlrp/fmmp/Documents/fmmp_guide_2004.pdf), accessed on August 27, 2013.

<sup>16</sup> State of California Department of Conservation *Map Information*. Available at: <http://www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx>, accessed on August 27, 2013.

is subject to the air pollution control thresholds established by the SCAQMD and published in their CEQA Air Quality Handbook. The SCAQMD is responsible for preparing a regional air quality management plan (AQMP) to improve air quality in the SCAB. The AQMP includes a variety of strategies to accommodate growth, to reduce the high levels of pollutants within the SCAB, to meet State and federal air quality performance standards, and to minimize the fiscal impact that pollution control measures have on the local economy. Because the potential construction activities on site will be minimal there is no potential to exceed the thresholds set by the AQMD.<sup>16</sup>

- b) The proposed Cultural Heritage Permit will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, in that the SCAQMD provides thresholds of significance for air quality constituents by construction and operational activities. The project will include only minor construction activities associated with the rehabilitation of the historic structure, and this project would not generate substantial amounts of air pollutants. Also, the project's proposed land use intensity is consistent with the land use designations of the City's General Plan and is therefore also consistent with land use projections of the AQMP.<sup>2</sup> For these reasons there is no potential to exceed the threshold of significance.
- c) The proposed Cultural Heritage Permit will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors, in that approval of the Cultural Heritage Permit will not result in any substantial construction activities as the building will not be expanded. The project's proposed land use intensity is consistent with the land use designations of the City's General Plan<sup>1</sup> and is therefore also consistent with land use projections of the AQMP. According to the California Air Resources Board (CARB), the proposed project is in a State and Federal non-attainment area for O<sub>3</sub>, PM<sub>2.5</sub>, and PM<sub>10</sub>.<sup>2</sup> (SCAB has been in attainment for CO since December 2002 and on June 11, 2007, the U.S. Environmental Protection Agency reclassified CO as in attainment.<sup>16</sup>) The SCAQMD has established significance thresholds for the purpose of assessing a project's air quality impacts. The approach behind these thresholds stems from the AQMP forecasts of attainment of State and federal Ambient Air Quality Standards (AAQS) and SCAG's forecasted future regional growth. Based on SCAQMD's methodology, the proposed project would have a significant cumulative air quality impact if the ratio of daily District-related population vehicle miles traveled (VMT) exceeded the ratio of daily District-related population to countywide population, which it does not. Therefore, the project has no impact.
- d) The proposed Cultural Heritage Permit will not expose sensitive receptors to substantial pollutant concentrations, in that the project will only result in limited construction associated with the interior remodel of the first floor of the 4,500 square foot historic building, adding door opening, and rehabilitation of damaged architectural elements and the renovation of the swimming pools. Project emissions are not significant enough to

<sup>16</sup> South Coast Air Quality Management District 2012. *Final 2012 AQMP*. Available at: <http://www.aqmd.gov/aqmp/AQMPintro.htm>, accessed on August 22, 2013.

<sup>2</sup> California Air Resources Board. *Area Designation maps*. Available at: <http://www.arb.ca.gov/desig/adm/adm.htm>, accessed on August 22, 2013.

<sup>1</sup> City of San Clemente General Plan, 1993, 10 (Natural and Historic/Cultural Resources)

result in pollutant concentrations that would affect sensitive receptors.<sup>2</sup> If hazardous materials such as asbestos were to be found on site appropriate abatement measures would be taken consistent with building code and state requirements ensuring no sensitive receptors will be exposed to any pollutants thus there will no impact.

- e) The proposed Cultural Heritage Permit will not create objectionable odors affecting a substantial number of people, in that the Project will be continuing the original recreation and swimming uses at the facility. The physical improvements will not have any environmental impacts because they will be limited to the interior and pool improvements of the building, and minor restoration of deteriorated original features and new door and window openings and thus there will be no impact.

## Biological Resources

There are no potential environmental impacts to Biological Resources because:

- a) The proposed Cultural Heritage Permit will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, in that the project site is already developed with a structure, and all existing landscaping will be maintained and enhanced as well as the existing historic resource rehabilitated, thus no biological resources will be impacted.<sup>1</sup>
- b) The proposed Cultural Heritage Permit will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, in that the project site has been completely developed and the existing landscaping and structures will be maintained, enhanced, and rehabilitated, and outside any riparian habitat thus no biological resources will be impacted.<sup>1</sup>
- c) The proposed Cultural Heritage Permit will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, in that there is no protected wetlands located on the site as the project is located on a developed lot with existing landscaping and structures that will be maintained, enhanced, and rehabilitated, thus there will be no impact to biological resources.<sup>1</sup>
- d) The proposed Cultural Heritage Permit will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, in that the project site does not have any native resident or migratory fish or wildlife species located on it. The project is located on a developed lot with existing landscaping and structures that will be maintained, enhanced, and rehabilitated, thus there will be no impact to biological resources.<sup>1</sup>
- e) The proposed Cultural Heritage Permit will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or

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<sup>1</sup> City of San Clemente General Plan, 1993, 10 (Natural and Historic/Cultural Resources), IV. (Goals, Objectives and Policies)

ordinance, in that no policies or ordinances are being amended or changed that would affect biological resources. The project is located on a developed lot with existing landscaping and structures that will be maintained, enhanced, and rehabilitated, thus there will be no impact to biological resources.

- f) The proposed Cultural Heritage Permit will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, in that the project is located on a developed lot with existing landscaping and structures that will be maintained, enhanced, and rehabilitated, and will not impact sensitive biological resources covered by the Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) for the County of Orange.<sup>1</sup>

## Cultural Resources

There are no potential environmental impacts to Cultural Resources because:

- a) The proposed Cultural Heritage Permit will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, in that this project proposes to rehabilitate the existing historic resource to comply with the Secretary of the Interior's Standards of Historic Structures for Rehabilitation.

The proposed project was evaluated for the possibility of filling for an exemption and did conclude that the project qualified for under a 15301 Class 1 (d) and 15331 Class 31 based on the projects scope and compliance with the Secretary of the Interior's Standards.<sup>11</sup> The City determined that because the structure is on the National Register for Historic Places and is a community treasure representing the vision of the City's founder Ole Hanson and community interest in the project the City would process and Negative Declaration for more transparency and public involvement.

The original recreation use of the historic building will continue following the completion of the project. The proposed rehabilitation of the original architectural elements and the replacement of non-original and incompatible features with historically accurate architectural features strengthen the historic integrity of the building and complies with the Secretary of the Interior's Standards for the Treatment for Historic Structures standard 6.<sup>8</sup> The City's historic preservation consultant reviewed the project including the modifications to the historic building and they have found the project is in conformance with the Secretary of Interior Standards for the Rehabilitation of Historic Properties. Furthermore, the proposed modifications were not identified as significant features on the National Register application. The assessment concluded that the project will have no impact to the historic structure. The proposed modifications to the historic building will not cause a substantial adverse change in the significance of the historical resource for the following reasons:

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<sup>1</sup> *City of San Clemente General Plan, 1993, 10 (Natural and Historic/Cultural Resources), IV. (Goals, Objectives and Policies)*

<sup>11</sup> 2013 California Environmental Quality Act CEQA Guidelines, (Article 19. CEQA Categorical Exemptions) pg. 255 and pg. 265

<sup>8</sup> Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation

### Pool, Decking, and Equipment

The pool and decking will be modified to address Building Code requirements and upgrade the plumbing and drainage of the swimming pools. In 1978, the original swimming pool was demolished to correct a sinking foundation. A new 25-meter pool was replaced in the general location and a smaller pool was added.<sup>10</sup> The historic significance of the pool and deck have been compromised with the demolition of the original pool and deck surface. The proposed modifications to the pools will allow the pools to retain their configuration. The significance of the building being linked to a swimming facility will be continued to preserve the original use of the building which is consistent with the Secretary of the Interior's Standard for Rehabilitation standard 1.<sup>8</sup>

### Entry door (South Elevation)

The south elevation entry door and sidelites are proposed to be replaced with french doors. The building originally had two separate entrances (men's and women's).<sup>9</sup> The original access points no longer exist and have been modified to a single entrance located on the south elevation, and thus the cultural significance of the entrance has been lost. The current entry door design and sidelites is not consistent with the original doors to the building and are not compatible. The new door will improve the doors compatibility with the historic structure. For these reason, the proposed improvements will not cause an adverse change in the significance of the historic resource. The modified entrance provides flexibility to allow the proposed modification. The new entrance replaces the single door and sidelites, with french wood doors designed to be consistent with appearance of the building's original doors. The proposed modification to the entrance improves the building's function and creates an improved sense of entry into the building. This improvement complies with the Secretary of the Interior's Standards standard 9 because the new french doors will match the design, materials and colors of the original doors of the building and will be differentiated because the doors and hardware will be a new material.<sup>8</sup>

### Lobby Doors and Windows (North Elevation)

The new french doors under the original segmented arched windows will act as the primary entrance to the pool deck. The new access point improves the function, programing, and visibility of the space. The doors would provide clear access from the south entrance through the building to the pool deck. This area was already altered and has been historically compromised with the addition of the picture window under the arched windows. The french door design will be centered under the arched windows. The original center windows (two) will need to be reduced in height to accommodate the doors. The arched windows are not considered a prominent feature of the building's north elevation because the main features to the elevation are the tower, balcony and roof deck. The arched windows are obscured from the right of way by the eight foot pool wall that was constructed in 1960. Because of this the arched windows are a tertiary feature that can be modified and comply with the Secretary of the Interior's

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<sup>10</sup> Ole Hanson Beach Club Preliminary Design Report, July 16, 2012, Architecture Resources Group

<sup>9</sup> Ole Hanson Beach Club Historic photos and historic plans

<sup>8</sup> Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation

Standards for Rehabilitation. The design of the modified windows and new doors and windows are consistent with the Secretary of the Interior's Standards for Rehabilitation standard 9 for the following reasons: 1) the original windows' unique shape will be recreated with the same materials and will be in the same location with a reduced height. 3) The modified windows will clearly differentiate from the original outer two arched windows because the bottom of the modified windows will be higher than the adjacent original windows. 4) The new doors under the modified windows will match the materials, glazing, and color of the original doors to the building. 5) The doors will be wider to match the width of the windows thus differentiating them from the original doors of the building to show that they are not an original feature. 6) The original outer arched windows will be preserved. 7) the new windows to the outside of the doors will match the materials and design of the original windows.<sup>8</sup>

The modifications are reversible to comply with the Secretary of the Interior's standard 10. Standard 10 recognizes that to allow the continued use of historic buildings modifications are allowed as long as they are reversible and can be resorted. The modifications are a superficial change to the façade and the original window and wall can be reframed and a window can be reconstructed to recreate the original openings to restore the façade if and when the City wishes to do so. The plans will document the original windows and the window materials will be saved and cataloged to be used if the City decides to restore the features.<sup>8</sup>

New windows are necessary to be added the First Aid and office room for safety purposes to improve visibility to the pool area. The modifications to the façade will not create an adverse impact to the historic resource because the picture window compromised the space under the windows, the view to the windows has been obscured with the construction of the pool wall that was constructed in 1960. The new windows will comply with the Secretary of the Interior's Standards standard 9 because the new materials will be differentiated from the original windows in the building and standard 10 because the improvements can be reversed.

The addition of the french doors and side windows improves the visibility to the pools and deck for safety and security so that the staff at the facility can have improved visibility to the pool area. The addition of the french doors under the arched windows will provide a sense of entry when entering the facility and is an improvement to the non-original floor plan.

#### Club Room Doors (North Elevation)

The window on the north side of the Club Room are proposed to be replaced with french doors. The window is not an original feature of the building. The historical integrity has been compromised and there is no historic impact replacing the window with french doors. The feature is not prominent to the elevation because of its location, limited architectural interest in this portion of the building and the elevation has been blocked when viewing from the public right of way by the eight foot pool wall that was constructed in 1960. Furthermore, the area was never perceived as prominent because

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<sup>8</sup> Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation

<sup>9</sup> Ole Hanson Beach Club Historic photos and historic plans



the historic photo shows a structure located in front of the original windows.<sup>9</sup> The modification from a window to doors improves the functionality of the space and improves pool deck access with no substantial adverse change in the significance of a historical resource. The new door meets the Secretary of the Interiors standards for Rehabilitation standard 9 because the new door will be differentiated from the other doors of the building because they will be a new material. The modification also complies with standard 10 in that the door opening can be filled in and windows that matching the original design can be installed.<sup>8</sup>

### Balcony and Railings

The second story balcony has been closed for many years because of its lack of structural integrity and low railing height. As part of the rehabilitation the balcony would be strengthened with concealed structural improvements and brought into compliance with the current Building Code. The City has the ability to restore and preserve the railing using the Historic Building Code with no modification; however, the City believes the balcony's railing height (35 inches) should be raised to improve the safety of the space, as it will be used by the public. The modified design will preserve the historic railing and raise it by adding a lower rail to increase the height to 42 inches. The railing design will be in compliance with the Secretary of the Interior's Standards for Rehabilitation because the added lower rail will be a compatible design with the existing historic railing in terms of design and materials and will be differentiated with the newer material and hardware. The design will also comply with standard 10 in that the original railing will be preserved and incorporated into the new design and at any point if the City decides to restore the railing back to the original design the original materials can be used to restore the element.<sup>8</sup>

The project scope in its totality with the proposed modifications and rehabilitation of features that have been modified over time and are going to be replaced with historically accurate features will not create an impact. The exterior modifications comply with the Secretary of the Interior's Standards for rehabilitation.

- b) The proposed Cultural Heritage Permit will not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5, in that there is no archeological resource on site. This project will continue the historic use as well as rehabilitate the existing historic resource. No know resources in the area and the project is limited to the rehabilitation of the building and pools with no grading. Any improvements or modifications completed onsite that encounter archeological resources will be done with the help of a historic recourse consultant to ensure compliance with the Secretary of Interior Standards for the Rehabilitation of Historic Resources ensuring no impact to the archeological resource.
- c) The proposed Cultural Heritage Permit will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, in that there are no known paleontological resources located onsite, and the site has been developed.<sup>3</sup> The existing structure is a historic resource and with the approval of the proposed project will be rehabilitated. All improvements that are proposed have been evaluated by the City's

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<sup>9</sup> Historic Photos and Plans

<sup>8</sup> Secretary of the Interior's Standards for Rehabilitation

<sup>3</sup> San Clemente General Plan EIR 1993

historic preservation consultant to ensure compliance with the Secretary of Interior Standards for the Rehabilitation of Historic Resources. However, in the event that such features are discovered, the project applicant shall retain a qualified paleontologist to review the proposed project area to determine the potential for paleontological resources to be encountered. If there is a potential for paleontological resources to occur, the paleontologist shall identify the area(s) where these resources are expected to be present, and the project applicant shall retain a qualified paleontological monitor.

- d) The proposed Cultural Heritage Permit will not disturb any human remains, including those interred outside of formal cemeteries, in that the proposed project site is completely developed and no excavation or demolition is proposed outside of the building footprint. No human remains or cemeteries are anticipated to be disturbed by the proposed project since there are no indications of a barrier area and none identified in the General Plan EIR.<sup>3</sup> The project will comply with existing State requirements which require notifying native tribes of the pending application during the entitlement process and, in the unlikely event that human remains are uncovered, halting construction activities until the County can evaluate the find and notifying a Native American Representative if the remains are of Native American origin.<sup>3</sup>

## Geology and Soils

There are no potential environmental impacts to Geology and Soils because:

- a) The proposed Cultural Heritage Permit will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides, in that the project site has been developed since the mid-1930s. Approval of the Cultural Heritage Permit will not result in additional development. The City of San Clemente is not listed on the California Geological Survey's list of cities and counties affected by Alquist-Priolo Earthquake Fault Zones. Research of maps indicates that the site is not located within an Alquist Priolo Fault Zone.<sup>12</sup> Therefore, a fault rupture would not occur on the site during future seismic events. The project site is located within Orange County which is in a moderate to high seismically active area. Approval of the Cultural Heritage Permit could not change or expose people or structures to potential substantial adverse effects regarding the risk of loss, injury or death involving strong seismic ground shaking because the project site is developed and previously had structural improvement completed. Any future proposed improvements will be constructed according to the most current California Building Code or the Historic Building Code. The project site is not in a designated liquefaction hazard zone.<sup>3</sup> Differential seismic settlements are generally negligible and not anticipated to adversely affect the site. There would be no impact.
- b) The proposed Cultural Heritage Permit will not result in substantial soil erosion or the loss of topsoil, in that the project site is already developed and the existing facilities

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<sup>12</sup> California Geological Survey. Alquist Priolo Earthquake Fault Zones, accessed [www.consrv.ca.gov/CGS/rghm/ap/affected.htm](http://www.consrv.ca.gov/CGS/rghm/ap/affected.htm), accessed August 27, 2013.

<sup>3</sup> San Clemente General Plan EIR 1993

will be rehabilitated and used associated with the project. No soils will be modified associated with the proposed project. Any future improvements will be reviewed and evaluated to ensure compliance with National Pollution Discharge Elimination System (NPDES) requirements.

- c) The project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse, in that the project site is fully developed and will be maintained. The proposed project would rehabilitate the existing historic structure, work will be done on site and will not have the potential to create or impact a landslide.<sup>3</sup>
- d) The proposed project will not be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property, in that the project site has been completed developed and no major construction will occur onsite. The modifications will not have an environmental impact and will be primarily internal and will not impact any expansive soil if it did exist onsite.
- e) The proposed project will not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water, in that the necessary infrastructure already exists on the project site and no septic tanks will be used.

### **Hazards and Hazardous Materials**

There are no potential environmental impacts to Hazards and Hazardous Materials because:

- a) The proposed Cultural Heritage Permit will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, in that the project site is already developed with a historic resource. There are no known hazardous materials on the site. If hazardous materials are discovered on site, such as asbestos, all hazardous materials will be abated and disposed of in conformance with Building Code and legal requirements to ensure that there are no impacts to the public or the environment. With that, there is no impact.
- b) The proposed Cultural Heritage Permit will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, in that the project site is currently fully developed with an existing historic resource that has no known hazardous materials onsite. If hazardous materials are discovered on site, such as asbestos, all hazardous materials will be abated and disposed of in conformance with Building Code and legal requirements to ensure that there are no impacts to the public or the environment. With that, there is no impact.
- c) The proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. If hazardous materials are discovered on site, such as asbestos, all hazardous materials will be abated and disposed of in conformance with Building Code and legal requirements to ensure that there are no impacts to the public or the environment. With that, there is no impact.
- d) The proposed project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment, in that

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<sup>3</sup> City of San Clemente General Plan 1993 EIR

the project site is fully developed with a historic resource and does not contain any known hazardous materials. A search of the DTSC EnviroStar database did not list the project site as a Federal superfund site, state response site, voluntary cleanup site, or school cleanup site.<sup>7</sup>

- e) The proposed project will not result in the site being located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the site result in a safety hazard for people residing or working in the area, in that the project site is not within the vicinity of a private airstrip or airport and will not result in a safety hazard for people residing or working in the North Beach area.<sup>13</sup> Therefore, no impact on the project site as the site is not near a local airport or airstrip.
- f) The proposed Cultural Heritage Permit will not designate an area within the vicinity of a private airstrip, or would the district result in a safety hazard for people residing or working in the project area, in that the project site is not within the vicinity of a private airstrip or airport and will not result in a safety hazard for people residing or working in the North Beach area.<sup>13</sup> Therefore, no impact would occur.
- g) The proposed Cultural Heritage Permit will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, in that the project site was developed in 1928 and the structure has not been significantly modified since that time, so there will not be any impacts to the City's emergency response plan or emergency evacuation plan as all plans have taken into account the existence of the structure.
- h) The proposed Cultural Heritage Permit will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, in that wildlands can be defined as wholly undisturbed areas where wildlife remains in its natural state. The project site is currently developed and is located within an urban environment.<sup>3</sup> The project site is not adjacent to any wild lands.<sup>13</sup> Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury or death from wild land fires.

## Hydrology and Water Quality

There are no potential environmental impacts to Hydrology and Water Quality because:

- a) The proposed Cultural Heritage Permit will not violate any water quality standards or waste discharge requirements, in that the project site is fully developed and the reestablishment of the historical use of the site will not violate any water quality standards. The proposed project will have a Water Quality Management Plan (WQMP) that includes the use of Best Management Practices (BMPs) will be prepared further reducing the impacts on water quality. BMPs are measures that are to be taken to reduce pollutants from runoff and can include the use of sand bags, straw bales, and similar, to keep soil on a site, temporarily covering local storm drains to prevent soil and trash from entering into the stormwater drain system.

<sup>7</sup> Department of Toxic Substances (DTSC) Control EnviroStar database website <http://www.envirostor.dtsc.ca.gov/public/default.asp> accessed August 27, 2013.

<sup>13</sup> Field observations

<sup>3</sup> City of San Clemente General Plan 1993 EIR

- b) The proposed Cultural Heritage Permit will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted), in that the project site has been fully developed and will be maintained, and rehabilitated. There will be no impact to groundwater recharge as no additional paving is proposed and the project will not result in an expansion to the pools or building footprint.
- c) The proposed Cultural Heritage Permit will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, in that the project site is already developed.<sup>13</sup> No additional development is proposed for the project site. That being the case, there will be no impact to any streams or rivers if any were to exist within the North Beach area.
- d) The proposed Cultural Heritage Permit will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, in that the project site has already been fully developed, and no additional development is proposed. Due to no additional development occurring on the site, there will be no impact to drainage patterns or alteration of any streams or rivers.
- e) The proposed Cultural Heritage Permit will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, in that the project site has already been fully developed, and no additional expansion is proposed for the site. Storm drain systems in the North Beach area exist and because no changes are proposed for the project site, there will be no impact to the storm drain system.
- f) The proposed Cultural Heritage Permit will not otherwise substantially degrade water quality, in that the project site has already been fully developed and no additional development beyond the existing building footprint and pools is proposed. Because no additional development is proposed there will be no impact to degrade water quality.
- g) The proposed Cultural Heritage Permit will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, in that the proposed project site is fully developed and does not have any existing housing located on the site. The proposed project will not add any additional development to the site. According to FEMA Flood Insurance Rate Map No. 06059C0517J, the project site is not within a 100-year flood hazard zone. Also the Segunda Deschecha Canada flood control channel provides sufficient capacity to accommodate the 100-year flood.<sup>14</sup>
- h) The proposed Cultural Heritage Permit will not place within a 100-year flood hazard area structures which would impede or redirect flood flows, in that the proposed project site is not within a 100-year flood hazard area and therefore structures would not impede or redirect flood flows.<sup>14</sup>
- i) The proposed Cultural Heritage Permit will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, in that the project site is not located within a dam or

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<sup>13</sup> Field Observations

<sup>14</sup> FEMA Flood Map 2009

- levee inundation area.<sup>13</sup> Therefore, the proposed project site is not subject to inundation from the failure of a levee or dam.
- j) The proposed Cultural Heritage Permit will not be inundated by seiche, tsunami, or mudflow, in that the project site is not within an area subject to these hazards. A seiche is a hazard caused by a wave in a lake or bay generated by seismic or atmospheric movements. The site is not downstream or down slope of an area subject to mudflows. The General Plan EIR identifies a tsunami hazard zone along the coast below the 20 foot elevation contour. The project site is at an elevation greater than 36 feet above sea level.<sup>3</sup>
  - k) The proposed Cultural Heritage Permit will not potentially impact storm water runoff from construction activities, in that no additional development or construction is proposed for the project site, so there is no potential impact to water runoff associated with construction activities.
  - l) The proposed Cultural Heritage Permit will not potentially impact storm water runoff from post-construction activities, in that no additional paving or expansion to the building is proposed and all existing structures have been onsite since 1928. Being that all structures onsite have been existing and only interior improvements and façade modifications are proposed there will be no impact to post-construction storm water runoff.
  - m) The proposed Cultural Heritage Permit will not result in a potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work/activity areas, in that the project site has been fully developed and no additional development for the site is proposed with this application. A Water Quality Management Plan (WQMP) that includes the use of Best Management Practices (BMPs) will be prepared to reduce the impacts on water quality. BMPs are measures that are to be taken to reduce pollutants from runoff and can include the use of sand bags, straw bales, and similar, to keep soil on a site, temporarily covering local storm drains to prevent soil and trash from entering into the stormwater drain system. All water runoff for the site will be in conformance with all required local, state, and federal requirements.
  - n) The proposed Cultural Heritage Permit will not result in the potential for discharge of storm water to impact the beneficial uses of receiving waters, in that there is no proposed activity onsite or development that will potentially impact the beneficial uses of receiving waters. A Water Quality Management Plan (WQMP) that includes the use of Best Management Practices (BMPs) will be prepared to reduce the impacts on water quality. BMPs are measures that are to be taken to reduce pollutants from runoff and can include the use of sand bags, straw bales, and similar, to keep soil on a site, temporarily covering local storm drains to prevent soil and trash from entering into the stormwater drain system.
  - o) The proposed Cultural Heritage Permit will not create the potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm, in that there is no proposed activity onsite or development that will potentially impact the flow velocity or volume of storm water runoff since the project is the rehabilitation of a historic building and swimming pool improvements. Also, the Water

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<sup>13</sup> Field Observations

<sup>3</sup> General Plan, City of San Clemente EIR, 1993

Quality Management Plan (WQMP) that includes the use of Best Management Practices (BMPs) will be prepared further reducing the impacts on water quality. BMPs are measures that are to be taken to reduce pollutants from runoff and can include the use of sand bags, straw bales, and similar, to keep soil on a site, temporarily covering local storm drains to prevent soil and trash from entering into the stormwater drain system.

- p) The proposed Cultural Heritage Permit will not create significant increases in erosion of the project site or surrounding areas, in that the project involves interior improvements to the building, façade modifications, and repairs to the pools that will not have the potential to impact the erosion of the project site. Also, a Water Quality Management Plan (WQMP) that includes the use of Best Management Practices (BMPs) will be prepared further reducing the impacts on water quality. BMPs are measures that are to be taken to reduce pollutants from runoff and can include the use of sand bags, straw bales, and similar, to keep soil on a site, temporarily covering local storm drains to prevent soil and trash from entering into the stormwater drain system.

### Land Use

There are no potential environmental impacts to Land Use because:

- a) The proposed Cultural Heritage Permit will not divide an established community, in that the project site is currently developed and no expansion or subdivision of the site is proposed to occur.
- b) The proposed Cultural Heritage Permit will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted to avoid environmental impact, in that the proposed project is to rehabilitate the historic building and continue the historic/current use of the site. The continuation of the recreational use is consistent with all applicable planning documents.<sup>1</sup>
- c) The proposed Cultural Heritage Permit will not conflict with any applicable habitat conservation plan or natural community conservation plan, in that the historic structure is existing and the site is not located within a habitat or conservation plan.<sup>1</sup>

### Mineral Resources

There are no potential environmental impacts to Mineral Resources because:

- a) The approval of the Cultural Heritage Permit will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, in that there are no known significant mineral deposits in the City of San Clemente.<sup>1</sup> Therefore, the approval of the Cultural Heritage Permit would not impact any known nonrenewable mineral resources of statewide or regional value.
- b) The approval of the Cultural Heritage Permit will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, in that there are no known significant mineral deposits in the City of San Clemente.<sup>1</sup> Therefore, the approval of the Cultural Heritage

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<sup>1</sup> City of San Clemente General Plan, 1993, 1(Land Use Elements), III (Overview of Land Use Policies)

<sup>1</sup>City of San Clemente General Plan, 1993, 10(Natural and Historic/Cultural Resources), II (Opportunities and Constraints).

Permit would not impact any known nonrenewable mineral resources of statewide or regional value.

## Noise

There are no significant environmental impacts to Noise because:

- a) The proposed Cultural Heritage Permit will not expose persons to or generate noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies, in that the use of the building has not changed since it was constructed and is proposed to continue for decades with the completion of this project.<sup>1</sup>
- b) The proposed Cultural Heritage Permit will not expose persons to or generate excessive groundborne vibration or groundborne noise levels, in that the original use of the building will continue. The proposed project includes interior improvements, façade modifications and the remodel of the pools and pool deck which will not create impacts associated with groundborne vibration and noise levels.
- c) The proposed Cultural Heritage Permit will not be a substantial permanent increase in ambient noise levels in the North Beach vicinity above levels existing without the proposed project, in that the facility will continue its existing and original use and will not increase noise levels.
- d) The proposed Cultural Heritage Permit will not be a substantial temporary or periodic increase in ambient noise levels in the North Beach vicinity above levels existing without the project, in that the facility will continue its existing and original use.
- e) The proposed Cultural Heritage Permit will not be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels, in that the project site is not located near an airport or subject people to any additional air traffic related noise.<sup>13</sup>
- f) The proposed Cultural Heritage Permit will not be within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels, in that the project site is not located near an airport or subject people to any additional air traffic related noise.

## Population and Housing

There are no potential environmental impacts to Population and Housing because:

- a) The proposed Cultural Heritage Permit will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure), in that the project site has already been developed and the historical recreational use and does not provide housing so there is no impact.<sup>13</sup>
- b) The proposed Cultural Heritage Permit will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere, in that the

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<sup>1</sup> City of San Clemente General Plan, 1993, 14(Noise Element), IV (Noise Ordinance, Regulations and Guidelines).

<sup>13</sup> Field observation



project site is fully developed, does not provide housing, and no expansion is proposed.<sup>13</sup>

- c) The proposed Cultural Heritage Permit will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere, in that the project site is fully developed and is not housing.

### Public Services

There are no potential environmental impacts to Public Services because:

- a) The proposed Cultural Heritage Permit will not result in reduced fire protection to the area, in that the proposed project is an existing building, and the tenant improvements will be done to Building Code requirements.<sup>3</sup>
- b) The proposed Cultural Heritage Permit will not result in reduced police services, in that the project will not impact police services because there will not be an expansion of the use.<sup>3</sup>
- c) The proposed Cultural Heritage Permit will not result in reduced school services/facilities, in that no additional development or activity is proposed that could impact any schools within the area of the project site.<sup>3</sup>
- d) The proposed Cultural Heritage Permit will not result in reduced park facilities, in that no park's are being removed associated with the project and the landscaped area surrounding the project site will be maintained and enhanced.<sup>3</sup>
- e) The proposed Cultural Heritage Permit will not result in reduced general public facilities, in that the area surrounding the project site is already developed and all public facilities have been established. The proposed project will not have an impact on the public parking adjacent to the facility.<sup>3</sup>

### Recreation

There are no potential environmental impacts to Recreation because:

- a) The proposed Cultural Heritage Permit will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, in that the project includes the rehabilitation of the City's recreational facility and when complete will provide continued access to the facility when the project is complete.<sup>13</sup>
- b) The proposed Cultural Heritage Permit will not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment, in that the proposed project is the rehabilitation of an existing recreational facility with no expansion.<sup>13</sup>

### Traffic/Transportation

There are no significant environmental impacts to Traffic/Transportation because:

- a) The proposed Cultural Heritage Permit will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system, in

<sup>3</sup> San Clemente General Plan EIR 1993

<sup>13</sup> Field observations

- that the facility will not be expanded and the existing use will be continued and will not result in additional traffic.<sup>3</sup>
- b) The proposed Cultural Heritage Permit will not impact, individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways, in that the existing facility will not be expanded and the existing use will be continued and will not result in additional traffic.<sup>3</sup>
  - c) The proposed Cultural Heritage Permit will not substantially increase hazards due to a design feature or incompatible use, in that the facility will not be expanded and the existing use will be continued and will not result in additional traffic.<sup>13</sup>
  - d) The proposed Cultural Heritage Permit will not affect intersections, in that the facility will not be expanded and the existing use will be continued and will not result in additional traffic.<sup>13</sup>
  - e) The proposed Cultural Heritage Permit will not result in inadequate emergency access, in that the project site is already developed and not result in an expansion that may restrict emergency vehicle access.<sup>1</sup>
  - f) The proposed Cultural Heritage Permit will not result in inadequate parking capacity, in that the public parking adjacent to the building will still be available for the users of the facility and there will not be an expansion of the facility that will create and increase in the parking demand.
  - g) The proposed Cultural Heritage Permit will not conflict with adopted policies, plans, or programs supporting alternative transportation, in that the project is a rehabilitation of the building that will result in the continuation of the current/original use of the facility adaptive reuse of a historic structure and the applicant is proposing to reestablish the historical use of the site. The project site is already located near medium and high density residential which will result in a number of people walking to the site, as well as the site being adjacent to a multi-modal transportation hub.

### Utilities and Service Stations

There are no potential environmental impacts to Utilities and Service Stations because:

- a) The proposed Cultural Heritage Permit will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, in that the project site is already fully developed, and any future upgrades will comply with all City standards, thus there will be no impacts.
- b) The proposed Cultural Heritage Permit will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, in that the project scope and the continuation of the use will have no impact on the existing wastewater facilities from this project.
- c) The proposed Cultural Heritage Permit will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, in that the continuation of the use of the site is minor in nature and there will be no impact to existing storm water facilities from this project.
- d) The proposed Cultural Heritage Permit will have sufficient water supplies available to serve the area from existing entitlements and resources, or for new or expanded

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<sup>3</sup> San Clemente General Plan EIR 1993

<sup>13</sup> Field Observations

<sup>1</sup> San Clemente General Plan 1993

- entitlements needed, in that the project will continue the current/original use. All applicable resources are existing and sufficient water supply is available.
- e) The proposed Cultural Heritage Permit will not result in a determination by the wastewater treatment provider which serves or may serve the area that it has inadequate capacity to serve the District's projected demand in addition to the provider's existing commitments, in that the project will continue the current and original use with no expansion to the facility or demand in services or utilities.
  - f) The proposed Cultural Heritage Permit will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs, in that the proposed use will generate municipal solid wastes (MSW) that will be taken to the Prima Deshecha landfill that is located just to the northeast of the City of San Clemente. This landfill has a permit to operate until 2046 and has adequate capacity to handle any MSW that will be generated by the use of the site.
  - g) The proposed Cultural Heritage Permit will comply with federal, state, and local statutes and regulations related to solid waste, in that California AB 939 requires that up to 50% of MSW be recycled to extend the life of landfills throughout the state. This law is being implemented by the City and will reduce by half the MSW that will be generated by the operations on the project site. Facilities will be provided onsite to provide for recycling of waste complex. Therefore, the project will comply with this state law that reduces solid wastes generated by the project.
  - h) The proposed Cultural Heritage Permit will not require or result in the implementation of a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. a water quality treatment basin, constructed treatment wetland, storage vault), the operation of which could result in significant environmental effects (e.g. increased vectors or odors), in that the project site is fully developed and no such resources are proposed or located onsite.

### **Mandatory Findings of Significance**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The project will have not impact in the project is limited to the rehabilitation of the existing structure and pools and will not be expanded beyond the property so there will be no impact to habitat or species in the area.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

There are no cumulative impacts related to the project because it is the rehabilitation of a historic structure and improvements to pools that comply with the Secretary of the Interior's Standards for the treatment of historic properties.<sup>8</sup> The improvements improve the rehabilitate deteriorated features of the building and the exterior modifications comply with

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<sup>8</sup> Secretary of the Interior's Standards for Rehabilitation

the Secretary of the Interior's Standards for Rehabilitation, thus there will be no environmental impacts.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The project will not result in substantial adverse effects on human beings in that the project is for the rehabilitation of a historic recreational structure and will not expand the building or the use

Due to the project being a request to: reconfiguration of the non-historic ground floor interior spaces, addressing Building Code and accessibility requirements, providing new architectural finishes, relocating and improving the catering kitchen, restoring/replacing the roof, adding an elevator, and making swimming pool improvements with the continuation of the historical use of the site and the project complies with the Secretary of the Interior's Standards, there will be no significant adverse impacts on wildlife resources including wild animals, birds, plants, fish, amphibians, and selected ecological communities.

## CULTURAL HERITAGE PERMIT (MCHP013-281 OLE HANSON BEACH CLUB

RESPONSE by Mary Ann Comes, 2145 Via Teca, San Clemente, CA 92673  
September 20, 2013, sent via email to J. Ciampa

The City is requesting to rehabilitate historic architectural elements that have been deteriorated. I am agreement to this statement. I do not agree on improvements including the modification to the non-historic entrance door (South elevation) and site lites with a new french door, new access to the pool deck (North elevation) through the lobby with new french doors and windows, the replacement of a non original wood window with french doors to the Club Room (North elevation). As per Lucinda Woodward, Local Government Unit, California Office of Historic Preservation, alterations can not radically change, obscure, or destroy character-defining spaces. This is what will happen with the approved plans. By putting in french doors under the curved windows (North elevation), you will radically change and destroy the character-defining space. Also, two of the curved windows will need to be modified to handle the french door. This will look absolutely ridiculous. All will be lost of Virgil Westbrook's design. The Cultural Heritage Permit states that the North door and windows will **improve** the function, programing, and visibility of the space. How can you **improve** it when you have taken away the characteristic of this side of the building. The argument that the windows and door are needed for the employees to see the pool area. What have they done the last 86 years? Things seem to work OK. I don't believe there were any accidents because they couldn't see the pool. I don't believe that a pool employee should dictate what should be done to the building. Also, it is stated that ARG, the City's historic preservation consultant, agreed that the project will comply with the Secretary of Interior Standards for Rehabilitation of a Historic Structure. I don't believe that this is true. At the City Council meeting where the Council decided that they want a "sense of arrival" for the North and South area and insisted they wanted the new doors. ARG got up and insisted that this can not be done, that it goes against everything that they stand for. What happened? The permit states that the modifications are reversible to comply with the Secretary of the Interior's standard 10. Standard 10 recognizes that to allow the continued use of historic buildings modifications are allowed as long as they are reversible and can be resorted. So after the fact, the City realizes that they goofed and the modifications look awful they can change it back at the San Clemente's residents' expense. This is very wasteful money thrown down the drain.

San Clemente historical society

RESPONSE to the City of San Clemente's

ENVIRONMENTAL CHECKLIST AND NEGATIVE DECLARATION

for the Ole Hanson Beach Club rehabilitation and restoration

INTRODUCTION

The proposed "rehabilitation and restoration" of the historic Ole Hanson Beach Club is an unfortunate example of how not to treat our community's historic resources.

The city owns this precious 1920s building, which is listed on the National Register of Historic Places. And as the City finds itself in the position of being able to approve its own project, the diligence normally required of other historic property owners is apparently waived for the City's property.

The proposal is to modernize the historic beach club, including creating a grand "sense of arrival" in the lobby never envisioned by the building's architect, the famous Virgil Westbrook.

This project could serve as an inspiring history-saving example to other historic property owners. Instead it seems destined to serve as a bad example.

The City explains it is unable to preserve or restore the history of the building, because of thoughtless alterations made in the structure's historic fabric over the years by its owner -- the City itself.

Unfortunately, if you chip away at the interior and exterior of an historic building, using previous alterations to justify even more alterations, there will eventually be nothing left to call historic.

Taking advantage of its ability to approve its own project, the City makes "findings" supported often with fallacious arguments and non sequiturs.

CRITIQUE

Immediately below are the Secretary of the Interior's Standards for Rehabilitation. Standards 7 and 8 do not apply to this project. On the face of it, this project clearly does not comply with at least six of the eight Standards that do apply, namely Standards 2,3,4,5,9 and10.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

**2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

**5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

**10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The term rehabilitation and restoration should not be used to describe the destruction of original architectural elements of the exterior (and interior) of the building, namely, the re-design of the poolside arch and original windows above it.

The term "to accommodate the selected program" is used to justify proposed architectural changes to original fabric of the building, i.e. the re-design of poolside windows and arch above

to create a *greater sense of arrival*. This change is not a **program**...it's an alteration to achieve a visual effect. It's a subjective decision made to essentially change the original poolside exterior and interior design of famed architect, Virgil Westbrook. You cannot redesign, change, alter, and add to a building's exterior façade, and at the same time claim to be preserving it. These changes to the exterior are purely for aesthetic reasons.

**Excerpt: "Rehabilitate historic architectural elements that have become deteriorated or have been modified"**. The City has been the only owner of this historic building - a building that was generously gifted to it by San Clemente's founder, Ole Hanson. If the elements have become deteriorated, by all means, repair and rehabilitate them. But if the city has altered original elements, why use past mistakes to justify destroying more of the features that do still exist (four original windows under an original arch)? Why put French doors, where no door ever existed, simply because the city arbitrarily inserted a rectangular window into the wall to view swimmers in the pool? Why not simply remove that non-historic, non-original window? Why should they not use this opportunity to replace the two rectangular windows they plastered over in the past, with their very attractive grills (also lost) instead of adding French doors to promote a "sense of arrival"?

The report states: "These improvements have been found to comply with the Secretary of Interior Standards by ARG, the city's consultant":

As a matter of record, in an April 2013 public hearing ARG's senior consultant expressed serious concern about altering the windows and doorways with respect to historical preservation goals.

The city's Design Review Sub-Committee requested that it consider other design alternatives to avoid making changes that alter the very important architecture of the OHBC. They described these continued changes as being "death by a thousand cuts". This suggestion was dismissed.

Under **Environmental Factors**: The loss and further degradation of an historic resource listed on the National Register of Historic Places, by the city, is the greatest negative impact of this project. The proposed changes do not add to or change the beach club's function. They are for aesthetic purposes only.

**Excerpt: "to accommodate the selected program"**. The OHBC is a recreational swim club that also accommodates parties, weddings, and events. It will continue to function in this capacity, regardless of whether French doors are added to the lobby.

Under **AESTHETICS**; the answer to # C should be Yes. It will substantially degrade the visual character of the historic resource by changing the exterior architecture. These changes are not necessary for any purpose other than someone's opinion about a "sense of arrival".



**Biological Resources:** If glass is used to allow a view of the ocean from the pool deck, it may have an adverse effect on birds that have been known to fly into the glass under certain reflective conditions.

Under **CULTURAL RESOURCES:** The answer to A should be yes, it will cause a substantial adverse change to the significance of an historic resource. This building is listed on the National Register of Historic Places. It needs to be preserved whenever possible, and preservation of the exterior architecture, with its character defining features, is definitely possible while still allowing for its historic, current and intended use.

**NOISE:** If the intention of this project is to greatly increase the beach club's use as a wedding and party venue, facilitated by the adding an elevator to transport tables, chairs and food to the upstairs - then noise to the surrounding residential homes could in fact become an issue and should be explored with an EIR.

**TRAFFIC:** The same concerns relative to future increases in noise, would also likely lead to more traffic congestion in the neighborhood.

When the city of San Clemente initiated the listing of the OHBC on the National Register of Historic Places, and received benefits from that designation, it should follow that it had a continued obligation to promote its preservation in the future, whenever possible. The proposed changes to the building's exterior for a purely aesthetic affect would seem to be in conflict with that obligation.

**MANDATORY FINDINGS OR SIGNIFICANCE.** Further changes to the building's exterior character defining features degrade the architectural significance of this original and distinctive building that is an important element of San Clemente's rich early history.

#13 of comments: *'the project will enhance the historic resource with no expansion and the use will remain the same.* That comment does not address the loss of character defining features of the poolside windows and archway and the addition of French doors which were never there. Those changes are not restoration or rehabilitation. Nor do they increase safety since the reception desk will be moved further away from the door and will not be able to view those in the pool as easily. Adding another lifeguard would be a more effective means of enhancing safety if that is the goal.

Reasons given that the north entrance to the pool is not a compromise of the buildings architecture:

"this area was already altered (*BY THE CITY*) and has been historically compromised (*BY THE CITY*) with the addition of the picture window (*BY THE CITY*) under the arched windows. The city

is now using these compromising changes they've made in the past, to justify putting in doors that were never there, and changing the arched windows (original and unchanged) above to accommodate these non-historical doors.

Furthermore, the city is using documents (some of them 20 years old) drafted to support making past architectural changes to the building (now referred to as "compromising changes") to support making additional alterations to original features now.

Sincerely,

The Board of Directors

San Clemente Historical Society

ARCHITECTURAL RESOURCES GROUP, INC.  
Architects, Planners & Conservators



October 31, 2013

John Ciampa  
City of San Clemente Planning Division  
910 Calle Necocio, Suite 100  
San Clemente, CA 92673

Re: Ole Hanson Beach Club, Floor Plan Modifications

Dear Mr. Ciampa:

Architectural Resources Group (ARG) is writing this letter per your request in response to recent modifications made to the plans for the Ole Hanson Beach Club Rehabilitation project. Subsequent to plans being approved by City Council, we have proceeded with our documents in more detail, and have gained further detailed information required to install the accessible lift (elevator) and associated equipment. Upon this discovery, we have found it necessary to modify the plans slightly on the First and Second Floor in order to maintain the same lift location, program, storage capacity, equipment space and fixture count as the approved set. After much study, we feel the lift location is optimal, with insignificant impact on historic fabric or exterior building envelope.

In order to resolve larger lift space requirements, and in order to make it work dimensionally and programatically on both the First and Second Floors, we have proposed shifting the existing Second Floor doors to the West Deck. Currently the doors are recessed 3-feet and we need to shift them 2-feet toward the deck, which will maintain a 1-foot reveal in the existing alcove. We feel that the west elevation is not impacted as you will still see a similar reveal, frame surround and shadow line around the doors. In addition, the doors will remain weather protected.

ARG feels this change has insignificant impact on the west elevation or the building's overall historic significance. We also feel that the change does not affect the analysis or conclusion of the Negative Declaration.

Please let me know if you have any further questions or concerns.

Most sincerely,

Christopher J. Smith  
Senior Associate | Project Manager

Cc: A. Ilkhanipour, S. Heider, P. Passow, S. Farneth, A. Valania

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*Offices*

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PASADENA  
PORTLAND

*Southern California Office*

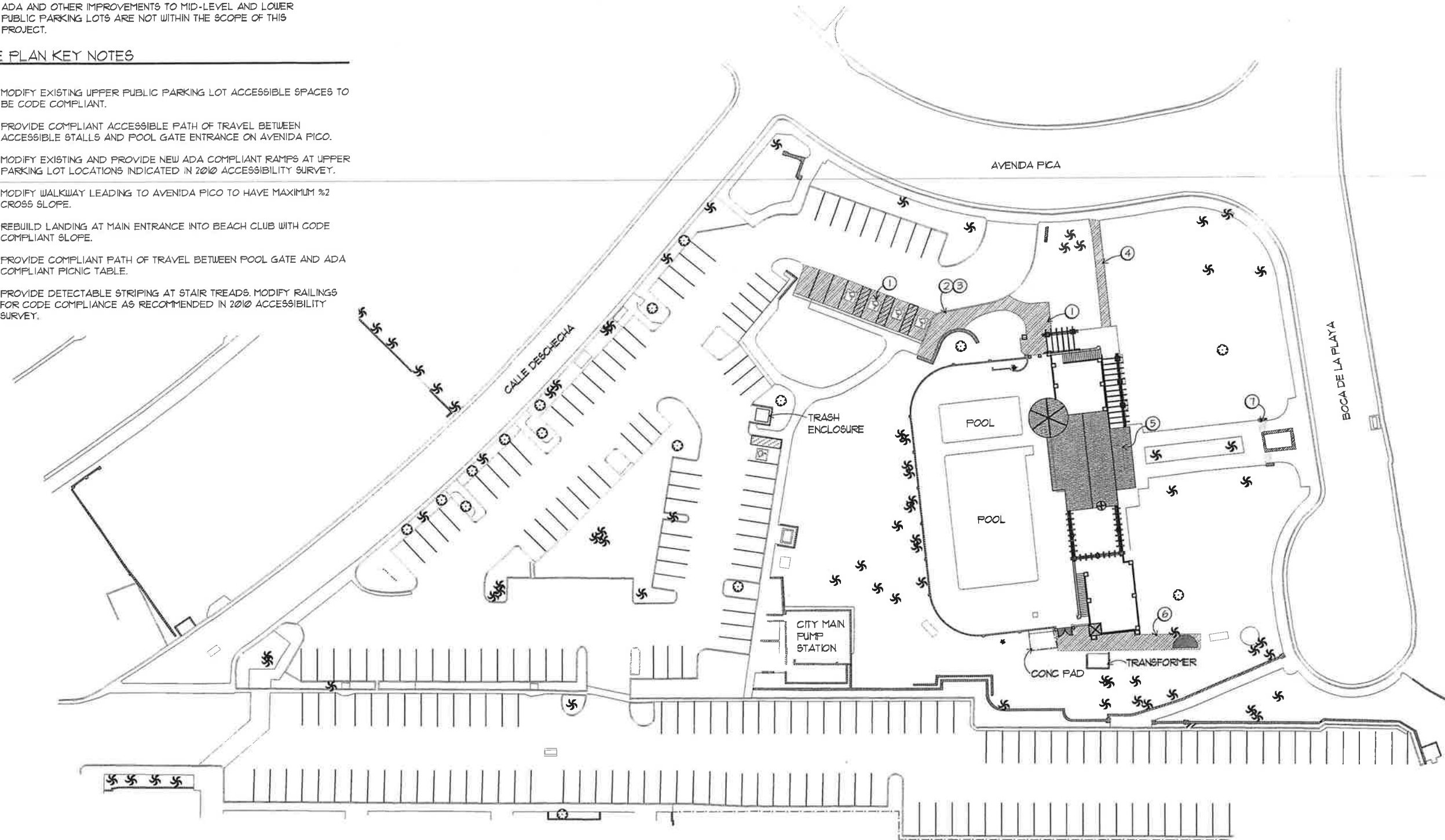
8 Mills Place, Suite 300  
Pasadena, California 91105  
email: arg@arg-la.com  
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**GENERAL SITE PLAN NOTES**

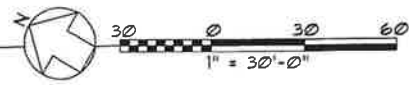
1. UPGRADE LANDSCAPING AS DESCRIBED IN 2012 PRELIMINARY DESIGN REPORT.
2. REPLACE SIGNAGE AND STRIPING THROUGHOUT BEACH CLUB SITE FOR ADA COMPLIANCE AS RECOMMENDED IN 2010 ACCESSIBILITY SURVEY.
3. ADA AND OTHER IMPROVEMENTS TO MID-LEVEL AND LOWER PUBLIC PARKING LOTS ARE NOT WITHIN THE SCOPE OF THIS PROJECT.

**SITE PLAN KEY NOTES**

- ① MODIFY EXISTING UPPER PUBLIC PARKING LOT ACCESSIBLE SPACES TO BE CODE COMPLIANT.
- ② PROVIDE COMPLIANT ACCESSIBLE PATH OF TRAVEL BETWEEN ACCESSIBLE STALLS AND POOL GATE ENTRANCE ON AVENIDA PICO.
- ③ MODIFY EXISTING AND PROVIDE NEW ADA COMPLIANT RAMPS AT UPPER PARKING LOT LOCATIONS INDICATED IN 2010 ACCESSIBILITY SURVEY.
- ④ MODIFY WALKWAY LEADING TO AVENIDA PICO TO HAVE MAXIMUM %2 CROSS SLOPE.
- ⑤ REBUILD LANDING AT MAIN ENTRANCE INTO BEACH CLUB WITH CODE COMPLIANT SLOPE.
- ⑥ PROVIDE COMPLIANT PATH OF TRAVEL BETWEEN POOL GATE AND ADA COMPLIANT PICNIC TABLE.
- ⑦ PROVIDE DETECTABLE STRIPING AT STAIR TREADS. MODIFY RAILINGS FOR CODE COMPLIANCE AS RECOMMENDED IN 2010 ACCESSIBILITY SURVEY.



**SITE PLAN (PROPOSED & EXISTING)**  
 SCALE: 1/16" = 1'-0"  
X-SITE PLANDWG



  
**ARCHITECTURAL RESOURCES GROUP, Inc.**  
Architects, Planners & Landscape Architects  
 8 Mills Place, Suite 300, Pasadena, California  
 626.983.1401 fax 626.983.1414

NO.	DESCRIPTION	DATE
REVISIONS		

**OLE HANSON  
 BEACH CLUB**

RENOVATION

SAN CLEMENTE  
 CALIFORNIA

SHEET TITLE  
 SITE PLAN

ISSUANCE  
 SCHEMATIC DESIGN  
 DATE  
 JULY 10, 2013

PROJ. NO.  
 11145  
 DRAWN  
 ML  
 CHECKED  
 SF

DRAWING NO.  
**A0.1**  
 SHEET OF 00



Architectural Resources Group, Inc.  
Architects, Planners & Constructors  
8 Mills Place, Suite 300, Pasadena, California  
626.983.1401 fax 626.983.1414

NO.	DESCRIPTION	DATE
REVISIONS		

## OLE HANSON BEACH CLUB

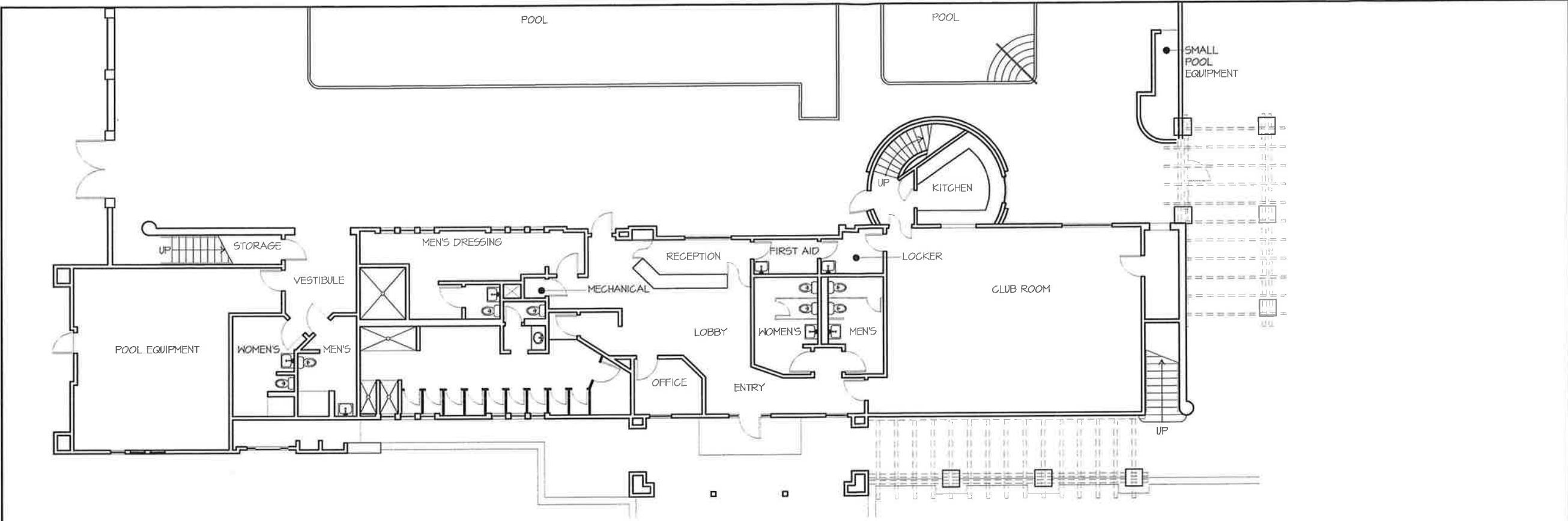
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SAN CLEMENTE CALIFORNIA

SHEET TITLE  
FIRST FLOOR PLAN

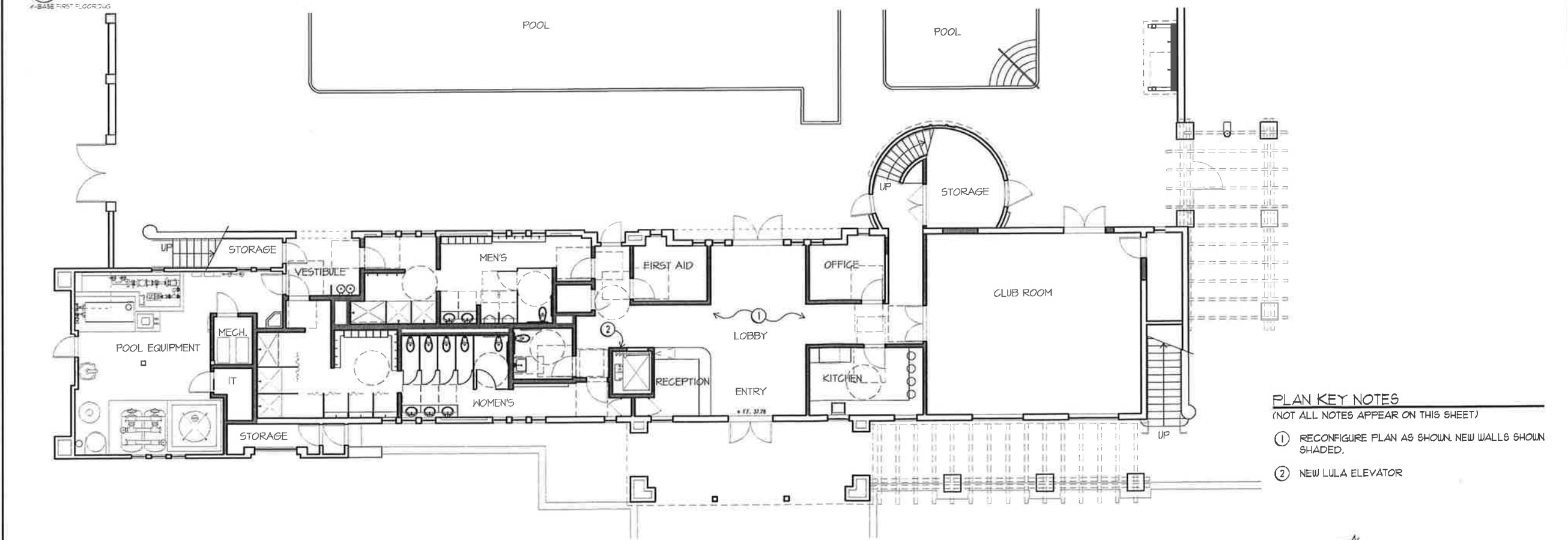
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SCHEMATIC DESIGN  
DATE  
OCTOBER 28, 2013

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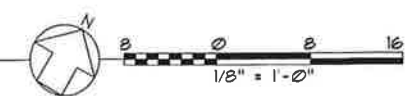


**1 EXISTING FIRST FLOOR PLAN**  
A2.1 SCALE: 1/8" = 1'-0"  
BASE FIRST FLOORING



**2 PROPOSED FIRST FLOOR PLAN**  
A2.1 SCALE: 1/8" = 1'-0"  
BASE FIRST FLOORING

- PLAN KEY NOTES**  
(NOT ALL NOTES APPEAR ON THIS SHEET)
- ① RECONFIGURE PLAN AS SHOWN. NEW WALLS SHOWN SHADED.
  - ② NEW LULA ELEVATOR



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NO.	DESCRIPTION	DATE
REVISIONS		

## OLE HANSON BEACH CLUB

RENOVATION

SAN CLEMENTE  
CALIFORNIA

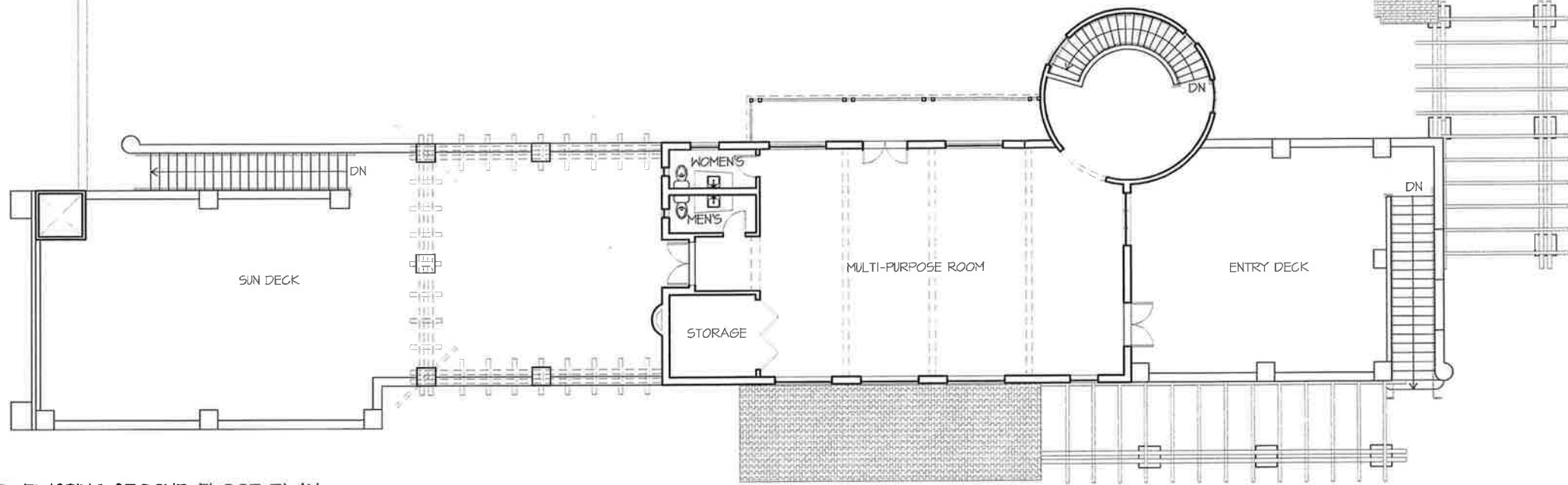
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SECOND FLOOR PLAN

ISSUANCE  
SCHEMATIC DESIGN

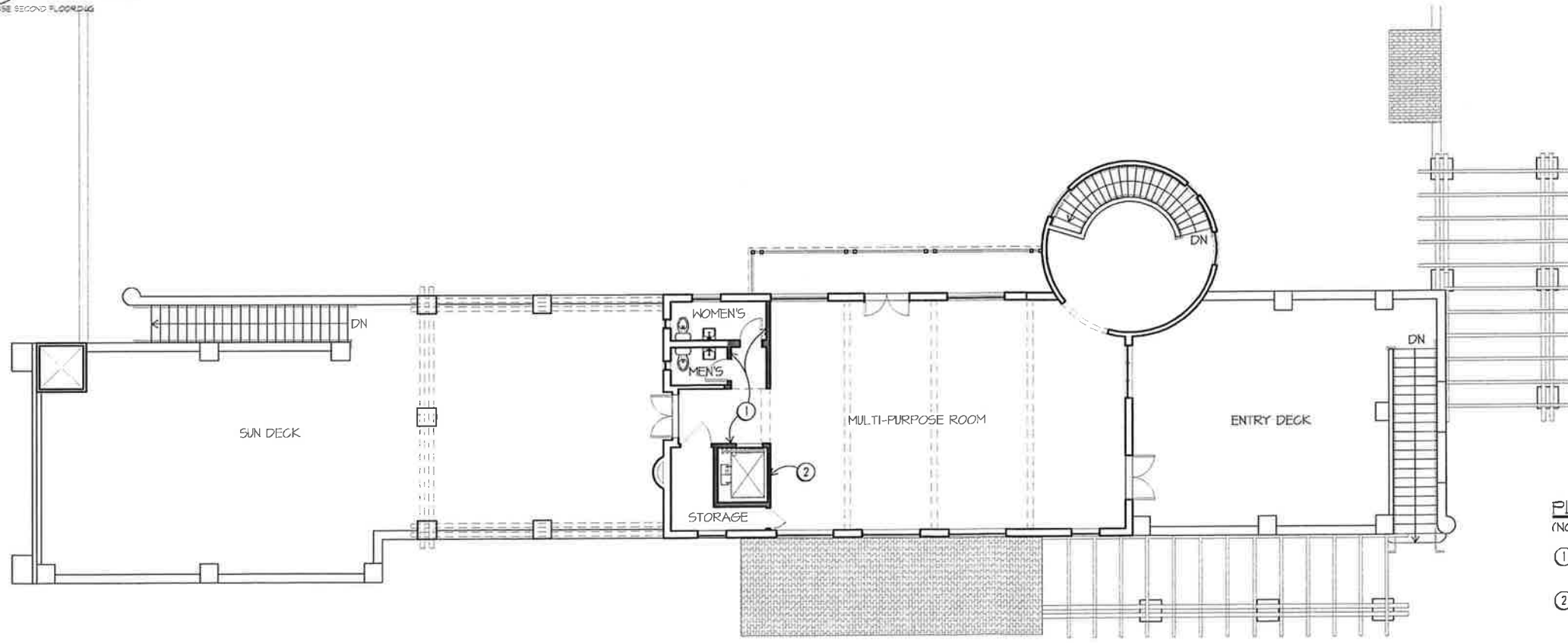
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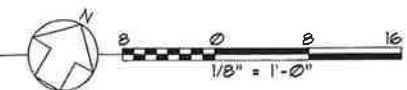


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A2.2 SCALE: 1/8" = 1'-0"  
BASE SECOND FLOORING



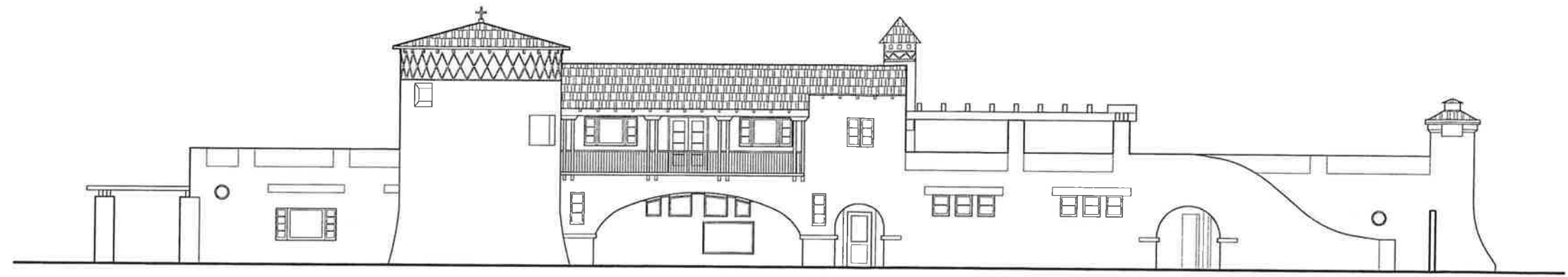
**2 PROPOSED SECOND FLOOR PLAN**  
A2.2 SCALE: 1/8" = 1'-0"  
BASE SECOND FLOORING

- PLAN KEY NOTES**  
(NOT ALL NOTES APPEAR ON THIS SHEET)
- ① RECONFIGURE PLAN AS SHOWN. NEW WALLS SHOWN SHADED.
  - ② NEW LULA ELEVATOR

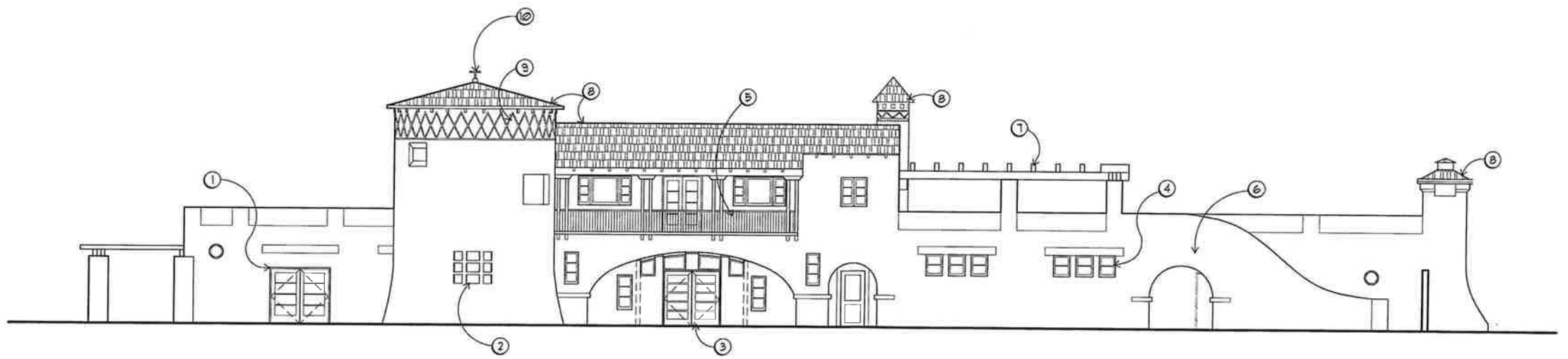




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1 EXISTING NORTH ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"  
X-ELEVSDWG



2 PROPOSED NORTH ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"  
X-ELEVSDWG



**ELEVATION KEY NOTES**

(NOT ALL NOTES APPEAR ON THIS SHEET)

- |   |   |
|---|---|
| 1 INSTALL NEW DOORS IN LOCATION OF EXISTING WINDOW.       | 8 REPLACE EXISTING TILE ROOFS TO MATCH ORIGINAL.                        |
| 2 RESTORE ORIGINAL WALL OPENINGS (WITH GLAZING)           | 9 RESTORE ORNAMENTAL TILEWORK, TYPICAL.                                 |
| 3 REMODEL EXISTING AREA TO INSTALL NEW DOORS AND WINDOWS. | 10 RESTORE ORIGINAL WEATHERVANE.  |
| 4 REHABILITATE EXISTING WINDOWS, TYPICAL.                 | 11 REMODEL EXISTING ENTRY DOORS TO BE PAIRED DOORS IN EXISTING OPENING. |
| 5 REPAIR/RESTORE EXISTING BALCONY                         | 12 RESTORE MISSING PORTHOLE WINDOW.                                     |
| 6 RESTORE/REPAINT EXISTING PLASTER WALLS, TYPICAL.        |   |
| 7 REPAIR/RESTORE EXISTING TRELLISES, TYPICAL.             |   |

NO.	DESCRIPTION	DATE
REVISIONS		

**OLE HANSON  
BEACH CLUB**

RENOVATION  
SAN CLEMENTE  
CALIFORNIA

SHEET TITLE  
NORTH ELEVATION

ISSUANCE	SCHMATIC DESIGN
DATE	JULY 10, 2013

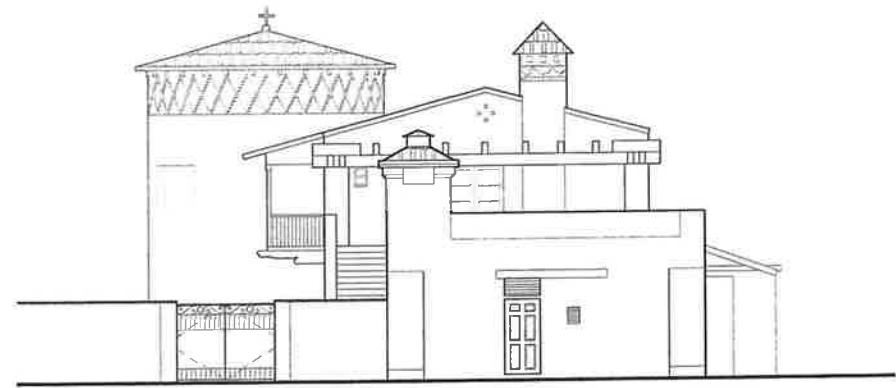
PROJ. NO.	11145
DRAWN	ML
CHECKED	SF

DRAWING NO.  
**A3.1**  
SHEET OF 00

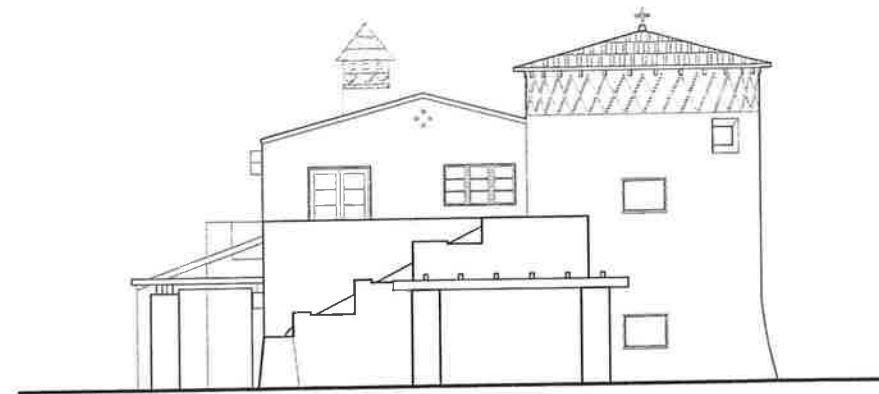
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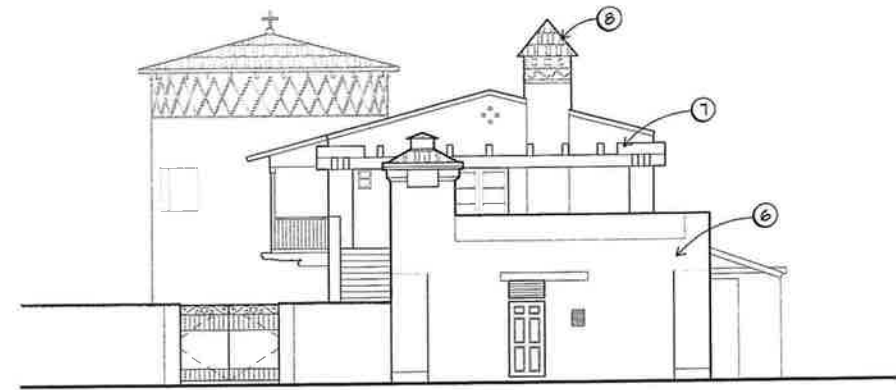
8 Mills Place, Suite 300, Pasadena, California  
626.583.1401 fax 626.583.1414



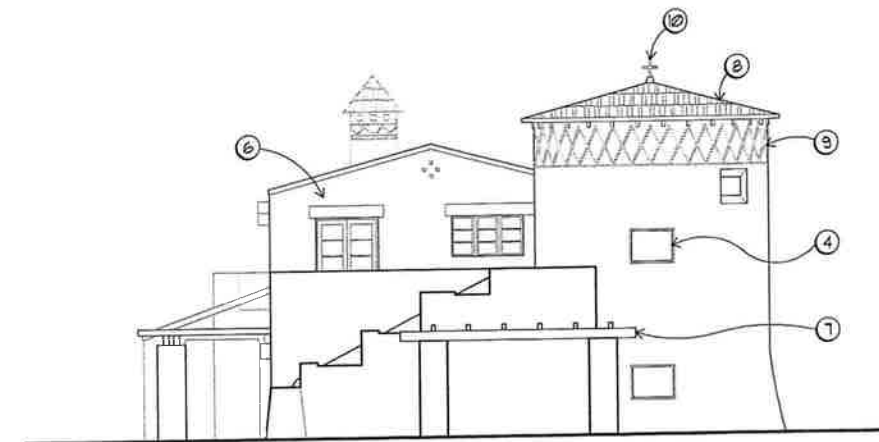
1 EXISTING WEST ELEVATION  
A3.3 SCALE: 1/8" = 1'-0"  
#-ELEVSDWG



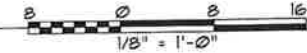
2 EXISTING EAST ELEVATION  
A3.3 SCALE: 1/8" = 1'-0"  
#-ELEVSDWG



3 PROPOSED WEST ELEVATION  
A3.3 SCALE: 1/8" = 1'-0"  
#-ELEVSDWG



4 PROPOSED EAST ELEVATION  
A3.3 SCALE: 1/8" = 1'-0"  
#-ELEVSDWG



**ELEVATION KEY NOTES**

(NOT ALL NOTES APPEAR ON THIS SHEET)

- |   |   |
|---|---|
| 1 INSTALL NEW DOORS IN LOCATION OF EXISTING WINDOW.       | 8 REPLACE EXISTING TILE ROOFS TO MATCH ORIGINAL.                        |
| 2 RESTORE ORIGINAL WALL OPENINGS (WITH GLAZING)           | 9 RESTORE ORNAMENTAL TILEWORK, TYPICAL.                                 |
| 3 REMODEL EXISTING AREA TO INSTALL NEW DOORS AND WINDOWS. | 10 RESTORE ORIGINAL WEATHERVANE.  |
| 4 REHABILITATE EXISTING WINDOWS, TYPICAL.                 | 11 REMODEL EXISTING ENTRY DOORS TO BE PAIRED DOORS IN EXISTING OPENING. |
| 5 REPAIR/RESTORE EXISTING BALCONY                         | 12 RESTORE MISSING PORTHOLE WINDOW.                                     |
| 6 RESTORE/REPAINT EXISTING PLASTER WALLS, TYPICAL.        |   |
| 7 REPAIR/RESTORE EXISTING TRELLISES, TYPICAL.             |   |

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RENOVATION

SAN CLEMENTE  
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WEST & EAST  
ELEVATIONS

ISSUANCE  
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DRAWING NO.  
**A3.3**  
SHEET OF 00