



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: July 3, 2013

PLANNER: Christopher Wright, Associate Planner

SUBJECT: 1904 Calle De Los Alamos – Cultural Heritage Permit 13-141/Minor Exception Permit 13-142 – Tanner Residence Addition, a request to consider an expansion of a nonconforming residence and the construction of an accessory building. The subject site is located across the street from a historic structure.

REQUIRED FINDINGS

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

Cultural Heritage Permit, Table 17.16.100: to allow the expansion of a legal-nonconforming residence and the construction of an accessory building on a site that abuts a historic structure.

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

Minor Exception Permit, Section 17.16.090(F): to allow up to a 15% reduction of the required front, a 20% reduction of the side yard setback, and continuation of a non-conforming side yard setback greater than 30 inches from the side property line for an addition.

- a. The requested minor exception will not interfere with the purpose of the zone or the standards of the zone in which the property is located; and
- b. The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the Minor Exception Permit; and

- c. The approval or conditional approval of the Minor Exception Permit will not be detrimental to the health, safety or welfare of the general public.

BACKGROUND

This is a request to expand a nonconforming residence and construct an accessory building. Side yard and front yard setback exceptions are requested for the project. The two-story building has 2,490 square feet of floor area. It was constructed in 1959 and expanded in 1976.

The subject site is a coastal bluff lot located within the Residential-Low Density zoning district and Coastal Overlay (RL-CZ) at 1904 Calle De Los Alamos. The site is across the street from a historic residence at 223 Calle Roca Vista. Refer to Attachment 4 for a summary of the residence's historical significance.

Development Management Team

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

Noticing

Public notices were distributed and posted per City and State requirements. Staff received comments from the owner of an adjacent residence at 1906 Calle De Los Alamos. Staff reviewed the plans with the owner. After doing so, the owner said they no longer had concerns with the project so their comments were not attached to this report.

PROJECT DESCRIPTION

The proposed project includes: a 300 square foot first story addition, 280 square foot second story addition, and a 444 square foot detached accessory building with a bonus room, office, and half bathroom. The project would encroach into the required front and side yard setbacks.

Development Standards

The residence is a legal-nonconforming structure because it does not comply with the required garage setback, coastal bluff setback, and side yard setbacks. The proposed additions require a Minor Exception Permit to allow: 1) a portion of the second story addition to be constructed along the building's legal-nonconforming five foot, seven inch side yard setback (six feet is required) and 2) allow for a stone building detail to encroach up to one foot (a 5% encroachment) into the required 20 foot front yard setback and the required six (6) foot side yard setback (17% encroachment). Table 1 outlines development standards and the project's consistency with them.

Table 1 - Development Standards

Development standard	Zoning requirement	Proposed Project	Complies with standard
Building Height (Maximum)	25'	20'	Yes
Setbacks (Minimum):			
• Front	20'	19'	No**
• North Side Yard	6'	5'7"	No**
• West Side Yard	6'	6'-2"	Yes*
• Coastal bluff (rear side)	25' from edge	27'-6"	Yes*
• Garage	18'	15'-8"	No*
Lot Coverage (Maximum)	50%	54%	Yes
Required Parking (Minimum):	2 covered spaces	2 covered spaces	Yes
Drought tolerant front yard landscaping (Minimum)	50%, three 15 gallon trees	54%, 3 trees minimum	Yes

* Existing nonconforming condition. Residence has 12'-6" coastal bluff setback and 5'-4" west side yard setback.

**Minor Exception Permit requested

Landscaping

Front yard landscaping would be affected by the construction of the project. Staff recommends condition of approval #27 to ensure landscaping is installed in compliance with zoning requirements.

PROJECT ANALYSIS

Cultural Heritage Permit

Zoning Ordinance Table 17.16.100B requires a Cultural Heritage Permit (CHP) to expand a nonconforming structure that abuts a historic resource. A Cultural Heritage Permit is required to ensure the project is compatible with historic resources, is consistent with design guidelines, and is in character with the neighborhood. The structure is not located in an Architectural Overlay district so Spanish Colonial Revival (SCR) Guidelines do not apply. Design Guidelines related to massing and neighborhood compatibility are particularly important when considering this project, to determine whether it is compatible with historic resources.

Staff believes the project meets the required CHP findings based on the following:

1. The scale, mass, form, and materials of the project are compatible with adjacent structures and the pattern of development in the neighborhood since:
 - a. The adjacent residences on both sides of the subject site have larger second stories than that being proposed.
 - b. Approximately 73% of second story addition would be adjacent to an open, undeveloped area on the adjacent property.
 - c. The first and second story addition would be set back further from the front property line than the existing portion of the residence.
 - d. The second story addition would be set back further from the front property line than adjacent residences.
 - e. The new accessory building would screen the first story addition from the street.
 - f. The new accessory building would be one-story where the project would be located closest to the street and the historic structure.
2. The project complies with development standards, with the exception of the minor setback exceptions being requested. There are other residences nearby with nonconforming front and side yard setbacks, such as 1903 Calle De Los Alamos and addresses: 1819, 1820, 1816, 1814, and 2004 Calle De Los Alamos.
3. The project is compatible with the historic resources since:
 - a. The project is separated a significant distance from the historic resource so the new construction does not visually impact the historic resource. The second story addition is set back approximately 140 feet from the historic structure located on the other side of Calle De Los Alamos. The new detached accessory building would be set back over 100 feet.
 - b. The historic resource's primary facade (front) and character defining features are oriented toward Calle Boca Vista, not towards Calle De Los Alamos and subject site.

Design Review Subcommittee review

Zoning Ordinance Section 17.16.100(E)(a) allows the City Planner to forward a project to the Planning Commission and not require DRSC review, if the City Planner determines it meets required findings. It is the City Planner's opinion that the project meets required findings and is consistent with Design Guidelines. As a result, the City Planner did not require Design Review Subcommittee review of this project. The Zoning Code does not preclude the Commission from referring this project to the DRSC. This may be appropriate if the Commission believes design changes are necessary for the project to meet required findings and that the DRSC should be consulted.

Minor Exception Permit

The purpose of MEPs is to provide a streamlined review of minor, limited modifications that are reasonable and compatible with adjacent properties. Zoning Ordinance Section 17.16.090 requires a MEP to continue a legal nonconforming side yard setback (subsection 19b) and to reduce a required front yard setback up to 15% (subsection 19c). Staff believes the project meets required findings for the following reasons:

1. There are other residences nearby with nonconforming front and side yard setbacks, such as 1903 Calle De Los Alamos and addresses: 1819, 1820, 1816, 1814, and 2004 Calle De Los Alamos.
2. The minor exception will not adversely impact the street scene. The stone building detail would be less than four feet high and be situated adjacent to a fence and nearby trees that are closer to the street.
3. The second story addition will be set back considerably (at least 55 feet) from the front property line.
4. The second story addition will be set back over 26 feet from the front elevation of the first story.
5. There will be adequate space on the side yard for light and ventilation.

GENERAL PLAN CONSISTENCY

Table 2 - General Plan Consistency

Policies and Objectives	Consistency Finding
<i>1.2.9 Require that new residential development in existing residential neighborhoods be compatible with existing structures.</i>	Consistent. The massing, architecture, scale, and setbacks of the proposed residence are in character with the neighborhood. There is a mixture of architectural styles and several residences with setbacks similar to the project.
<i>10.3.6 Through the design review process, encourage that new development is compatible with adjacent existing historic structures in terms of scale, massing, building materials, and general architectural treatment.</i>	Consistent. The proposed project would be set back at least 100 feet from the historic structure. The proposed architecture complements the historic structure.

Table 2 - Continued

Policies and Objectives	Consistency Finding
<p><i>Coastal Element Policy XV.1 Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.</i></p>	<p>Consistent. The proposed project complies with coastal bluff setback requirements.</p>

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):

The Planning Division completed an initial environmental assessment for this project per the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission determine the project is exempt from CEQA as a Class 3 exemption pursuant to Section 15303(e) and 15301(e) because the project involves an expansion of a residence and a new accessory structure in a residential zone on a developed site.

California Coastal Commission Review

The project must be approved by the California Coastal Commission (CCC) because the site is a coastal bluff lot. Condition of approval #7 requires proof of CCC approval before issuing permits.

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

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

This is the recommended action. This action would result in the adoption of Resolution No. PC 13-023, allowing the project as proposed, per required findings and conditions of approval.

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

This action would result in any modifications being incorporated into the project, such as architectural detail, finish, massing changes or modifications to conditions of approval.

3. The Planning Commission can approve the project but deny Minor Exception Permit 13-142.

This action would result in allowing the project, provided that the addition is redesigned to comply with development standards. In this instance, the Commission has two options: 1) approve the project with a condition of approval that requires design revisions prior to the issuance of permits and have staff evaluate the changes during the plan check process, or 2) table the project so design revisions are made before the Commission takes action on the request. The Commission may refer the project to the Design Review Subcommittee before they reconsider the project.

4. The Planning Commission can deny the project.

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

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission approve CHP 13-141/MEP 13-142, Tanner Residence, subject to the attached Resolution and Conditions of Approval.

Attachments:

1. Resolution No. PC 13-023
Exhibit A – Conditions of approval
2. Location Map
3. Photographs
4. Historic survey sheet on 223 Roca Vista

ATTACHMENT 1

RESOLUTION NO. PC 13-023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 13-141, MINOR EXCEPTION PERMIT 13-142, TANNER RESIDENCE, A REQUEST TO CONSIDER AN EXPANSION OF A LEGAL-NONCONFORMING RESIDENCE, INVOLVING A CONTINUATION OF A LEGAL-NONCONFORMING SIDE YARD SETBACK, AND A ONE FOOT REDUCTION OF THE REQUIRED FRONT YARD AND SIDE YARD SETBACKS, AND THE CONSTRUCTION OF AN ACCESSORY BUILDING, ON A SITE THAT ABUTS A HISTORIC STRUCTURE, LOCATED AT 1904 CALLE DE LOS ALAMOS

WHEREAS, on April 18, 2013, an application was submitted and deemed complete on May 13, 2013, by 1904 Calle De Los Alamos, San Clemente, CA 92672, for Cultural Heritage Permit (CHP) 13-141 and Minor Exception Permit (MEP) 13-142, a request to consider an expansion of a legal-nonconforming residence, involving a continuation of a legal-nonconforming side yard setback and a one foot reduction of the required front yard setback and side yard setbacks; and the construction of an accessory building on a site that abuts a historic structure. The exceptions are for: 1) a portion of a second story addition to be constructed along the building's legal-nonconforming 5 foot, 7 inch side yard setback (6 feet is required) and 2) for a stone building detail to encroach up to one foot into the required 20 foot front yard setback and the required side yard setback. The subject site is located within the Residential Low Density zone and Coastal Overlay (RL-CZ) at 1904 Calle De Los Alamos. The site's legal description is Lot 25 of Block 897 and Assessor's Parcel Number 692-304-07; and

WHEREAS, the Planning Division completed an initial environmental assessment of the above matter in accordance with California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine this project categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301(e) and Class 3 exemption per Section 15303(e) because the project involves an addition to an existing structure that increases existing floor area less than 50 percent or 2,500 square feet and the project includes a new accessory structure; and

WHEREAS, on April 25, 2013, May 9, 2013, and May 16, 2013, the City's Development Management Team reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable requirements; and

WHEREAS, on July 3, 2013, the Planning Commission held a duly noticed public hearing on the subject application and considered evidence presented by the City staff, the applicant, and other interested parties.

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

Section 1: The project is categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301(e) and Class 3 exemption per Section 15303(e) because the project involves an addition to an existing structure that increases existing floor area less than 50 percent or 2,500 square feet and the project includes a new accessory structure.

Section 2: With regard to Cultural Heritage Permit 13-141, the Planning Commission finds as follows:

- A. The architectural treatment of the project complies with the San Clemente General Plan, in that the project is consistent with policies related to maintaining the character of neighborhoods and ensuring projects are compatible with surrounding development.
- B. The architectural treatment of the project complies with this title in areas including, but not limited to, height, setback, color, etc. in that the project complies with development standards, with the exception of minor exceptions allowed per Zoning Ordinance Section 17.16.090 and related findings described in Section 3 of this resolution.
- C. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines in that the scale, mass, form, setbacks, and materials are compatible with adjacent structures and the pattern of development in the neighborhood.
- D. The general appearance of the proposal is in keeping with the character of the neighborhood in that:
 1. the massing, scale, form, and setbacks of the addition will be compatible with adjacent structures for reasons described in subsection E; and
 2. there are other residences nearby with nonconforming front and side yard setbacks, such as 1903 Calle De Los Alamos and addresses: 1819, 1820, 1816, 1814, and 2004 Calle De Los Alamos.
- E. The proposal is not detrimental to the orderly and harmonious development of the City in that:
 1. the massing, scale, form, and setbacks of the addition will be compatible with adjacent structures since:
 - a. the adjacent residences on both sides of the subject site have larger second stories than that being proposed;
 - b. approximately 73% of second story addition would be adjacent to an open, undeveloped area on the adjacent property;

- c. the first and second story addition would be set back further from the front property line than the existing portion of the residence;
 - d. the second story addition would be set back further from the front property line than adjacent residences; and
 - e. the new accessory building would screen the first story addition from the street.
2. there are other residences in the neighborhood with reduced front and side yard setbacks;
 3. the first and second story expansion of the residence will be set back considerably (at least 55 feet) from the front property line; and
 4. there will be adequate space on the side yard for light and ventilation.
- F. The proposed project will not have negative visual or physical impacts upon the historic structure in that:
1. the project is separated a significant distance from the historic resource so the new construction does not visually impact the historic resource. The second story addition is set back approximately 140 feet from the historic structure located on the other side of Calle De Los Alamos. The new detached accessory building would be set back over 100 feet;
 2. the new accessory building would be one-story where the project would be located closest to the street and the historic structure; and
 3. the historic resource's primary facade (front) and character defining features are oriented toward Calle Boca Vista, not towards Calle De Los Alamos and subject site.

Section 3: With regard to Minor Exception Permit (MEP) 13-142, the Planning Commission finds as follows:

- A. The requested minor exception will not interfere with the purpose of the zone or the standards of the zone in which the property is located in that there are other residences in the neighborhood with reduced front and side yard setbacks.
- B. The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the Minor Exception Permit in that:
 1. there are other residences in the neighborhood with reduced side yard and front yard setbacks;
 2. the minor exception will not adversely impact the street scene. The stone

building detail would be less than four feet high and be situated adjacent to a fence and nearby trees that are closer to the street;

3. the second story addition will be set back considerably (at least 55 feet) from the front property line;
 4. the second story addition will be set back over 26 feet from the front elevation of the first story;
 5. an eave will be added between the first and second story to provide articulation where the second story addition will continue the first story's legal-nonconforming side setback; and
 6. there will be adequate space on the side yard for light and ventilation.
- C. The approval or conditional approval of the Minor Exception Permit will not be detrimental to the health, safety or welfare of the general public in that:
1. the project will be reviewed through a building permit process and inspected to ensure it complies with building, health, and safety regulations; and
 2. there will be adequate space on the side yard for light and ventilation.

Section 4: The Planning Commission of the City of San Clemente hereby approves CHP 13-141/MEP 13-142, Tanner Residence, subject to the above Findings and the Conditions of Approval attached hereto as Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on July 3, 2013.

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 July 3, 2013, and carried by the following roll call vote:

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

Secretary of the Planning Commission

**CONDITIONS OF APPROVAL
CHP13-141/MEP 13-142**

1. The applicant or the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor") shall indemnify, defend, and hold harmless the City of San Clemente and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PIng.)_____
2. Thirty (30) days after project approval, the owner or designee shall submit written consent to all of these imposed conditions of approval to the Community Development Director or designee. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PIng.)_____
3. CHP 13-141/MEP 13-142 shall become null and void if the use is not commenced within three (3) years from the date of the approval thereof. Since the use requires the issuance of a building permit, the use shall not be deemed to have commenced until the date that the building permit is issued for the development. *[Citation - Section 17.12.150.A.1 of the SCMC]* (PIng.)_____

4. A use shall be deemed to have lapsed, and CHP 13-141/MEP 13-142 shall be deemed to have expired, when a building permit has been issued and construction has not been completed and the building permit has expired in accordance with applicable sections of the California Building Code, as amended. *[Citation - Section 17.12.150.C.1 of the SCMC]* (PIng.) _____
5. The owner or designee shall have the right to request an extension of CHP 13-141/MEP 13-142 if said request is made and filed with the Planning Division prior to the expiration date as set forth herein. The request shall be subject to review and approval in compliance with section 17.12.160 of the Zoning Ordinance. *[Citation - Section 17.12.160 of the SCMC]* (PIng.) _____
6. Prior to the issuance of building permits, the applicant or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the final approval for the project. *[Citation – City Quality Assurance Program]* (PIng.) _____
7. Prior to issuance of permits, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that approval by the California Coastal Commission has been obtained for the project. *[Citation - Section 17.56.050 of the SCMC & Division 20, Public Resources Code]* ■ (PIng.) _____
8. Prior to issuance of certificate of occupancy, the project shall be develop in conformance with the site plan, floor plans, elevations, details, and any other applicable submittals approved by the Planning Commission on July 3, 2013, subject to the Conditions of Approval. Any deviation from the approved plans or other approved submittal shall require that the owner or designee submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Zoning Administrator or Planning Commission. *[Citation - Section 17.12.180 of the SCMC]* (PIng.) _____
9. A separate Building Permit is required. Plans to construct new building, add or alter the existing building configuration, change in use, add or alter structural, mechanical, electrical or plumbing features of the project must be reviewed and approved through a separate building plan check / permit process. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]* (Bldg.)_____
10. Prior to issuance of building permits, code compliance will be reviewed during building plan check. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]* (Bldg.)_____

11. Prior to issuance of building permits, applicant shall secure all utility agencies approvals for the proposed project. *[S.C.M.C – Title 15 Building Construction]*
(Bldg.)_____
12. Building permits shall not be issued unless the project complies with all applicable codes, ordinances, and statutes including, but not limited to, the Zoning Ordinance, Grading Code, Security Ordinance, Transportation Demand Ordinance, Water Quality Ordinance, Title 24 of the California Code of Regulations as adopted by the City including, but not limited to the California Administrative, Building, Electrical, Plumbing, Mechanical, Energy, Green, and Fire Codes. *[S.C.M.C – Title 8 – Chapter 8.16 – Fire Code, Title 15 Building and Construction Chapters 15.08, 15.12, 15.16, 15.20, 15.21, Title 16 Subdivisions, Title 17 Zoning]*
(Bldg.)_____
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 building permits, the owner or designee shall submit 2 copies of soils and geologic report, prepared by a registered geologist and/or soil engineer, which conforms to City standards and all other applicable codes, ordinances, statutes and regulations. The soils report shall accompany the building plans, engineering calculations, and reports. *[S.C.M.C – Title 15 – Chapter 15.08 – Appendix Chapter 1 – Section 106.1.4]*
(Bldg.)_____
15. Prior to the Building Division's approval to pour foundations, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the forms for the building foundations conform to the front, side and rear setbacks are in conformance to the approved plans. *[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]*
(Bldg.)_____
16. Prior to the Building Division's approval of the framing inspection, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the height of all structures are in conformance to the approved plans. *[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]*
(Bldg.)_____

17. Projects involving remodeling, alteration, or addition to the existing main building exceeding 50% of the existing building floor area shall have under ground utilities. Overhead wiring shall not be installed outside on private property. *[S.C.M.C – Title 15 – Chapter 15.12-Electrical Code]* (Bldg.)_____
18. Fire sprinkler system required throughout as follows:
- a. All new Group R occupancies, including the attached garages;
 - b. All existing Group R occupancies and U-1 garages when the total floor area is increased by 50% of the existing area over a 2-year period;
 - c. All existing Group R occupancies and U-1 garages when the total area is increased by 750 square feet or more over a 2-year period;
 - d. All existing Group R occupancies and U-1 garages when an additional story is added to the structure regardless of the area involved;
 - e. An automatic sprinkler system shall be installed throughout any existing Group R Occupancy building when the floor area of the alteration or combination of an Addition and Alteration, within any two year period, is 50% or more of area of the existing structure and where the scope of the work exposes building framing and facilitates sprinkler installation and is such that the Building/Fire Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building;
 - f. Any addition to existing building that has fire sprinklers installed.
- [S.C.M.C – Title 15 – Chapter 15.08]* (Bldg.)_____
19. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, plan check fees shall be submitted for the Engineering Department plan check of soils reports and grading plans. *[Citation – Fee Resolution No. 08-81 and Section 15.36 of the SCMC]* (Eng.)_____
20. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for, a soils and geologic report prepared by a registered geologist and/or geotechnical engineer which conforms to City standards and all other applicable codes, ordinances and regulations. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____
21. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the City Engineer shall determine that development of the site shall conform to general recommendations presented in the geotechnical studies, including specifications for site preparation, treatment of cut and fill, soils engineering, and surface and subsurface drainage. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____

22. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner or designee shall submit for review, and obtain the approval of the City Engineer, a precise grading plan, prepared by a registered civil engineer, showing all applicable onsite improvements, including but not limited to, grading, building pad grades, storm drains, sewer system, retaining walls, water system, etc., as required by the City Grading Manual and Ordinance. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____
23. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner shall demonstrate to the satisfaction of the City Engineer that the project meets all requirements of the Orange County National Pollutant Discharge Elimination System (NPDES) Storm Drain Program, and Federal, State, County and City guidelines and regulations, in order to control pollutant run-off. The owner shall submit for review, and shall obtain approval of the City Engineer for, plans for regulation and control of pollutant run-off by using Best Management Practices (BMP's). *[Citation – Section 13.40 of the SCMC]* (Eng.)_____
24. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner shall provide surety, improvement bonds, or irrevocable letters of credit for performance, labor and materials as determined by the City Engineer for 100% of each estimated improvement cost plus a 10% contingency, as prepared by a registered civil engineer as required and approved by the City Attorney or the City Engineer, for each applicable item, but not limited to, the following: grading earthwork, grading plan improvements, retaining walls, frontage improvements; sidewalks; sewer lines; water lines; storm drains; and erosion control. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____
25. Prior to issuance of any permits, if applicable, 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]*
- A. Per City Municipal Code Section 12.08.010 (A), when building permit valuations exceed \$50,000, the owner or designee shall construct sidewalk along the property frontage. This includes construction of compliant sidewalk up and around drive approach 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 shall in place prior to the commencement of any work in the public right-of-way.
 - C. The owners are proposing to extend a stone driveway into the right-of-way. The plans will need to demonstrate to the satisfaction of the City Engineer, a smooth non-slip surface with a vertical differential of no more than 6mm to comply with California Disabled Access requirements for any portion of stone material in the sidewalk area.
 - D. A Minor Encroachment Permit shall be in place for any driveway material that is not consistent with City Standard ST-3 or ST-9, prior to the commencement of any work in the public right-of-way.
26. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner shall provide surety, improvement bonds, or irrevocable letters of credit for performance, labor and materials as determined by the City Engineer for 100% of each estimated improvement cost plus a 10% contingency, as prepared by a registered civil engineer as required and approved by the City Attorney or the City Engineer, for each applicable item, but not limited to, the following: grading earthwork, grading plan improvements, retaining walls, frontage improvements; sidewalks; sewer lines; water lines; storm drains; and erosion control. *[Citation – Section 15.36 of the SCMC]*
(Eng.)_____
27. Prior to issuance of permits, a front yard landscape plan shall be submitted to the Planning Division to determine whether improvements are necessary to bring the site into closer compliance with zoning requirements to the satisfaction of the City Planner. If improvements are warranted, they must be completed per the approved landscape plan. (■■PIng.)_____

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

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



LOCATION MAP

ATTACHMENT 2

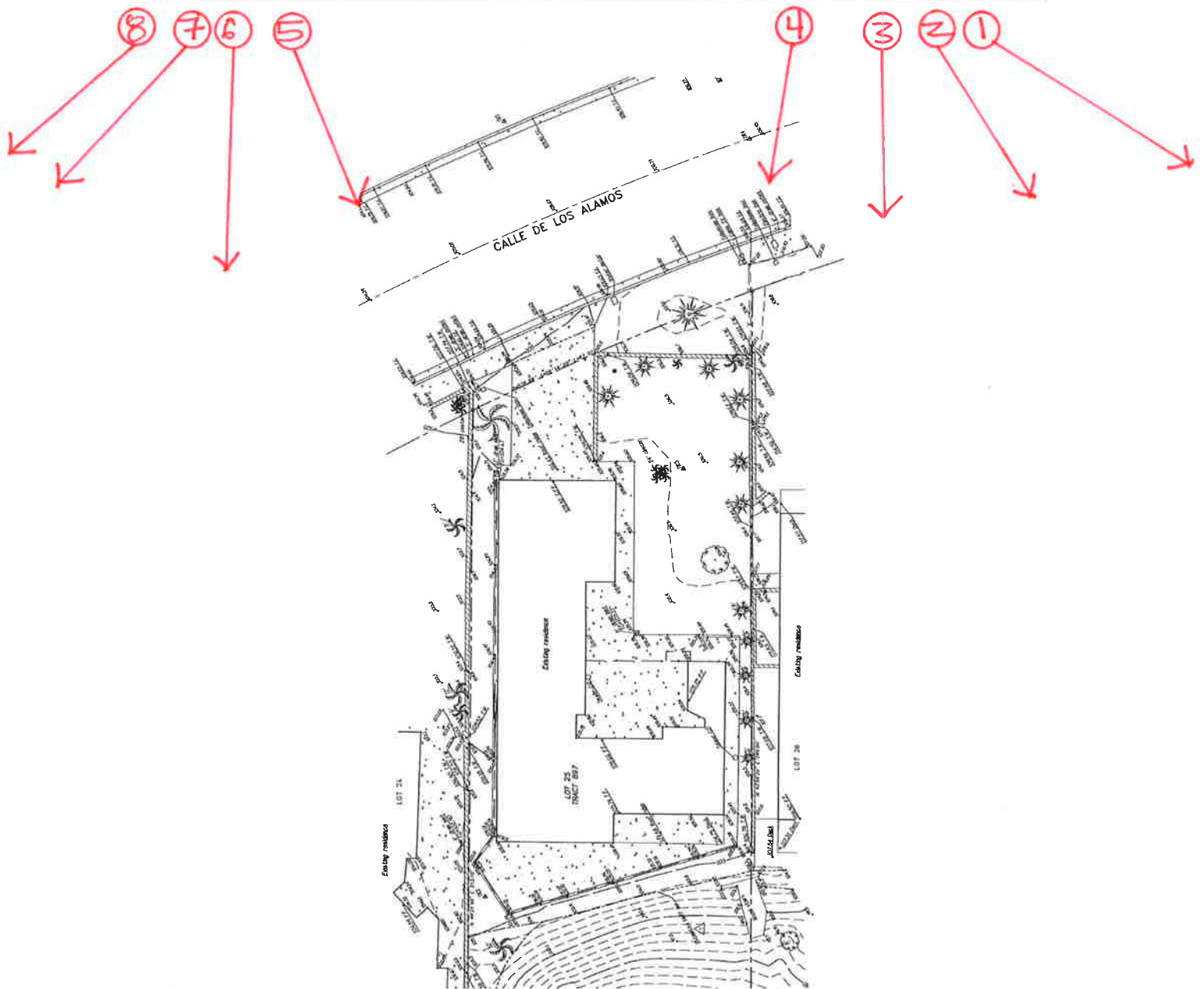
CHP 13-141/MEP 13-142, Tanner Residence
1904 Calle De Los Alamos



**JAMES L. GLOVER, JR
DESIGNER**

103 ½ AVENIDA DEL MAR
SAN CLEMENTE, CA
PHONE: 949-492-7618
FAX: 949-492-8394

**PHOTO SURVEY
PLN13-141, TANNER RESIDENCE**



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7.





PRIMARY RECORD

Trinomial
NRHP Status Code 3D

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: 223 CALLE ROCA VISTA

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Orange
and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec ; B.M.

c. Address 223 Calle Roca Vista City San Clemente Zip 92672

d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 692-302-12

P3a. Description:

The property contains a two-story single family residence with a irregular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has both a side-gable and front-gable roof with clay tiles. A shed roof is over the attached garage. The exterior walls are clad with non-original smooth stucco. The primary facade includes a covered, arched entry porch. A brick balcony, stucco wall enclosing a side courtyard, and stucco wing wall are all features of the Spanish Colonial Revival style of the residence. The residence also features wood shutters. The fenestration consists of original wood casement and fixed windows throughout the residence. Alterations include the non-original stucco wall cladding and non-original doors. The residence is in good condition. Its integrity is good.

P3b. Resources Attributes: 02 Single Family Property

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



P5b. Description of Photo:

West elevation, east view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

1930 (F) Building Permit

P7. Owner and Address:

Pardoen Family Trust
223 Calle Roca Vista

P8. Recorded by:

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

P9. Date Recorded: 9/21/2006

P10. Survey Type:

City of San Clemente Historic
Resources Survey Update

P11. Report Citation: None.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: 223 CALLE ROCA VISTA

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

B7. Moved? No Yes Unknown Date: Original Location:

B8. Related Features:

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

This two-story single family residence was built for Mrs. Ella S. Hawkins in 1930. It was designed by W.H. ____d (?). This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development. It also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.

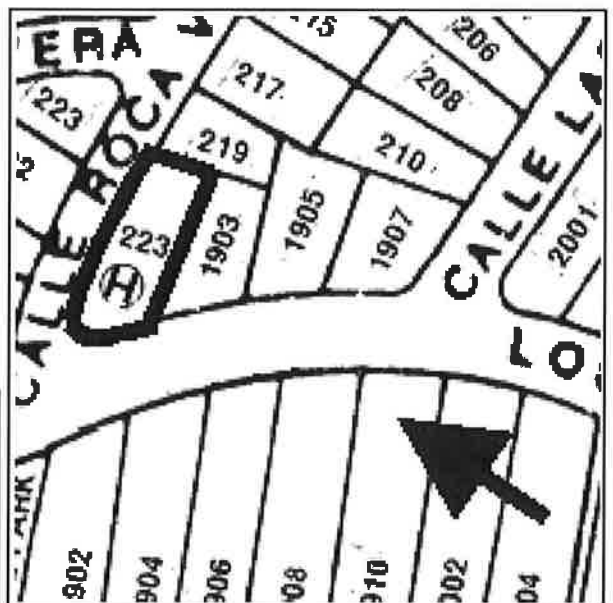
B11. Additional Resource Attributes: 02 Single Family Property

B12. References: San Clemente Building Permits; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA
Date of Evaluation: 9/21/2006

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or #: 223 CALLE ROCA VISTA

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation Update

Photographs of the Subject Property, Continued:

