



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: March 20, 2013

PLANNER: John Ciampa, Associate Planner *JC*

SUBJECT: Cultural Heritage Permit 12-261, Minor Exception Permit 13-042, Frankhouse Addition, a request to consider an addition to a historic house and a reduction in the required front yard setback to the original historic house to legalize the non-conforming setback at 104 West Paseo De Cristobal within the Residential Low (RL) zoning district.

REQUIRED FINDINGS

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

Cultural Heritage Permit (CHP), Section 17.16.100

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

Minor Exception Permit (MEP), Section 17.16.090

- 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 historic house to accommodate the growing family that is now living in the house. The subject site is a 5,150 square foot lot within the Residential Low (RL) zoning district. In 1928, the 1,170 square foot one-story house and a detached two car garage were constructed. Following the construction of the house a 100 square foot addition was made to the back of the house that increased it to 1,270 square feet.

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 included in the attached draft resolution.

Public notices were distributed and posted per City and State requirements. To date no comments have been received by the public.

Historic Resource Information

The house was designed by Virgil Westbrook and constructed by F.S.S Hallberg for the City's founder, Ole Hanson. The property is eligible as a contributor to a potential National Register District under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development (1925-1936). The character defining features of the house are its rectangular shape, low pitched gable roof with terra cotta tile, tiled hood over the front door, and symmetrical front façade with the large windows on either side of the front door.

PROJECT DESCRIPTION

The applicant proposes an addition to the first floor, new second story, and second story decks. The project adds 194 square feet to the first floor and 956 square feet for a new second story. The addition would increase the size of the house from 1,270 to 2,411 square feet. The addition would provide additional bedrooms and living space for the family. The project also includes a covered deck at the front of the second story addition and an open deck at the back of the house on the west elevation.

Development Standards

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

Table 1 - Development Standards

	Z.O. Requirements	Proposed Project
Building Height Maximum	25'	24.87'
Setbacks (Minimum):		
Front	20'	18.4'*(Existing)
Side Yard	5'	7.2'
Rear Yard	10'	10'
Lot Coverage (Maximum)	50%	44%
Required Parking (Minimum):	2 spaces	2 spaces

**MEP is requested to allow a reduction in the required front yard setback to legalize the non-conforming front yard setback to the original portion of the house.*

Architecture

The historic house has Spanish Colonial Revival architecture which is consistent with the 1920s and 30s period of development in San Clemente. The addition has the same architectural style as the original building. The addition’s Spanish Colonial Revival elements include: smooth mission plaster finish, two-piece terra cotta clay tile, wrought iron and wood railings, full arches, and exposed rafter tails. The roof tile located where the addition is proposed will be preserved and used for the second story roof to improve the additions consistency with the materials of the house. The addition will create a new second level that will have a cross gable roof and a small covered porch on the front elevation. The covered porch will still give the appearance of a balanced second floor because the deck is covered by the cross gable roof which makes the second story roof appear symmetrical.

Over the years improvements were made to the house that are not historically accurate and are proposed to be restored as part of this project. These improvements include replacing the aluminum sliding door at the east elevation with wood French doors and removing the ornamental steel grills over the front windows.

PROJECT ANALYSIS

Cultural Heritage Permit

The proposed project requires a CHP to ensure it does not have a negative visual or physical impact the historic structure and complies with the Secretary of the Interior’s Standards for the Treatment of Historic Structures.

The proposed project is compatible with the historic structure because it is a Spanish Colonial Revival design that would utilize the same materials and colors. The consistent design of the addition ensures the project complies with the Design Guidelines. It is staff’s position that the addition avoids negative impacts to the original structure and complies with Secretary of the

Interior's Standard 9 by differentiating itself in the following ways: 1) the addition is setback 28 feet from the front of the house and the second story covered deck reduces the perceived mass of the addition from the street and differentiates it from the original structure; 2) the second story cross gable roof is differentiated from the original gable roof on the front and side elevations and reduces the perceived height of the addition; 3) preservation of the eaves on the sides of the house identifies the building original footprint; 4) the side walls are stepped back and the second story roof is articulated on the side elevations to differentiate the addition.

Minor Exception Permit

The project requires a MEP to legalize the non-conforming front yard setback to the historic house. The MEP ensures that there are no properties that are adversely affected by the reduced setback.

The project proposes a MEP to reduce the house's required front yard setback from 20 feet to 18.4' to legalize the existing non-conforming setback. The house was conforming when it was constructed; however over the years the setback standards changed and the house no longer meets the front yard setback requirement. The requested MEP meets the required findings in the following ways: 1) the house will not have an adverse impact on the adjacent houses because the front yard setback was established in 1928 and would not be intensified as a result of this project; 2) The Zoning Ordinance permits an 18 foot front yard setback for a garage with a roll up door so the requested encroachment would not be any closer then other structures on the street; 3) the house is a designated historic resource so the demolition of the portion of the house that encroaches into the required front yard setback would be contrary to the General Plan and the historic preservation ordinance goals and standards; 4) The MEP will not result in an intensification of the use and will comply with the intent of the RL zoning by not exceed more than one residential unit.

Design Review Subcommittee review

The Design Review Subcommittee (DRSC) reviewed the project on the October 10, 2012 and February 13, 2013. The DRSC is in favor of the proposed design and recommended the eaves of the structure be preserved to show the original footprint of the historic house. This recommendation has been provided as Condition of Approve #8 in the draft Resolution.

GENERAL PLAN CONSISTENCY

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

Table 2 - General Plan Consistency

Policies and Objectives	Consistency Finding
<i>Policy 1.2.9 Require that new residential development in existing residential neighborhoods be compatible with existing structures.</i>	Consistent. The proposed scale and mass of the addition complies with the neighborhood.
<i>Policy 10.3.5: Utilize the Secretary of Interior’s 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>	The Cultural Heritage Subcommittee found the project complies with the Secretary of the Interior’s Standards.
<i>Policy 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 10.19).</i>	The proposed expansion is compatible with both the historic property in terms of architecture, scale, and massing.

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):

The Planning Division completed an initial environmental assessment of the project per the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission determine the project is categorically exempt per CEQA Guidelines Section 15301(e)(2) as a Class 1 exemption and 15332 as a Class 32 exemption, since the project is limited to the construction of an addition to an existing house that is in an urban area where public utilities and services are available. The requested expansion will comply with the development standards required in the General Plan and the Zoning Ordinance.

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

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

This is the recommended action. This action would result in the adoption of Resolution No. PC 13-010, allowing the construction of an addition and decks to a historic structure.

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

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

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

This action would result in denying the addition to the historic house. This would require staff to draft a new resolution for denial of the project. The Commission should cite reasons or findings for its denial. This action is appealable to the City Council.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission approve CHP 12-261, MEP 13-042, Frankhouse Addition, subject to the attached Resolution and Conditions of Approval.

Attachments:

1. Resolution PC13-010
2. Location Map
3. February 13, 2013 DRSC Meeting Minutes
4. DPR form for 104 West Paseo De Cristobal
5. Colored Elevations
6. Photographs
7. Neighbors Letters Supporting the Project

Plans

RESOLUTION NO. PC 13-010

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 12-261 AND MINOR EXCEPTION PERMIT 13-042, FRANKHOUSE ADDITION, A REQUEST TO CONSTRUCT AN ADDITION TO A HISTORIC HOUSE AND A REDUCTION IN THE REQUIRED FRONT YARD SETBACK TO THE ORIGINAL HISTORIC HOUSE TO LEGALIZE THE NON-CONFORMING FRONT YARD SETBACK LOCATED AT 104 PASEO DE CRISTOBAL

WHEREAS, on July 19, 2012 an application was submitted, and deemed complete on February 13, 2013, Megan Moser, 104 Paso De Cristobal, San Clemente CA 92672, a request to construct an addition to a historic house and a reduction in the required front yard setback to the original historic house to legalize the non-conforming setback. The project site is within the Residential Low zoning district and Coastal Zone (RL-CZ). The legal description is Lot 4, Block 6, of Tract 822, and Assessor's Parcel Number 692-153-23; and

WHEREAS, the Planning Division has 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 the project categorically exempt from CEQA as a Class 1 and Class 32 exemptions pursuant to CEQA Guidelines Section 15301(e)(2) and 15332 given that the project involves the construction of an addition to a existing house that is in an urban area where public utilities and services are available. The requested expansion will comply with the development standards required in the General Plan and the Zoning Ordinance; and

WHEREAS, on August 2, November 29, 2012, and February 7, 2013 the City's Development Management Team reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

WHEREAS, on October 10, 2012 and February 13, 2013, the City's Design Review Subcommittee considered the project and supports it as proposed; and

WHEREAS, on March 20, 2013, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by the applicant, City staff, and other interested parties.

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

Section 1: The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines CEQA Section 15301(e)(2) and 15332 as Class 1 and Class 32 exemptions given that the project involves the construction of an addition to a existing house that is in an urban area where public utilities and services are available. The requested expansion will comply with the development standards required in the General Plan and the Zoning Ordinance; and

Section 2: With regard to Cultural Heritage Permit (CHP) 12-261, the Planning Commission finds as follows:

- A. The proposed architectural style of the project complies with the San Clemente General Plan given the house will remain a single family residence. The project adheres to the policies and objectives of the City's Design Guidelines and has been reviewed and accepted by the City's Historic Preservation Officer and the Design Review Subcommittee.
- B. The project complies with the development standards outlined in the San Clemente Municipal Code including height, setbacks, and lot coverage with the exception of the existing front yard setback to the historic house. The approval of the MEP will make the non-conforming 18.4' front yard setback conforming.
- C. The architectural treatment and massing of the project has been reviewed and is consistent with the City's Design Guidelines in that the proposed project will be compatible and differentiated from the historic portion of the house. The project's size and location will be compatible with the surrounding developed neighborhood and it will not have a negative impact on the historic structures.
- D. The general appearance of the proposed project is consistent with the surrounding neighborhood. The majority of the residences in the surrounding neighborhood are one- and two-stories with various architectural styles. The proposed residence will be two stories, designed in Spanish Colonial Revival Architecture, and respects the historic structure. The addition is consistent with the surrounding developments and is in keeping with the character of the neighborhood.
- E. The proposed project will not be detrimental to the orderly and harmonious development to the City as the project would make the house two stories which is permitted within the Residential low (RL) zoning district. The project is consistent with the development standards of the RL zoning district.
- F. The City finds that the proposed additions and modifications to the historic house are 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.

Section 3: With regard to Minor Exception Permit (MEP) 13-042, the Planning Commission finds as follows:

- A. Neighboring properties will not be adversely affected as a result of the conditional approval of the Minor Exception Permit in that:
 - 1. The non-conforming front yard setback was established when the house was constructed in 1928. The house was conforming when it was constructed but over

time the developments standard changed for the RL zoning designation and the house is no longer conforming. The addition will not intensify the non-conforming front yard setback because it is located 28 feet back from the front of the house.

2. The Zoning Ordinance allows garages with roll up doors to be located 18 feet from the front property line so the existing house will have a consistent setback to the houses that have an 18 foot setback to the garage doors.
 3. Allowing the reduction in the front yard setback avoids the demolition of the front of the historic house to make the house conform to the front yard setback. The preservation of the front of the house is consistent with the General Plan goals and the Historic Preservation Ordinance.
- B. The proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity, in that the house is existing and the addition will comply with the required setbacks for the RL zone and will be constructed in compliance with all required Building, Safety and Fire codes.
- 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 the house was constructed in 1928 with the 18.4 foot setback and the setback is not being proposed to be intensified or reduced.

Section 4: The Planning Commission of the City of San Clemente hereby approves CHP 12-261, MEP 13-042, Frankhouse Addition, subject to the above Findings, and the Conditions of Approval attached hereto as Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on March 20, 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 March 20, 2013, and carried by the following roll call vote:

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

Secretary of the Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL
CHP 12-261, MEP 13-042, Frankhouse

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 March 20, 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.)_____

- 3. 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.)_____

A use shall be deemed to have lapsed, and CHP 12-261 and MEP 13-042 shall be deemed to have expired, when a building permit has been issued and construction has not been completed and the building permit has expired in accordance with applicable sections of the California Building Code, as amended. *[Citation - Section 17.12.150.C.1 of the SCMC]* ■ (PIng.)_____

- 4. The owner or designee shall have the right to request an extension of CHP 12-261 and MEP 13-042 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.)_____

- 5. CHP 12-261 and MEP 13-042 shall become null and void if the use is not commenced within three (3) year from the date of the approval thereof. Since the use requires the issuance of a building permit, the use shall not be deemed to have commenced until the date that the building permit is issued for the development. *[Citation - Section 17.12.150.A.1 of the SCMC]* ■ (PIng.)_____

A use shall be deemed to have lapsed, and CHP 12-261 and MEP 13-042 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.)_____

- 6. The owner or designee shall have the right to request an extension of CHP 12-261 and MEP 13-042 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.)_____

- 7. Prior to issuance of building permits, the owner or designee shall submit for review and obtain approval of the City Planner or designee for plans indicating the following: ■ (PIng.)_____

- A. 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. Prior to the issuance of building plans the building plans shall depict the eaves of the original historic structure to identify the original building footprint. ■■ (PIng.)_____
 9. The building plans shall confirm that the project complies with all of the required setbacks for the RL zone with the exception of the front yard setback which was approved for a reduction in the front yard setback to 18.4 feet through the approval of MEP 13-042. ■■ (PIng.)_____
 10. 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.)_____
 11. A separate Building Permit is required. Plans to construct a 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.)_____
 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. ■ (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]*
 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 two copies of soils and a 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. ■ (Bldg.)_____

[S.C.M.C – Title 15 – Chapter 15.08 – Appendix Chapter 1 – Section 106.1.4]

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. Fire Sprinkler protection shall be provided throughout the entire building. Fire Sprinkler protection not required in the existing detached garage.

[S.C.M.C – Title 8 – Chapter 8.16- Fire Code] ■ (Bldg.)_____

18. Project involves remodeling, alteration, or addition to the existing main building exceeding 50% of the existing building floor area. Under ground utilities are required. Overhead wiring shall not be installed outside on private property. ■ (Bldg.)_____

[S.C.M.C – Title 15 – Chapter 15.12-Electrical Code]

19. 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]

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, 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.)_____

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 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.)_____

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 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.)_____
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 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, building pad grades, storm drains, sewer system, retaining walls, landscaping, water system, etc., as required by the City Grading Manual and Ordinance. *[Citation – Section 15.36 of the SCMC]* ■ (Eng.)_____
24. 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]* ■ (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 and curb/gutter along the property frontages per current City Standards. This includes repair and/or replacing sidewalk with existing trip hazards or defects.
 - B. Non-monolithic curb and gutter shall be replaced with monolithic curb and gutter, if deemed necessary by the City Engineer.
 - C. An Engineering Department Encroachment Permit will be required for all work in the public right-of-way.
25. 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.)_____

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.)_____

* 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

CHP12-261, MEP 13-042, Frankhouse Addition
104 West Paseo De Cristobal



No scale 

C. **Anderson Windows Product Demonstration by Mark R. Sabre, Anderson Corporation** (Jones)

Presentation postponed to the February 27, 2013 meeting.

D. **Window Materials in the Architectural and Pedestrian Overlay** (Jones)

Presentation postponed to the February 27, 2013 meeting.

E. **Cultural Heritage Permit 12-261 Frankhouse Residence** (Ciampa)

John Ciampa, Associate Planner, presented the the revised plans and explained the changes recommended in the staff report.

The applicant's architect, Jim Wilson, stated that he redesigned the house to simplify the arches at the rear of the house and added the small deck to the front of the house to differentiate the addition and reduce massing. He stated that they are trying to preserve the original portions of the house by matching the colors and they will be reusing the original tile for the second story added.

Subcommittee Member Kaupp stated that the changes to to the arches and the removal of the roofdeck improves the design of the house. He also stated that the addition of the deck at the front of addition reduces the massing to the prominent addition.

Member of the public Larry Culbertson, opposed the project. He felt the project would have a negative impact and the size of the addition has not been made smaller to reduce its impacts on the historic structure. He also urged the DRSC to not take an emotional review of the project. He quoted the historic description of the historic house from the Department of Parks and Recreation 2006 survey that identified the historic significance of the house. He stated that the size and type of addition is similar to the La Forge project which was an addition to a historic house that was recently completed and was not appropriate.

Subcommittee Member Kaupp stated that in the previous meeting the project was compared to the La Forge project by the DRSC with regard to the second story addition and the potential loss of fabric during construction and not the size of the second story addition for the proposed project. He addressed the emotional review of the project and stated that historic structures have a limited audience and not allowing the expansion of a historic house limits the investment in these houses. Allowing appropriate additions increases the investments in the historic structures. He stated that the addition is large but the placement is appropriate.

Subcommittee Member Darden responded to Mr. Culbertson stating that her personal view is that the integrity in historic houses is the small bungalow size and look of the structures and she does not like to see them expanded. She stated that she has not changed or expanded her historic properties. The DRSC opposition of the first review was related to concerns with the roofdeck, stairs, and design issues. Her position was the architect made the necessary changes for her to support the project.

The property owner Dlyan Moser, stated that the family needs the expansion to have the three generations in the same house and they are trying to be sensitive to the historic house.

Subcommittee Member Crandell asked Mr. Wilson how other Cities respond to these types of additions to historic structures. Mr. Wilson responded stating that he did an addition to a historic house that was in a historic district. The project was a larger addition and used the same methods as the Frankhouse project with a significant setback from the front of the house. The City determined the project met the Secretary of the Interior's standards and was eligible for the Mills Act.

Subcommittee Member Crandell asked Mr. Wilson if the laundry room was a later addition to the house. Mr. Wilson confirmed that the laundry room was a later addition. Subcommittee Member Crandell added that the addition is over the back third of the house and it can be clearly identified as an addition with no change to the historic facade. He felt that the necessary changes were made for the DRSC to support the project to move forward to the Planning Commission.

The DRSC supported the project to move forward to the Planning Commission with Staff's recommended change to preserve the eave to show the structures original footprint of the historic house.

III. COMMUNICATIONS

None

V. ADJOURNMENT

Adjourn to the Design Review Subcommittee meeting of February 27, 2013 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name None

2. Common or current name None

3. Number & street 104 W. Paseo de Cristobal
City San Clemente Cross-corridor _____
Vicinity only _____ Zip 92672 County Orange

4. UTM zone 11 A _____ B _____ C _____ D _____

5. Quad map No. _____ Parcel No. 692-153-23 Other _____

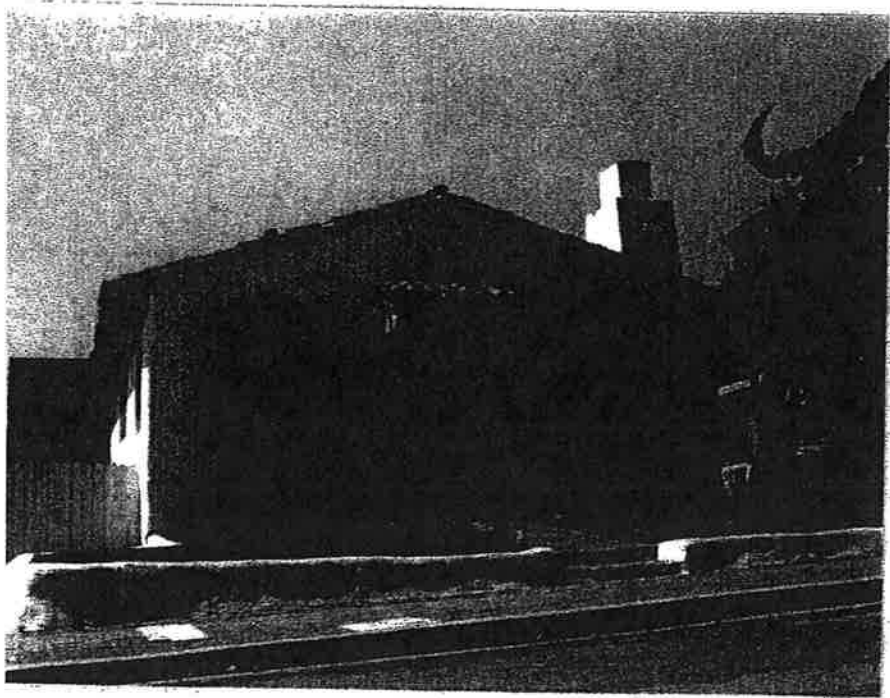
Ser. No. _____
National Register Status 3D
Local Designation _____

DESCRIPTION

6. Property category Building If district, number of documented resources _____

7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

The simple, front-gabled design of this one story, Spanish Colonial Revival residence is enlivened by picturesque detailing. Tile covers the roof whose rafter tails can be seen in the eaves along the side elevations. Stucco clothes the building. The facade is three bays wide and symmetrically composed. It contains an entry shaded by a tiled hood in the central bay and square windows in the side bays. An elaborately carved beam and wrought iron brackets support the hood over the door. The large lantern which illuminates the entry is also wrought iron. Lacy iron grilles adorn the recessed windows on the sides. Another, more utilitarian grille protects the circular attic vent centered in the gable face. In lieu of a porch, semi-circular brick steps rise to the entry. On the east elevation, a stuccoed chimney projects in two increments above the roof. A low, stuccoed curb separates the front lawn from the sidewalk while a one story, front-gabled garage of stucco and tile is located in the rear of the parcel. With no major alterations, the property is well maintained.



8. Planning agency City of San Clemente

9. Owner & address
Robert Barton Frankhouse Jr.
104 W. Paseo de Cristobal
San Clemente, CA 92672

10. Type of ownership Private

11. Present use Residential

12. Zoning R-1

13. Threats _____

and a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

HISTORICAL INFORMATION

4. Construction date(s) 1929 F Original location Same Date moved _____
5. Alterations & date No documented alterations.
6. Architect Virgil Westbrook Builder F. S. S. Hallberg
7. Historic attributes (with number from list) 02—Single Family Residence

SIGNIFICANCE AND EVALUATION

1. Context for evaluation: Theme The Spanish Village Area San Clemente
Period 1926-1936 Property type Residences Context formally developed? Yes

Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This one story Spanish style home is an intact and representative example of residential architecture in "The Spanish Village." As conceived by Ole Hanson, San Clemente was to be improved exclusively with white stucco buildings topped by red clay tile roofs. This property possesses the added distinction of being constructed for the founder himself. The building permit and Architectural Committee approval certificate were issued to Hanson on January 22, 1929 and December 21, 1928, respectively. Virgil Westbrook, the man Hanson picked to design most of the buildings in the young village, was the architect. Westbrook's hand may be detected in the attractive detailing which enlivens the appearance of this residence, whose first residents are unknown.

Because of its construction during the period of significance, its Spanish Colonial Revival styling, its association with both Hanson and Westbrook, and its relative integrity, 109 Alameda Lane contributes to a potential National Register district. It is recommended for retention on the Historical Structures List.

Sources

San Clemente Building Permits
Orange County Tax Assessment Records
M. Moon, Inventory of San Clemente Historic Places

Applicable National Register criteria A

Other recognition San Clemente Historical Structures
State Landmark No. (if applicable) _____

Evaluator Leslie Heumann

Date of evaluation 1995

Survey type Comprehensive

Survey name Historic Resources Survey

Year form prepared 1995

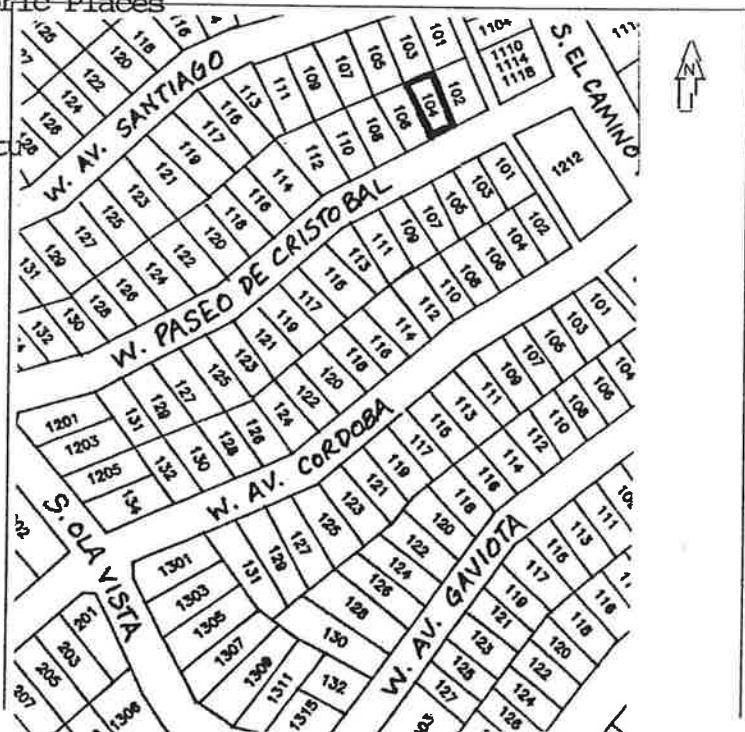
By (name) Leslie Heumann & Associates

Organization City of San Clemente

Address 100 Calle Negocio, Suite 100

City & Zip San Clemente 92672

Phone (714) 498 2533



CONTINUATION SHEET

Page 1 of 2

Resource Name or #: 104 W PASEO DE CRISTOBAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

PROPERTY NAME	Unknown						
HISTORIC NAME	Unknown						
PROPERTY ADDRESS	104 W Paseo De Cristobal						
ASSESSOR PARCEL NUMBER	692-153-23						
PROPERTY TYPE	Single-family residential						
OTHER DESCRIPTION							
DATE OF CONSTRUCTION	1929 (F) Building Permit						
<hr/>							
INTEGRITY	Original windows replaced with vinyl post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.						
SIGNIFICANCE	This one-story single family residence was built for Ole Hanson, designed by Virgil Westbrook and constructed F.S.S. Hallberg in 1929. It is a modest example of the Spanish Colonial Revival style as represented in San Clemente. It appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development (1925-1936).						
STATUS CODE	3D						
STATUS	Appears eligible for the National Register as a contributor to a National Register eligible district through survey evaluation. The property also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.						
<div style="border: 1px solid black; padding: 10px; margin-top: 20px;"><table><tr><td>Project</td><td>City of San Clemente Historic Resources Survey Update</td></tr><tr><td>Prepared for</td><td>City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673</td></tr><tr><td>Prepared by</td><td>Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028</td></tr></table></div>		Project	City of San Clemente Historic Resources Survey Update	Prepared for	City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673	Prepared by	Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028
Project	City of San Clemente Historic Resources Survey Update						
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CONTINUATION SHEET

Page 2 of 2

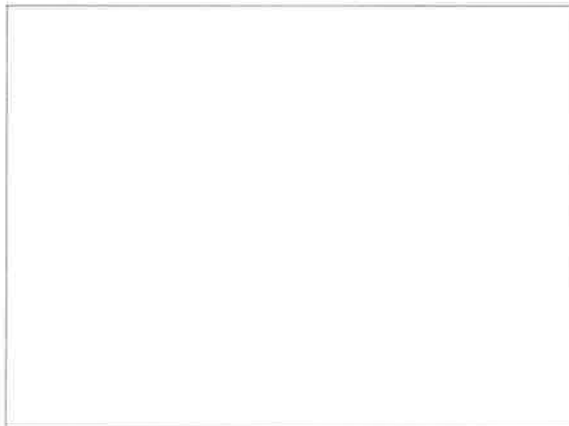
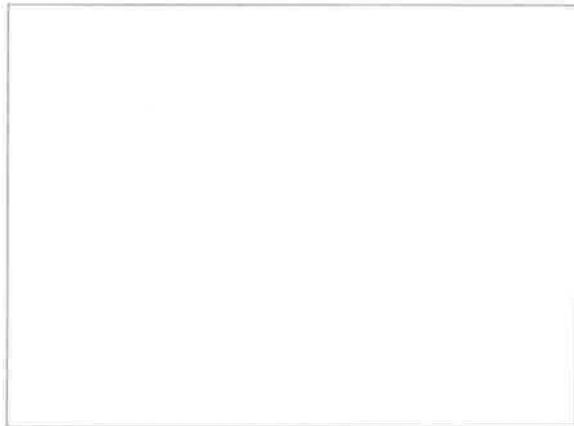
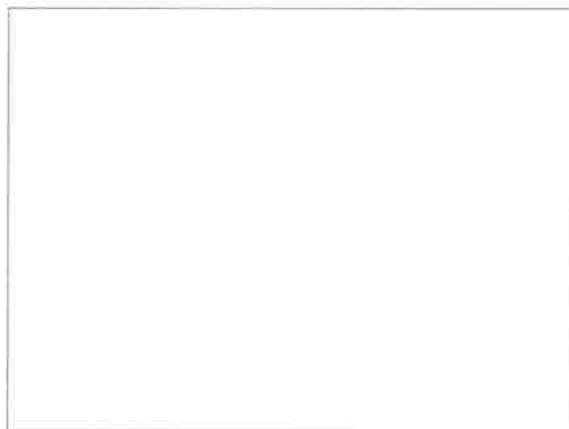
Resource Name or #: 104 W PASEO DE CRISTOBAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

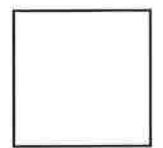
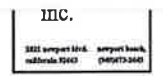
Photographs of the Subject Property:



MATERIALS AND COLORS

-  NEW SANTA BARBARA PLASTER FINISH TEXTURE (TO MATCH EXISTING PLASTER FINISH)
NEW PAINT FINISH TO MATCH MANUFACTURER:
SHERWIN WILLIAMS COLOR SW7008 "EXTRA WHITE"
-  NEW AND EXISTING RAFTER TAILS, DOORS AND WINDOWS TO MATCH MANUFACTURER:
SHERWIN WILLIAMS COLOR SW6089 "FRENCH ROAST"
-  NEW WOOD DECK RAILING TO MATCH MANUFACTURER:
OLYMPIC SOLID STAIN COLOR "MAHOGANY"
-  NEW AND EXISTING 2 PIECE CLAY TILE BARREL ROOFING TO MATCH MANUFACTURER:
US TILE COLOR "NEWPORT BLEND" OR
MCA TILE COLOR "LAGUNA BLEND"

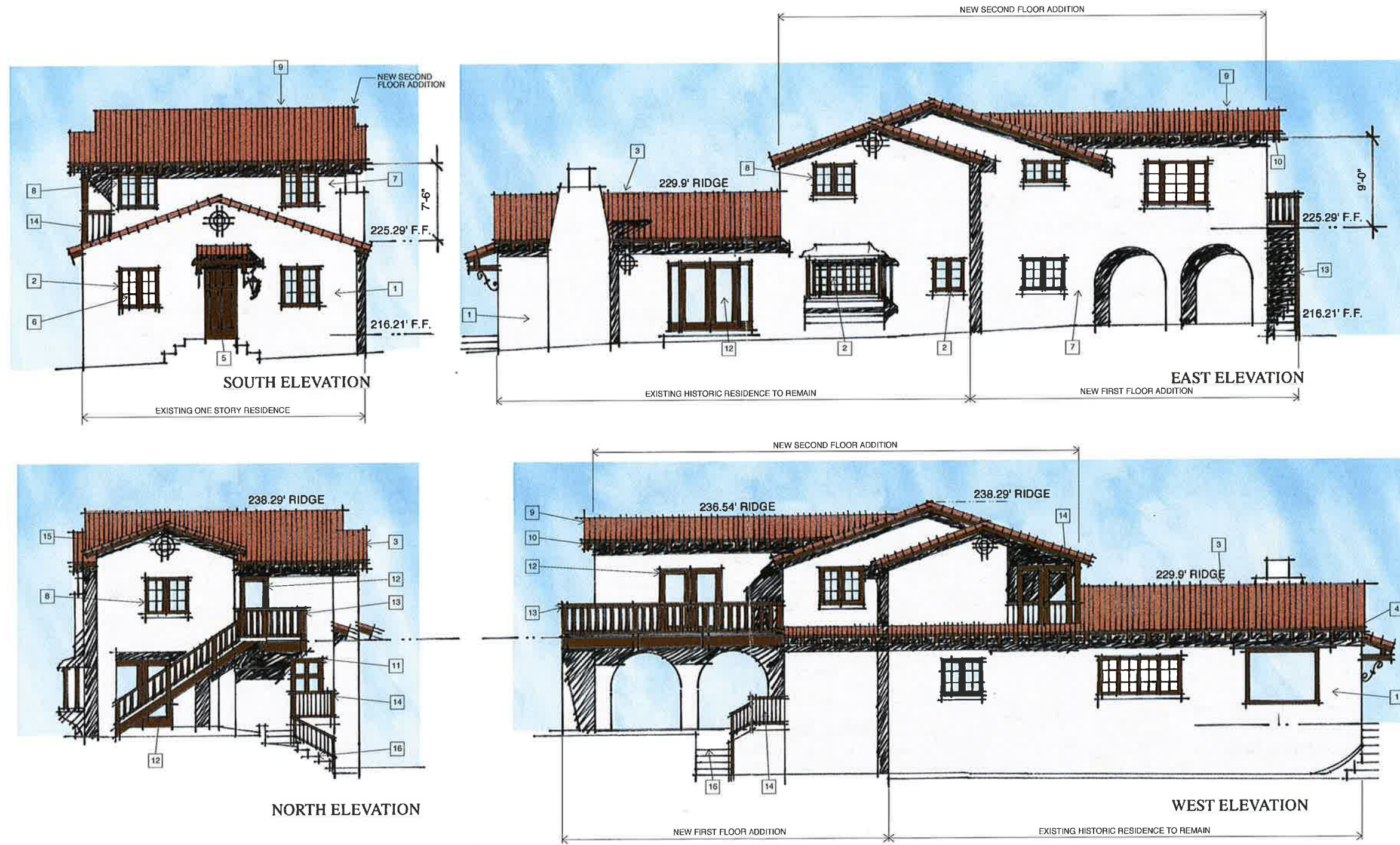
REF. NO.	EXTERIOR BUILDING MATERIALS	
1	EXISTING PLASTER FINISH; PROTECT IN PLACE	10 NEW 1 FT. EXPOSED WOOD EXISTING
2	EXISTING WOOD FRAME WINDOW; PROTECT IN PLACE	11 NEW WOOD DOOR & FRAME
3	EXISTING CLAY BARREL TILE ROOF; PROTECT IN PLACE	12 NEW WOOD FRENCH DOOR (S)
4	EXISTING WOOD RAFTER TAILS & SH'T'G.; PROTECT IN PLACE	13 NEW WOOD DECK, STAIRS & RAILING
5	EXISTING WOOD DOOR; PROTECT IN PLACE	14 WROUGHT IRON GUARD & HANDRAILS
6	REMOVE EXISTING STEEL WINDOW GRILLES	15 IRON BARS OVER ROUND ATTIC VENT; MATCH EXISTING
7	NEW SMOOTH PLASTER; MATCH EXISTING	16 NEW CONCRETE STEPS
8	NEW WOOD FRAME WINDOWS	
9	NEW CLAY BARREL TILE ROOF; MATCH EXISTING	



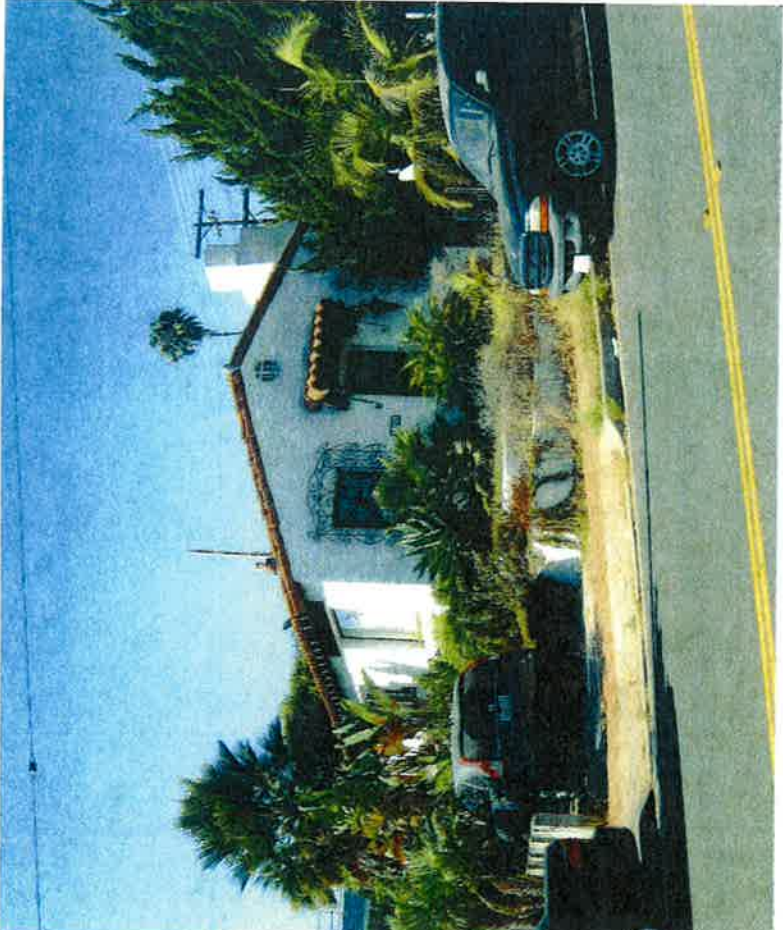
104 PASEO DE CRISTOBAL
RESIDENTIAL ADDITION
SAN CLEMENTE, CALIFORNIA 92672

COLORELEVATIONS
#12111

SUBMITTAL	10/14/12
SUBMITTAL	11/4/12
CITY PLANNING DEPARTMENT SUBMITTAL REVIEW	2/12/13



ATTACHMENT 6



Planning Commission of The City of San Clemente

910 Calle Negocio Suite 100

San Clemente, CA 92673

Re: Cultural Heritage Permit 12-261/Minor Exception Permit 13-042


To Whom It May Concern,

I am writing this letter to express my opinions about the addition proposed at 104 West Paseo de Cristobal. As a homeowner on this street, I feel that this addition is welcome and much needed. The house has been sitting with little to no repairs made to it, and I feel that if something is not done to preserve the home, it might not be there to enjoy.

As a resident of this great city, it is our responsibility to ensure that the culture and historic designs are kept. I feel that this addition has done that. The design and plans seem to keep to the original Ole Hanson design, and do not seem to be intrusive or over the top.

The plans for the home at 104 are indeed a much needed and welcome project for our neighborhood and community.

Sincerely,


ALLIE LARWOOD

109 West Paseo de Cristobal

San Clemente, CA 92672

City of San Clemente Planning Commission

To whom it may concern,

I wanted to say how pleased I am about the addition that has been proposed at 104 W. Paseo de Cristobal. I have seen the plans for the addition and I am excited to see that something is being done to preserve the historical home.

As a homeowner, I am deeply interested in matters that affect my neighborhood. I think that this addition will improve the neighborhood, as the house has fallen into disrepair. I am delighted to see that the plans are keeping with the original theme of the house and preserving the Ole Hanson look and feel that is so indicative of the culture here in San Clemente.

I do hope this project is able to continue, and our neighbors at 104 are able to put the home back to its historic beauty.

Sincerely

A handwritten signature in black ink, consisting of two names: "Lola McKHugh" and "Shawn Jimenez". The signature is written in a cursive, flowing style.

105 W. Paseo de Cristobal

Planning Commission – City of San Clemente

Subject: Cultural Heritage Permit for 104 West Paseo de Cristobal – Frankhouse Residence

This letter is to signify my support for the addition on the Ole Hanson property at 104 West Paseo de Cristobal. I remember going through the same process not too long ago on my own Ole Hanson and am very excited to see something similar being done on this property. I feel that they have done an excellent job of retaining the Ole Hanson design features. I also think it will be a great addition to the neighborhood.

Ricardo C. Luna

Sincerely,

Ricardo C. Luna