



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: February 20, 2013

PLANNER: Amber Gregg, Associate Planner *AG*

SUBJECT: Conditional Use Permit 12-270 and Cultural Heritage Permit 12-271, Reef Pointe Villas, a request to consider the demolition of an existing apartment building, and the construction of a new three story building, with five residential units and a subterranean garage, located at 410 Arenoso Lane. The project is located in the Pier Bowl Specific Plan and the Architectural and Coastal Zone Overlays. The legal description is Lot 46, of Block 3, of Tract 784 and Assessor's Parcel Number 692-012-06.

BACKGROUND

On December 19, 2012, the Planning Commission reviewed and unanimously approved the Reef Pointe Villas project. At the January 22, 2013 City Council meeting, the City Council called the item up and directed staff to work with the applicant to erect story poles to comply with zoning code requirements. The City Council scheduled the project for review at the City Council meeting of February 5, 2013. On February 5, 2013, the applicant provided a certified posting that story poles were erected to show the maximum height of the development at the project site. At the City Council meeting on February 5th, the applicant requested the project be returned to Planning Commission on February 20, 2013. City Council then continued the item to March 2, 2013 so they have the benefit of the Planning Commission's recommendation prior to their public hearing.

The project has not changed since the Planning Commission's review on December 19, 2012, and the conditions of approval are the same. The December 19, 2012 Planning Commission Staff Report in its entirety, including all attachments, have been included as Attachment 4 for your review.

ANALYSIS

Story Poles were erected onsite on February 5, 2013. Staff received a Story Pole Certification stamped by a licensed Land Surveyor also on February 5th (attachment 3). Staff has reviewed the poles and found that the structure is not blocking or impacting any public view corridor. When looking at the poles in the field, the height of the project is consistent with the surrounding development and is below the maximum height allowed in the zoning designation by one story. The Story Poles depict the tallest portion of the structure as well as the eave of the building at the top floor. The following are images of the Story Poles onsite:



Image 1: View of the project site from the top of Arenoso Lane.



Image 2: View of the project site from the end of Arenoso Lane.



Image 3: View of the project site from Linda Lane Park. The highest point of the proposed structure is consistent with the two neighboring properties.

CUP 12-270/CHP 12-271/SPP 12-272, Reef Pointe Villas

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission recommend approval of CUP 12-270, CHP 12-271, and SPP 12-272, Reef Pointe Villas, subject to the attached findings and conditions of approval provided under Exhibit A of Attachment 1.

Attachments:

1. Resolution No. 13-009
 Exhibit 1 - Conditions of Approval
2. Location Map
3. Story Pole Certification
4. Letter from member of the public
5. December 19, 2012 Planning Commission Staff Report
 Attachment A: Original PC Resolution 12-037
 Exhibit A: Conditions of Approval
 Attachment B: Location Map
 Attachment C: June 27, 2012 DRSC Report and Minutes
 Attachment D: September 12, 2012 DRSC Report and Minutes
 Attachment E: Historic Resource Report
 Attachment F: Photographs
 Attachment G: Colored Elevations
Plans

RESOLUTION NO. PC 13-009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT (CUP) 12-270 AND CULTURAL HERITAGE PERMIT (CHP) 12-271, REEF POINTE VILLAS, A REQUEST TO CONSTRUCT A FIVE UNIT RESIDENTIAL DEVELOPMENT AT 410 ARENOSO LANE

WHEREAS, on July 31, 2012 an application was submitted, and on November 14, 2012 completed by Michael Luna of Michael Luna and Associates Architecture Inc., 1531 N. El Camino Real Suite A, San Clemente, CA 92672, for a request to consider the construction of five residential units at 410 Arenoso Lane, the legal description being Lot 46 of Block 3 or Tract 784, and Assessors Parcel Number 692-012-06; and

WHEREAS, on August 16, 2012, October 25, 2012, and November 29, 2012, the City's Development Management Team reviewed the application for compliance with the General Plan, Zoning Ordinance, and other applicable requirements; and

WHEREAS, on June 27, 2012, September 12, 2012, and October 24, 2012, the Design Review Subcommittee reviewed the proposed project and provided comments to the applicant; and

WHEREAS, the Planning Division processed and completed an initial environmental assessment for this project in accordance with the California Environmental Quality Act (CEQA). The Planning Division recommends that the Planning Commission determine that the project is categorically exempt from CEQA in accordance with CEQA Guidelines Section 15303 as a Class 3 exemption because it involves the new construction of the development totaling less than six units in an urbanized area; and

WHEREAS, on December 19, 2012, the Planning Commission held a duly noticed public hearing on the subject application and considered evidence presented by City staff, the applicant, and other interested parties; and

WHEREAS, on January 22, 2013, the City Council requested the item be called up for consideration and scheduled the item for the February 5, 2013 City Council Meeting; and

WHEREAS, on February 5, 2013, the City Council held a duly noticed public hearing on the subject application and considered evidence presented by staff, the applicant, and other interested parties, and the applicant requested that the project be forwarded to Planning Commission for a recommendation to City Council,

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

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

Section 1: The Planning Commission recommends the City Council finds that the project is categorically exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303 as a Class 3 exemption because it involves the new construction of the development totaling less than six units in an urbanized area.

Section 2: With respect to CUP 12-270, the Planning Commission recommends the City Council finds as follows:

- A. The proposed use is permitted within the subject zone pursuant to the approval of a CUP and complies with all of the applicable provisions of the San Clemente Zoning Ordinance, San Clemente General Plan, the Pier Bowl Specific Plan, and the purpose and intent of the zone in which the use is being proposed and the intent of the City's Design Guidelines and all appropriate addendums, in that the project meets all minimum development standards and exhibits massing, proportion and scale appropriate to the surrounding neighborhood.
- B. The site is suitable for the type and intensity of development that is proposed in that the proposed residential density does not exceed that allowed within the Residential High Density land use designation of the Pier Bowl Specific Plan.
- C. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity, in that the project will meet all of the City's codes and standards and will not involve dangerous or hazardous land uses.
- D. The proposed development will not be unsightly or create disharmony with the locale and surrounding neighborhood in that the density and massing is consistent with surrounding development and the architecture is consistent with the surrounding community.
- E. The proposed development will minimize or eliminate adverse physical or visual effects which might otherwise result from unplanned or inappropriate development, design or location in that the proposed development underwent extensive staff review, is consistent with the development standards, and went through the public hearing process.

Section 3: With respect to CHP 12-271, the Planning Commission recommends the City Council finds as follows:

- A. The architectural treatment of the project, as conditioned, complies with the San Clemente General Plan, San Clemente Zoning Ordinance, and the Pier Bowl Specific Plan in that the project is Spanish Colonial Revival architecture and adheres to the requirement of mass, scale and form as stipulated by the City's Design Guidelines.
- B. The architectural treatment for the project complies with the Pier Bowl Specific Plan which required Spanish Colonial Revival Architecture. In addition the project meets the height, setback and parking standards of the Residential High zone.
- C. The architectural treatment of the project complies with architectural guidelines in the City's design Guidelines in that the project is Spanish Colonial Revival and utilizes traditional design features and high quality materials which are consistent with styles in the surrounding neighborhood and requirements of the City's Design Guidelines.
- D. The general appearance of the project is in keeping with the character of the neighborhood and is not detrimental to the orderly and harmonious development of the City, in that the proposed project has been designed substantially in keeping with the City's Design Guidelines and the scale of previously approved projects in the vicinity.
- E. The proposed project will not be detrimental to the orderly or harmonious development of the City in that it complies will all development standards of the Municipal Code, Zoning Ordinance and Pier Bowl Specific Plan.
- F. The proposed project preserves and strengths strengthens the City's historic identity as a Spanish Village in that the project is designed in the Spanish Colonial Revival architecture and is designed in traditional basic principals of the architectural style.
- G. The proposed project will not have a negative visual or physical impact upon the historic structures located within a 300-foot radius in that the subject historic structures are located on a street above the project site and due to topography and distance can not be seen when viewing the historic resources.
- H. The proposed project complies with the purpose and intent of the Architectural Overlay in that the project preserves and strengths strengthens the City's historic identity as a Spanish Village in that the project is designed in the Spanish Colonial Revival architecture and is designed in traditional basic principals of the architectural style.

Section 4: The Planning Commission hereby recommends approval of CUP 12-270 and CHP 12-271, Reef Pointe Villas, subject to the above Findings, and the Conditions of Approval attached hereto as Exhibit 1.

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

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

Secretary of the Planning Commission

EXHIBIT 1

Condition of Approval
CUP 12-270 and CHP 12-271 Reef Point Villas

GENERAL CONDITIONS

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. Signage is not part of this review. Any signage for this proposed development shall require the owner or designee to submit for review and obtain approval of a Sign Permit or Master Sign Program in accordance with the City's Sign Ordinance.
[Citation - Section 17.16.240.D& 17.16.250.D of the SCMC] (PIng.)_____

CONDITIONS TO BE SATISFIED PRIOR TO ISSUANCE OF BUILDING PERMITS

- 4. 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.)_____

Spanish Style Architecture

- 5. 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]*

Roof Equipment

- 6. Prior to issuance of any building permits, the owner or designee shall submit for review and obtain approval of the Director of Community Development or designee plans indicating that the height of any roof mounted equipment shall not exceed the height of the parapet wall intended to screen the equipment, and the equipment will be painted in such a manner as to cause the equipment to blend with the roof when viewed from surrounding areas. Additional screening devices may be required in conjunction with tenant improvements if deemed necessary by the Director of Community Development.
[Citation - Section 17.24.050.C.2 of the S.C.M.C.] (PIng.)_____

Coastal Commission

- 7. Prior to the issuance of building 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 – Division 20 of the Public Resources Code & Section 17.56.050 of the S.C.M.C.]* (PIng.)_____

Fees

- 8. Prior to the review of plans, soils report and documents, the owner or designee shall pay the applicable development and plan review fees, which may include, but not limited to traffic, water, drainage, plan check deposit (minimum deposit shall be \$5000.00) for review of grading, drainage, soils. *[Citation – Fee Resolution No. 08-81]* (Eng.)_____
- 9. Prior to issuance of building and/or grading permits, the owner or designee shall pay the applicable permit fees, which may include, but are not limited to, City Attorney review, RCFPP, water and sewer connection. *[Citation – Fee Resolution No. 08-81& S.C.M.C. Title 15, Building and Construction, Sections 15.52, 15.56, 15.60, 15.64, 15.68, 15.72]* (Eng.)_____

Reports –Soils and Geologic, Hydrology

- 10. Prior to issuance of any permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for, 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.)_____

Grading

- 11. Prior to issuance of any permits, the City Engineer shall determine that development of the site shall conform to general recommendations presented in the geotechnical studies, including specifications for site preparation, landslide treatment, treatment of cut and fill, slope stability, soils engineering, and surface and subsurface drainage. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____
- 12. Prior to issuance of any permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for a grading and drainage plan, prepared by a registered civil engineer, that shows grading and drainage plans. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____

13. Prior to issuance of any permits, the owner shall submit for review, and obtain the approval of the City Engineer or designee, a precise grading plan as required by the City Grading Manual and Ordinance. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____

Improvement Plans

14. Prior to issuance of any permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for frontage improvements on the Precise Grading Plan, prepared by a registered civil engineer, including but not limited to the following provisions: *[Citation – Section 15.36 of the SCMC]* (Eng.)_____
- A. Streets, sidewalks, curbs, gutters, storm drains, catch basins, slope drains, sewer lines, landscaping and street lights. All private and public improvements shall be designed and constructed in accordance with City standards. Sidewalks shall be designed to go up and around the drive apron with a cross fall not to exceed 2% towards the street.
 - B. The owner or his designee shall be responsible for the construction of all required frontage improvements as approved by the City Engineer or his designee.
 - C. Driveway slopes shall not exceed 10% without proper transitions per City Standards. Handicap parking stall slope shall not exceed 2%.
15. The developer shall be responsible for all of the frontage improvements, damage to any public improvements, and the relocation of any obstructions for the entire property frontage. The improvements may include, but not limited to, sidewalks, curbs, gutters, failed pavement sections, and street lights and utilities. *[Citation – Section 15.36 of the SCMC]* ■ (Eng.)_____

Drainage

16. All storm water shall be conveyed directly to an approved storm drain system. No storm water shall sheet flow over the sidewalks. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____

Easement

17. Prior to issuance of any permits, the owner or designee shall submit for review and obtain the approval of the City Engineer for dedication of a sidewalk easement to the City. Sidewalk shall be designed to go up and around the drive aprons with a cross fall not to exceed 2% towards the street. *[Citation – Sections 12.08 & 15.36 of the SCMC]* ■ (Eng.)_____

NPDES

18. Prior to issuance of any permit, the owner shall demonstrate to the satisfaction of the City Engineer that the project meets all requirements of the Orange County National Pollutant Discharge Elimination System (NPDES) Storm Drain Program, and Federal, State, County and City guidelines and regulations, in order to control pollutant run-off. The owner shall submit for review, and shall obtain approval of the City Engineer for, plans for regulation and control of pollutant run-off by using Best Management Practices (BMP's). *[Citation – Section 13.40 of the SCMC]* (Eng.)_____

19. Prior to issuance of any permit, the owner or designee shall submit for review a project binder containing the following documents: *[Citation – Section 13.40 of the SCMC]* (Eng.)_____
 - A. If the site is determined to be a “Priority Project” (as defined by the Orange County Municipal Storm Water Permit available at <http://www.waterboards.ca.gov/sandiego/programs/ocstormwater.html> a final Water Quality Management Plan (WQMP) must be recorded with the Orange County Recorder’s Office and filed with the City. Site design plans shall incorporate all necessary WQMP requirements which are applicable at the time of permit issuance.

 - B. If a site is determined to be a “Non-Priority Project”, a final Non Priority Project Checklist must be filed with the City.

Water

20. Prior to issuance of any permits, the owner or designee shall submit for review and shall obtain the approval of the City Engineer or designee for water improvement plans specific to the project, prepared by a registered civil engineer, which reflect consistency with the City's Water standards. Said plan shall provide for the following: *[Citation – Resolution 10-88 and Section 15.36 of the SCMC]* (Eng.)_____
 - A. Indicate a service system which provides, or allows for, independent water metering.

 - B. All water meters shall be tapped into the public water main and be located in the public ROW.

 - C. A double detector check shall be installed at the transition from public to private for water systems.

Financial Security

- 21. Prior to issuance of any permits, the owner or designee shall provide separate improvement bonds or irrevocable letters of credit, as determined by the City Engineer, if required by the project, for 100% of each estimated improvement cost, as prepared by a registered civil engineer as required and approved by the City Attorney and the City Engineer or their designees, for each, but not limited to, the following: rough grading; precise grading; frontage improvements; sidewalks; signage; street lights; sewer lines; water lines; storm drains; and erosion control. In addition, the owner or designee shall provide separate labor and material bonds or irrevocable letters of credit for 100% of the above estimated improvement costs, as determined by the City Engineer or designee. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____

Noise

- 22. Prior to the issuance of grading permit, the owner or designee shall provide evidence acceptable to the City Engineer that: *[Citation – Section 15.36 of the SCMC]* (Eng.)_____
 - A. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with operating and maintained mufflers.

CONDITIONS TO BE SATISFIED PRIOR TO CERTIFICATES OF OCCUPANCY

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

CONDITIONS TO BE SATISFIED PRIOR TO RELEASE OF FINANCIAL SECURITY

- 24. Prior to release of financial security, the owner or designee shall have completed the stenciling of all catch basins and/or storm drain inlets with labels 3" high in black letters, on either the top of the curb or the curb face adjacent to the inlet "NO DUMPING - DRAINS TO OCEAN". These markers shall be maintained in good condition by the Property Owners Association. Also, the owner or designee shall insure that all catch basins have filter basket inserts. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____
- 25. 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, 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,

CALGreen, and Fire Codes. *[Citation - S.C.M.C. Title 8, Section 8.16; Fire Code, Title 15, Building and Construction, Sections 15.08, 15.12, 15.16, 15.20; Title 16, Subdivisions; & Title 17, Zoning]* (Bldg.)_____

- 26. Prior to issuance of building permits, the owner or designee shall submit a copy of the City Engineer approved soils and geologic report, prepared by a registered geologist and/or soil engineer, which conforms to City standards and all other applicable codes, ordinances, statutes and regulations. The soils report shall accompany the building plans, engineering calculations, and reports. *[Section 15.36.160 of the SCMC]*(Bldg.)_____

- 27. Prior to the issuance of building permits, the owner or designee shall submit for review, and shall obtain the approval of the City Building Official or designee for, plans indicating the location and type of unit address lighting to be installed, and the location of doors and window locks. *[Citation – Section 15.24 & 15. 28 of the SCMC]* (Bldg.)_____

- 28. 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. *[Citation - S.C.M.C. Title 15, Building and Construction, Sections 15.52, 15.56, 15.60, 15.64, 15.68, 15.72].* (Bldg.)_____

- 29. 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 required front, side and rear setbacks and are in conformance to the approved plans. *[Citation – No Specific Citation/City Council Approval June 1, 2010]* (Bldg.)____

- 30. 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. *[Citation – No Specific Citation/City Council Approval June 1, 2010]* (Bldg.)_____

- 31. Prior to issuance of certificates of occupancy, the owner or designee shall demonstrate to the satisfaction of the City Building Official or designee that the project has been constructed in conformance with the approved sets of plans and all applicable, codes, ordinances, and standards. *[Citation – Appendix 1, Section 110 of the California Building Code]* (Bldg.)_____

- 32. 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 December 19, 2012, subject to the Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, details, or other approved submittal shall require that the owner or designee submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Zoning Administrator. *[Citation - Section 17.12.180 of the SCMC]* (PIng.)_____

- 33. All garden and retaining walls shall comply with the requirements of the San Clemente Municipal Code. ■■(PIng.)_____

- 34. Prior to the issuance of building permits the applicant shall submit for review and obtain approval of landscaping plans. ■■(PIng.)_____

- 35. Prior to the issuance Certificates of Occupancy, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that all exterior lighting is designed, arranged, directed or shielded per the approved plans, and in such a manner as to contain direct illumination on site, thereby preventing excess illumination onto adjoining site(s) and/or street(s). *[Citation – Section 17.24.130 of the SCMC]* (PIng.)_____

- 36. Prior to issuance of certificates of occupancy, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that the stucco on the entire structure is a smooth finish with slight undulations, painted the approved color. *[Citation – City of San Clemente Design Guidelines, November 1991]* (PIng.)_____

- 37. Prior to issuance of certificates of occupancy, the owner or designee shall submit a letter, signed by a registered landscape architect, to the Community Development Director or designee, stating that all materials for all landscaped areas have been installed in accordance with the approved plans, and shall demonstrate to the satisfaction of the Community Development Director or designee, in consultation with the Beaches, Parks and Recreation Director or designee, that all landscaped areas have been landscaped per the approved landscape plans. *[Citation – Master Landscape Plan for Scenic Corridors, May 1992]* (PIng.) _____(B,P&R)_____

ORANGE COUNTY FIRE AUTHORITY (OCFA) CONDITIONS

OCFA Conditions of Approval are arranged by development category and not phase of development.

Prior to issuance of a building permit:

- 38. Fire Master Plan (service code PR145)- The fire master plan shall demonstrate access to all rescue windows. The **minimum** width for the area below the rescue windows is the height of the window sill divided by 5 plus 2 feet. This will ensure adequate room to place a ladder in the event a rescue needs to be made from one of the bedroom windows.
- 39. Architectural (SERVICE CODES PR200-PR285)
- 40. Underground Piping (service code PR470-PR475), if private hydrants are installed/modified or a fire sprinkler system is required by code or installed voluntarily
- 41. Fire Sprinkler System (service codes PR410)

Prior to concealing interior construction:

- 42. Sprinkler Monitoring System (service code PR500)
- 43. Fire Alarm System (service code PR500-PR520), if modified, provided voluntarily, or required by code.
- 44. Should the policy regarding the requirement to paint windows on-site change prior to development, the applicant can choose to use the newly established window policy or the one active at the time of approval. *[Added by Planning Commission on December 19, 2012]* (P/Ing.)_____

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

CUP 12-270, CHP 12-271, and SPP 12-272
Reef Pointe Villas



Michael
Luna



ASSOCIATES:
 [List of names and titles]

Reef
Pointe
Villas

400 Alhambra Lane
San Clemente
California

Sheet No.

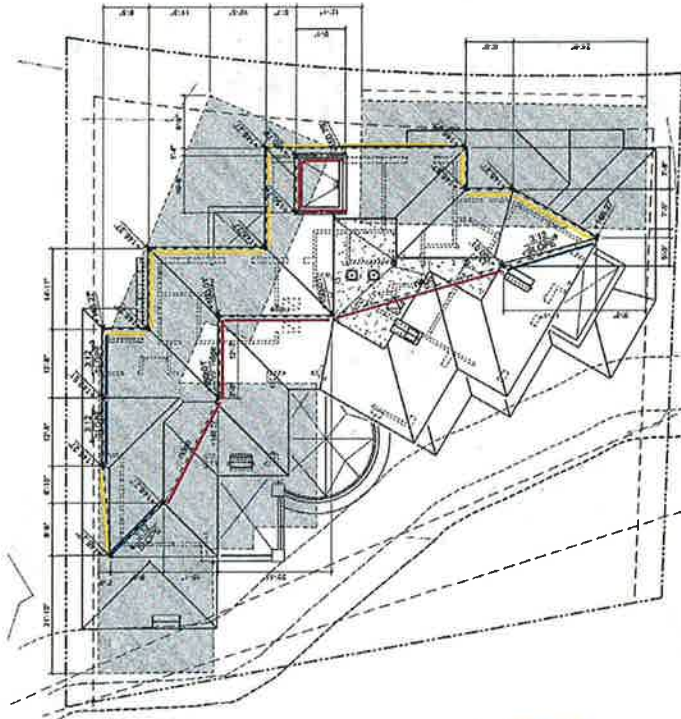
Staking
Plan



[Scale and other technical specifications]

A2.4

RIDGE
EAVE
SLOPE



SCALE 1/8" = 1'-0"

Staking Plan



HORIZONTAL & VERTICAL POSITION
OF STAKY POLES STAKED & VERIFIED
PER PLAN.

2-4-2013

January 18, 2013

RE: 410 Arenoso Lane Unanimous Planning Commission Approval

JAN 22 2012

CITY CLERK DEPARTMENT

Dear San Clemente City Council members,

My name is Richard Gibby. Having grown up in North Orange County, I always dreamed of having a beach house close to the water. That dream was realized in May of 1997 when I purchased the property that is the subject of this letter. Since my purchase in 1997, I have continuously owned and lived in this property. Presently, I live in one of the small apartment units. Despite my best efforts to maintain the property, it has become cumbersome to keep up with the maintenance. Moreover, the architecture is outdated and is inconsistent and incompatible with the Spanish Colonial nature of the area. Quite frankly, the existing building has exceeded its lifespan due to the fact that it was built in the 1950's. My dream has always been to someday re-build the aging building into a nicer home for myself, from clear back to the time that I originally purchased the property, I looked forward to the day that I could construct a beautiful new Spanish Colonial style building. After 16 long years of waiting, that opportunity has finally presented itself. I plan on retiring in a couple of years and living in one of the five units for the rest of my life.

Presently, my existing property consists of five units. Since it is my intention to live out the rest of my life at my property, I wanted to minimize the amount of new units that I would build such that the new project would remain a tranquil place to live. According to the zoning code, I could have designed a project with 10 units but I did not want to create a massive project like some of the others that I have seen. Again, my goal has always been to maximize my long term quality of life, not maximize my economic gain. Therefore, I carefully worked to minimize the density to the lowest economic denominator that I could afford. As such, I simply replaced 5 units with 5 units; thereby, cutting the allowed density in half. Additionally, I chose to build only 3 stories rather than the 4 allowed in the code. I have done everything possible to minimize the density, and at the same time, create a visually stunning building that is just barely economically feasible enough to actually be able to build.

Quite honestly, I have invested my life's savings in this project. In essence, I have gambled my life's work, on the success of this dream. To date, I have spent an enormous sum of money on architects, engineers, reports, City fees, etc. My greatest fear, thus far in the process, has been that I have wasted these expenditures (my life's savings) on a project that would for some reason be rejected. That would cause me a severe economic hardship, probably dash my dreams of ever improving the property, and in the worst case scenario, put me at risk of losing the property or forcing me to sell it. The Planning Commission voted unanimously in favor of the project on December 19th. Knowing that I had stuck to my original vision of the project, and to hear such positive comments from the Commissioners made me feel euphoric. It was my understanding that after the public appeal period and minutes approved by City Council that I would be on my way to realizing my dream. Unfortunately, I was informed by City Staff on January 11, that there was "ambiguity" discovered in the code and the City Council may force me to start again by erecting story poles, opening my project up to another round of public

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scrutiny, and causing me needless delays and extra expense. At this time I would politely ask the City Council to not “call my project up”, but rather bless it, such that I can move forward without extra delay or expense.

I have worked the last year doing everything requested of me by the City. On December 19, 2012 the Planning Commission unanimously approved 5 unit project. At that meeting, the Assistant City Attorney and staff indicated that story poles were not required for the project. More specifically, the **MINUTES OF THE ADJOURNED REGULAR MEETING OF THE CITY OF SAN CLEMENTE PLANNING COMMISSION, December 19th, 2012 @6:00 p.m.** read as follows:

“During the ensuing discussion, the Commissioners, either individually or in agreement, provided the following commentary:

- **Commented that although story poles are a good tool, they have not been used in residential projects and are not called for with this application as it’s not a commercial or mixed use project.”**

I am not trying to be unreasonable here, but I find it unfair and for the City to allow me to go through the whole process, publicly tell me that I do not need story poles, compliment my project, approve my project, and then weeks later tell me that they may have made a mistake, and that now I may need to erect story poles. I find it difficult to understand why I may be delayed now and need to endure additional loss of time and money when the ambiguity over whether or not story poles is even required for **future** projects is not going to be debated until this Wednesday at the Planning Commission meeting. This seems incredulous to me given that I was approved and was specifically told by City staff, the Planning Commission and the City Attorney that the poles were not necessary.

The Planning Commission minutes also noted the following:

- **“Commended the choices made by this developer to reduce impacts to the adjacent properties, including lower massing than allowed, increased balconies, half the number of units that could be built on site, and limiting the number of stories to 3.”** (instead of 4)
- **“Complimented the architect and applicant for the beautiful design.”**

In summary, my project complies with every development criteria. We have done all that that has been asked, and most importantly trusted your city process of project review to be done in a fair and equitable manner without unnecessary steps backward.

So I ask that the City Council will concur with the Planning Commission and allow us to proceed with no untimely costly delays.

Thank you for your understanding and consideration.

Sincerely,


Richard Gibby

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STAFF REPORT
SAN CLEMENTE PLANNING COMMISSION

Date: December 19, 2012

PLANNER: Amber Gregg, Associate Planner 

SUBJECT: Conditional Use Permit 12-270 and Cultural Heritage Permit 12-271, Reef Pointe Villas, a request to consider the demolition of an existing apartment building, and the construction of a new three story building, with five residential units and a subterranean garage, located at 410 Arenoso Lane. The project is located in the Pier Bowl Specific Plan and the Architectural and Coastal Zone Overlays. The legal description is Lot 46, of Block 3, of Tract 784 and Assessor's Parcel Number 692-012-06.

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.

Conditional Use Permit, Section 17.16.060

1. The proposed use is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all the applicable provisions of this title, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed.
2. The site is suitable for the type and intensity of use that is proposed.
3. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity.
4. The proposed use will not negatively impact surrounding land uses.

Cultural Heritage Permit, Section 17.16.100

1. The architectural treatment of the project complies with the San Clemente General Plan; and
2. The architectural treatment of the project complies with any applicable specific plan and this title in areas including, but not limited to, height, setback color, etc.; and
3. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines; and

4. The general appearance of the proposal is in keeping with the character of the neighborhood.
5. The proposal is not detrimental to the orderly and harmonious development of the City.
6. The proposed project/use preserves and strengthens the pedestrian-orientation of the district and/or San Clemente's historic identity as a Spanish Village; or
7. The proposed project will not have negative visual or physical impacts upon the historic structure.
8. The proposed project complies with the purpose and intent of the Architectural Overlay District, Section 17.56.020 of this title.

BACKGROUND

This is a request for a five-unit, three-story building with a subterranean garage. The project site is located on a coastal canyon overlooking Linda Lane Park. It is in the Residential High land use designation of the Pier Bowl Specific Plan, and the Architectural Overlay. See Attachment 2 for Location Map. The applicant is proposing Spanish Colonial Revival architecture.

The Design Review Subcommittee (DRSC) provided comments on the project on June 27, 2012, September 12, 2012 and October 24, 2012. At the meetings, the DRSC provided feedback to help aid the applicant in their design efforts and to ensure the development in the Architectural Overlay is compatible and harmonious with the surrounding neighborhood, and upholds the design guidelines of the City and Pier Bowl Specific Plan. A summary of those comments are provided later in this report, and a copy of the June 27, 2012 and September 12, 2012 DRSC Staff Report and the minutes are provided under Attachments 3 and 4 respectively.

The City's Development Management Team (DMT) reviewed the project on August 16, 2012, October 25, 2012, and November 29, 2012, and has recommended conditions of approval. Public notices for this request were posted at the subject property, printed in the San Clemente Sun Post, and mailed to the owners of properties located within 300 feet of the project site. To date, staff has received no input from the public on this request.

PROJECT DESCRIPTION

The three-story development consists of two units on the first, two units on the second, and one unit on the third story. The units range in size from 2,270 square feet to 2,855 square feet, with private balconies that range from 343 square feet to 668 square feet. The balconies are designed to take advantage of the ocean views. Parking for four of the units, as well as the entire guest parking is provided in the subterranean parking garage. The fifth unit has two spaces located in a two-car garage that takes access from Arenoso Lane.

Site Data

The project site is 12,136 square feet and is approximately 115 linear feet wide. The site currently has five residential units within two buildings, one is a two-story building that fronts Arenoso Lane, and the second is a one-story building located down the side and back of the property. Directly south of the property is a public pedestrian walkway that connects Arenoso Lane to Linda Lane providing access to the beach and park. Adjacent properties are multi-family residential developments and include a four-story, multi-family development with subterranean garage to the south east, a three-story multi-family development to the northeast, and three and four-story multi-family developments directly across the street. See Attachment 6 for photographs of existing conditions.

Development Standards

Table 1 outlines the development standards for the Residential High land use designation and Architectural and Coastal Zone overlays and how the project is consistent with these standards.

Table 1
Development Standards

Standard	Code Requirements	Proposed Site Plan	Complies with Code Requirements
Density:	1 unit/1,200 sf	1 unit/2,427 sf	Yes
Building Height (Maximum)	45 feet	40 feet	Yes
Setbacks (Minimum):			
• Front	10 feet	10 feet	Yes
• Side Yard	5 feet	5 feet	Yes
• Rear Yard/ Canyon Edge	15 feet	15 feet	Yes
Lot Coverage	55%	54.7%	Yes
Required Parking (Minimum):	15 spaces	15 Spaces	Yes
Private Open Space Required:	100 sf	343-668 sf	Yes
Landscaping	4 street trees and 10% of the net lot area	4 street trees and approximately 25% of net lot area	Yes

Architecture

The applicant is proposing Spanish Colonial Revival architecture. Traditional features included smooth white stucco finish, bull-nose edges, wood windows and doors, and single barrel tile roofing with 25% random mortar packing. Enhanced details include areas of ornate wrought iron, Cantera stone columns at the back of the building, decorative Spanish tiles on main entry raisers, and guardrails constructed of stacked clay roofing tiles.

The scale, mass and form of the building follow the design guidelines as well as the Pier Bowl Specific Plan requirements. The building is designed in a “wedding cake” style with the larger mass on the bottom two floors and stepping in the third story. The project has varied roof elements creating smaller-scale components.

Site Design

The site design follows basic principals of Spanish Colonial Revival architecture. The building is carefully suited to its site and takes advantage of the topography, climate and view, with exterior patios and balconies used for out door living. The buildable area of the site is limited to top portions of the lot 15 feet from the canyon edge.

The project exceeds net lot landscaping requirements. The retaining and garden walls for the project meet code requirements and do not require a variance.

PROJECT ANALYSIS

Cultural Heritage Permit

A Cultural Heritage Permit is required for two reasons: 1) the project is located within an Architectural Overlay, and 2) the project is located within 300 feet of two historic properties.

Projects located in the Architectural Overlay must comply with the “Spanish Colonial Revival” District per the Design Guidelines of the City of San Clemente (Design Guidelines). The Design Guidelines provide goals and appropriate use of various architectural elements. The development proposes Spanish Colonial Revival architecture and complies with the Design Guidelines. As noted earlier, the applicant has incorporated traditional Spanish-Colonial Revival architectural details, including low pitched single-barrel red tile roofs, bull nosed edges, smooth white stucco finishes, and wood windows and doors. The project meets the goals of the Architectural Overlay which are to promote and enhance the City’s Spanish character. The project also complies with the required findings. The project is in character with the surrounding neighborhood which is made up of predominantly three story buildings, with higher density, and subterranean parking (see attachment 6 for photographs of surrounding neighborhood). There is even a four story building directly across the street that also has subterranean parking. The project upholds the design guidelines in regard to the required architectural style of Spanish Colonia Revival architecture as

well as the mass and scale of the building with its pedestrian elements, varied roof lines and stepped in upper floors.

There are two historic properties within 300 feet of the proposed project. One is located at 322 Encino Lane, and the other at 327 Encino Lane. Both of these historic resources can only be seen from Encino Lane public right-of-way. Due to the distance of the historic resources from the proposed project, and the topography of the area, the proposed project will not be visible when viewing the historic resources, see exhibit below. Since the project will not be seen when viewing the historic homes, it can be concluded that the project will not have any negative impacts on the historic resources. Copies of the historic resource survey for both of these properties can be found under Attachment 5.

Exhibit 1
Historic Structures Location



Conditional Use Permit

All residential projects consisting of five or more units are required to obtain a Conditional Use Permit per Section 17.32.032, Residential Use Regulations, of the Zoning Ordinance. The neighborhood and surrounding area are predominantly developed with multi-family residential buildings varying from two to three stories in height, consistent with the Pier Bowl High Density zoning. The permitted density of the district is one unit per 1,200 square feet of net lot area. The applicant is purposing one unit per 2,427 square feet. The last two recent developments approved and constructed in the neighborhood are located at 405 Arenoso and 412 Arenoso. Their densities were 1 unit per 2,080 square feet and 1 unit per 2,265 square feet respectively, and were also three stories in height with subterranean parking.

The project will not have an adverse negative impact on the the surrounding neighborhood as it complies with the development standards of the Zoning Ordinance and the Pier Bowl Specific Plan. The project is consistent with the existing character of the neighborhood and is designed in the required Spanish Colonial Revival architecture and is consistent with the Design Guidelines. Please refer to Attachment 6 for photographs. The project is consistent with the goals and policies of the San Clemente General Plan as detailed later in this report.

Design Review Subcommittee

The Design Review Subcommittee (DRSC) reviewed the project on three occasions, as noted earlier. The following recommendations are from the DRSC meeting along the applicant’s response to the Subcommittee’s concerns.

Table 2
DRSC concerns and project modifications

DRSC Comments	Modification
Proposed architecture is more contemporary in style than Spanish Colonial Revival. Although modern materials can be used to construct the building, it should visually appear as though traditional methods and materials were used.	Modified as requested. Applicant incorporated more traditional finishes and architectural details. The applicant thickened the width of the walls and recessed the windows and doors to provide visual appearance of traditional construction, and added mullions to the windows.
At the front elevation a more inviting entry, clearly defining the front pedestrian access to the multi-family homes, should be considered. This area has a great opportunity to add pedestrian scale, interest, and a sense of arrival.	Modified as Requested. The applicant modified front entrance to include columns with decorative light fixtures, decorative tile on the risers and a large archway covered with a tile cap.
Back of the building appears to have a cantilevered deck which is not acceptable in Spanish Colonial Revival architecture.	Modified as requested. The applicant has modified the renderings to show that the deck is not cantilevered.

GENERAL PLAN CONSISTENCY

Table 3 summarizes how the proposed use is consistent with adopted policies outlined in the City of San Clemente General Plan.

Table 3
General Plan Consistency

Policies and Objectives	Consistency Finding
<p><i>2.IV.B Preserve and strengthen San Clemente’s unique atmosphere and historic identity as “The Spanish Village by the Sea.”</i></p>	<p>Consistent. The proposed project site is located within the Architectural overlay and proposes Spanish Colonial Revival architecture. The development is consistent with the City’s Design Guidelines and promotes and enhances the City’s Spanish character.</p>
<p><i>1.2.9 Require that new residential development in existing residential neighborhoods be compatible with existing structures.</i></p>	<p>Consistent. The three-story, development is consistent with the surrounding three and four story buildings of the surrounding neighborhood. The Spanish Colonial architecture of the structure is also compatible with the existing developments and will be a positive addition to the street scene both from Arenoso and Linda Lane.</p>
<p><i>1.2.7(a) Use of building materials, colors, and forms which complement the neighborhood, while allowing flexibility for distinguished design solutions.</i></p>	<p>Consistent. The proposed multi-family development complements the neighborhood as it fits into the variety of architectural styles and scale of the other residences in the neighborhood.</p>
<p><i>1.2.7(b) Modulation and articulation of all building elevations, conveying the visual character of individual units rather than a singular building of mass and volume.</i></p>	<p>Consistent. The multi-family residential project has been designed to incorporate articulation and distinction in order to create a project consistent and beneficial to the area.</p>

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):

The Planning Division completed an initial environmental assessment for the application in accordance with the California Environmental Quality Act (CEQA). It was determined that the project is categorically exempt per CEQA Guidelines Section 15303, as a Class 3 activity as it consists of the new construction of a multi-family development of six units or less in an urbanized residential zone.

CALIFORNIA COASTAL COMMISSION REVIEW

The subject property is located within the Coastal Zone and is required to be reviewed and approved by the California Coastal Commission and obtain the necessary permits. California Coastal Commission staff has already met with the applicant and provided preliminary comments on the project and signed off on the location of the project footprint in relation to the canyon edge.

CONCLUSION

The proposed project meets all the development standards and is consistent with the design guidelines of Zoning Ordinance and Pier Bowl Specific Plan. The project is compatible with the surrounding neighborhood, and the architecture will add to the streetscape of the surrounding neighborhood and preserve and strengthen San Clemente's unique atmosphere and historic identity as "The Spanish Village by the Sea." The project is below the maximum density permitted, and has less density per net area than most developments in the Residential High Zoning District. The mass and form of the building respects the neighboring properties and provides a recessed third story as required by the Pier Bowl Specific Plan. The project will not have a negative impact on the nearby historic resources as it is not visible when viewing the resources from the public right of way. It is staff's determination that the project meets and the required findings and is consistent with Coastal Zone requirements.

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

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

This action would result in the project being approved and allow the applicant to apply for permits from the California Coastal Commission to construct a three-story, five-unit residential development.

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 and/or conditions of approval. Examples of potential modifications could be to reduce the massing of the building whether that is in height or in width. Other examples may be modifications to proposed building materials such as detail elements.

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

This action would result in the project's denial. The applicant could appeal Planning Commission's decision to the City Council.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission approve CUP 12-270, CHP 12-271, and SPP 12-272, Reef Pointe Villas, subject to the attached findings and conditions of approval provided under Exhibit A of Attachment 1.

Attachments:

1. Resolution No. 12-037
Exhibit 1 - Conditions of Approval
2. Location Map
3. June 27, 2012 DRSC Report and Minutes
4. September 12, 2012 DRSC Report and Minutes
5. Historic Resources Reports
6. Photographs
7. Colored Elevations
Plans

ATTACHMENT A

RESOLUTION NO. PC 12-037

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 12-270 AND CULTURAL HERITAGE PERMIT (CHP) 12-271, REEF POINTE VILLAS, A REQUEST TO CONSTRUCT A FIVE UNIT RESIDENTIAL DEVELOPMENT AT 410 ARENOSO LANE

WHEREAS, on July 31, 2012 an application was submitted, and on November 14, 2012 completed by Michael Luna of Michael Luna and Associates Architecture Inc., 1531 N. El Camino Real Suite A, San Clemente, CA 92672, for a request to consider the construction of five residential units at 410 Arenoso Lane, the legal description being Lot 46 of Block 3 or Tract 784, and Assessors Parcel Number 692-012-06; and

WHEREAS, on August 16, 2012, October 25, 2012, and November 29, 2012, the City's Development Management Team reviewed the application for compliance with the General Plan, Zoning Ordinance, and other applicable requirements; and

WHEREAS, on June 27, 2012, September 12, 2012 and October 24, 2012, the Design Review Subcommittee reviewed the proposed project and provided comments to the applicant; and

WHEREAS, the Planning Division processed and completed an initial environmental assessment for this project in accordance with the California Environmental Quality Act (CEQA). The Planning Division recommends that the Planning Commission determine that the project is categorically exempt from CEQA in accordance with CEQA Guidelines Section 15303 as a Class 3 exemption because it involves the new construction of the development totaling less than six units in an urbanized area; and

WHEREAS, on December 19, 2012, the Planning Commission held a duly noticed public hearing on the subject application and considered evidence presented by City staff, the applicant, and other interested parties.

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

Section 1: The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303 as a Class 3 exemption because it involves the new construction of the development totaling less than six units in an urbanized area.

Section 2: With respect to CUP 12-270, the Planning Commission finds as follows:

- A. The proposed use is permitted within the subject zone pursuant to the approval of a CUP and complies with all of the applicable provisions of the San Clemente Zoning Ordinance, San Clemente General Plan, the Pier Bowl Specific Plan, and the purpose and intent of the zone in which the use is being proposed and the intent of the City's Design Guidelines and all appropriate addendums, in that the project meets all minimum development standards and exhibits massing, proportion and scale appropriate to the surrounding neighborhood.
- B. The site is suitable for the type and intensity of development that is proposed in that the proposed residential density does not exceed that allowed within the Residential High Density land use designation of the Pier Bowl Specific Plan.
- C. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity, in that the project will meet all of the City's codes and standards and will not involve dangerous or hazardous land uses.
- D. The proposed development will not be unsightly or create disharmony with the locale and surrounding neighborhood in that the density and massing is consistent with surrounding development and the architecture is consistent with the surrounding community.
- E. The proposed development will minimize or eliminate adverse physical or visual effects which might otherwise result from unplanned or inappropriate development, design or location in that the proposed development underwent extensive staff review, is consistent with the development standards, and went through the public hearing process.

Section 3: With respect to CHP 12-271, the Planning Commission finds as follows:

- A. The architectural treatment of the project, as conditioned, complies with the San Clemente General Plan, San Clemente Zoning Ordinance, and the Pier Bowl Specific Plan in that the project is Spanish Colonial Revival architecture and adheres to the requirement of mass, scale and form as stipulated by the City's Design Guidelines.

- B. The architectural treatment for the project complies with the Pier Bowl Specific Plan which required Spanish Colonial Revival Architecture. In addition the project meets the height, setback and parking standards of the Residential High zone.
- C. The architectural treatment of the project complies with architectural guidelines in the City's design Guidelines in that the project is Spanish Colonial Revival and utilizes traditional design features and high quality materials which are consistent with styles in the surrounding neighborhood and requirements of the City's Design Guidelines.
- D. The general appearance of the project is in keeping with the character of the neighborhood and is not detrimental to the orderly and harmonious development of the City, in that the proposed project has been designed substantially in keeping with the City's Design Guidelines and the scale of previously approved projects in the vicinity.
- E. The proposed project will not be detrimental to the orderly or harmonious development of the City in that it complies will all development standards of the Municipal Code, Zoning Ordinance and Pier Bowl Specific Plan.
- F. The proposed project preserves and strengths strengthens the City's historic identity as a Spanish Village in that the project is designed in the Spanish Colonial Revival architecture and is designed in traditional basic principals of the architectural style.
- G. The proposed project will not have a negative visual or physical impact upon the historic structures located within a 300-foot radius in that the subject historic structures are located on a street above the project site and due to topography and distance can not be seen when viewing the historic resources.
- H. The proposed project complies with the purpose and intent of the Architectural Overlay in that the project preserves and strengths strengthens the City's historic identity as a Spanish Village in that the project is designed in the Spanish Colonial Revival architecture and is designed in traditional basic principals of the architectural style

Section 4: The Planning Commission hereby approves CUP 12-270 and CHP 12-271, Reef Pointe Villas, subject to the above Findings, and the Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on December 19, 2012.

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 December 19, 2012, and carried by the following roll call vote:

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

Secretary of the Planning Commission

EXHIBIT 1

Condition of Approval
CUP 12-270 and CHP 12-271 Reef Point Villas

GENERAL CONDITIONS

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. Signage is not part of this review. Any signage for this proposed development shall require the owner or designee to submit for review and obtain approval of a Sign Permit or Master Sign Program in accordance with the City's Sign Ordinance.
[Citation - Section 17.16.240.D& 17.16.250.D of the SCMC] (PIng.)_____

CONDITIONS TO BE SATISFIED PRIOR TO ISSUANCE OF BUILDING PERMITS

- 4. 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.)_____

Spanish Style Architecture

- 5. 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]*

Roof Equipment

- 6. Prior to issuance of any commercial building permits, the owner or designee shall submit for review and obtain approval of the Director of Community Development or designee plans indicating that the height of any roof mounted equipment shall not exceed the height of the parapet wall intended to screen the equipment, and the equipment will be painted in such a manner as to cause the equipment to blend with the roof when viewed from surrounding areas. Additional screening devices may be required in conjunction with tenant improvements if deemed necessary by the Director of Community Development. *[Citation - Section 17.24.050.C.2 of the S.C.M.C.]*(PIng.)_____

Coastal Commission

- 7. Prior to the issuance of building 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 – Division 20 of the Public Resources Code & Section 17.56.050 of the S.C.M.C.]* (Png.)_____

Fees

- 8. Prior to the review of plans, soils report and documents, the owner or designee shall pay the applicable development and plan review fees, which may include, but not limited to traffic, water, drainage, plan check deposit (minimum deposit shall be \$5000.00) for review of grading, drainage, soils. *[Citation – Fee Resolution No. 08-81]* (Eng.)_____
- 9. Prior to issuance of building and/or grading permits, the owner or designee shall pay the applicable permit fees, which may include, but are not limited to, City Attorney review, RCFPP, water and sewer connection. *[Citation – Fee Resolution No. 08-81& S.C.M.C. Title 15, Building and Construction, Sections 15.52, 15.56, 15.60, 15.64, 15.68, 15.72]* (Eng.)_____

Reports –Soils and Geologic, Hydrology

- 10. Prior to issuance of any permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for, 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.)_____

Grading

- 11. Prior to issuance of any permits, the City Engineer shall determine that development of the site shall conform to general recommendations presented in the geotechnical studies, including specifications for site preparation, landslide treatment, treatment of cut and fill, slope stability, soils engineering, and surface and subsurface drainage. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____
- 12. Prior to issuance of any permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for a grading and drainage plan, prepared by a registered civil engineer, that shows grading and drainage plans. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____

13. Prior to issuance of any permits, the owner shall submit for review, and obtain the approval of the City Engineer or designee, a precise grading plan as required by the City Grading Manual and Ordinance. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____

Improvement Plans

14. Prior to issuance of any permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for frontage improvements on the Precise Grading Plan, prepared by a registered civil engineer, including but not limited to the following provisions: *[Citation – Section 15.36 of the SCMC]* (Eng.)_____
- A. Streets, sidewalks, curbs, gutters, storm drains, catch basins, slope drains, sewer lines, landscaping and street lights. All private and public improvements shall be designed and constructed in accordance with City standards. Sidewalks shall be designed to go up and around the drive apron with a cross fall not to exceed 2% towards the street.
 - B. The owner or his designee shall be responsible for the construction of all required frontage improvements as approved by the City Engineer or his designee.
 - C. Driveway slopes shall not exceed 10% without proper transitions per City Standards. Handicap parking stall slope shall not exceed 2%.
15. The developer shall be responsible for all of the frontage improvements, damage to any public improvements, and the relocation of any obstructions for the entire property frontage. The improvements may include, but not limited to, sidewalks, curbs, gutters, failed pavement sections, and street lights and utilities. *[Citation – Section 15.36 of the SCMC]* ■ (Eng.)_____

Drainage

16. All storm water shall be conveyed directly to an approved storm drain system. No storm water shall sheet flow over the sidewalks. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____

Easement

17. Prior to issuance of any permits, the owner or designee shall submit for review and obtain the approval of the City Engineer for dedication of a sidewalk easement to the City. Sidewalk shall be designed to go up and around the drive aprons with a cross fall not to exceed 2% towards the street. *[Citation – Sections 12.08 & 15.36 of the SCMC]* ■ (Eng.)_____

NPDES

- 18. Prior to issuance of any permit, the owner shall demonstrate to the satisfaction of the City Engineer that the project meets all requirements of the Orange County National Pollutant Discharge Elimination System (NPDES) Storm Drain Program, and Federal, State, County and City guidelines and regulations, in order to control pollutant run-off. The owner shall submit for review, and shall obtain approval of the City Engineer for, plans for regulation and control of pollutant run-off by using Best Management Practices (BMP's). *[Citation – Section 13.40 of the SCMC]* (Eng.)_____

- 19. Prior to issuance of any permit, the owner or designee shall submit for review a project binder containing the following documents: *[Citation – Section 13.40 of the SCMC]* (Eng.)_____
 - A. If the site is determined to be a “Priority Project” (as defined by the Orange County Municipal Storm Water Permit available at <http://www.waterboards.ca.gov/sandiego/programs/ocstormwater.html> a final Water Quality Management Plan (WQMP) must be recorded with the Orange County Recorder’s Office and filed with the City. Site design plans shall incorporate all necessary WQMP requirements which are applicable at the time of permit issuance.

 - B. If a site is determined to be a “Non-Priority Project”, a final Non Priority Project Checklist must be filed with the City.

Water

- 20. Prior to issuance of any permits, the owner or designee shall submit for review and shall obtain the approval of the City Engineer or designee for water improvement plans specific to the project, prepared by a registered civil engineer, which reflect consistency with the City's Water standards. Said plan shall provide for the following: *[Citation – Resolution 10-88 and Section 15.36 of the SCMC]* (Eng.)_____
 - A. Indicate a service system which provides, or allows for, independent water metering.

 - B. All water meters shall be tapped into the public water main and be located in the public ROW.

 - C. A double detector check shall be installed at the transition from public to private for water systems.

Financial Security

21. Prior to issuance of any permits, the owner or designee shall provide separate improvement bonds or irrevocable letters of credit, as determined by the City Engineer, if required by the project, for 100% of each estimated improvement cost, as prepared by a registered civil engineer as required and approved by the City Attorney and the City Engineer or their designees, for each, but not limited to, the following: rough grading; precise grading; frontage improvements; sidewalks; signage; street lights; sewer lines; water lines; storm drains; and erosion control. In addition, the owner or designee shall provide separate labor and material bonds or irrevocable letters of credit for 100% of the above estimated improvement costs, as determined by the City Engineer or designee. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____

Noise

22. Prior to the issuance of grading permit, the owner or designee shall provide evidence acceptable to the City Engineer that: *[Citation – Section 15.36 of the SCMC]* (Eng.)_____
- A. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with operating and maintained mufflers.

CONDITIONS TO BE SATISFIED PRIOR TO CERTIFICATES OF OCCUPANCY

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

CONDITIONS TO BE SATISFIED PRIOR TO RELEASE OF FINANCIAL SECURITY

24. Prior to release of financial security, the owner or designee shall have completed the stenciling of all catch basins and/or storm drain inlets with labels 3" high in black letters, on either the top of the curb or the curb face adjacent to the inlet "NO DUMPING - DRAINS TO OCEAN". These markers shall be maintained in good condition by the Property Owners Association. Also, the owner or designee shall insure that all catch basins have filter basket inserts. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____
25. 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, 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,

CALGreen, and Fire Codes. *[Citation - S.C.M.C. Title 8, Section 8.16; Fire Code, Title 15, Building and Construction, Sections 15.08, 15.12, 15.16, 15.20; Title 16, Subdivisions; & Title 17, Zoning]* (Bldg.)_____

- 26. Prior to issuance of building permits, the owner or designee shall submit a copy of the City Engineer approved soils and geologic report, prepared by a registered geologist and/or soil engineer, which conforms to City standards and all other applicable codes, ordinances, statutes and regulations. The soils report shall accompany the building plans, engineering calculations, and reports. *[Section 15.36.160 of the SCMC]*(Bldg.)_____
- 27. Prior to the issuance of building permits, the owner or designee shall submit for review, and shall obtain the approval of the City Building Official or designee for, plans indicating the location and type of unit address lighting to be installed, and the location of doors and window locks. *[Citation – Section 15.24 & 15. 28 of the SCMC]* (Bldg.)_____
- 28. 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. *[Citation - S.C.M.C. Title 15, Building and Construction, Sections 15.52, 15.56, 15.60, 15.64, 15.68, 15.72].* (Bldg.)_____
- 29. 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 required front, side and rear setbacks and are in conformance to the approved plans. *[Citation – No Specific Citation/City Council Approval June 1, 2010]* (Bldg.)_____
- 30. 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. *[Citation – No Specific Citation/City Council Approval June 1, 2010]* (Bldg.)_____
- 31. Prior to issuance of certificates of occupancy, the owner or designee shall demonstrate to the satisfaction of the City Building Official or designee that the project has been constructed in conformance with the approved sets of plans and all applicable, codes, ordinances, and standards. *[Citation – Appendix 1, Section 110 of the California Building Code]* (Bldg.)_____

- 32. 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 December 19, 2012, subject to the Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, details, or other approved submittal shall require that the owner or designee submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Zoning Administrator. *[Citation - Section 17.12.180 of the SCMC]* (PIng.)_____

- 33. All garden and retaining was shall comply with the requirements of the San Clemente Municipal Code. ■■(PIng.)_____

- 34. Prior to the issuance of building permits the applicant shall submit for review and obtain approval of landscaping plans. ■■(PIng.)_____

- 35. Prior to the issuance Certificates of Occupancy, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that all exterior lighting is designed, arranged, directed or shielded per the approved plans, and in such a manner as to contain direct illumination on site, thereby preventing excess illumination onto adjoining site(s) and/or street(s). *[Citation – Section 17.24.130 of the SCMC]* (PIng.)_____

- 36. Prior to issuance of certificates of occupancy, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that the stucco on the entire structure is a smooth finish with slight undulations, painted the approved color. *[Citation – City of San Clemente Design Guidelines, November 1991]* (PIng.)_____

- 37. Prior to issuance of certificates of occupancy, the owner or designee shall submit a letter, signed by a registered landscape architect, to the Community Development Director or designee, stating that all materials for all landscaped areas have been installed in accordance with the approved plans, and shall demonstrate to the satisfaction of the Community Development Director or designee, in consultation with the Beaches, Parks and Recreation Director or designee, that all landscaped areas have been landscaped per the approved landscape plans. *[Citation – Master Landscape Plan for Scenic Corridors, May 1992]* (PIng.) _____(B,P&R)_____

ORANGE COUNTY FIRE AUTHORITY (OCFA) CONDITIONS

OCFA Conditions of Approval are arranged by development category and not phase of development.

Prior to issuance of a building permit:

38. Fire Master Plan (service code PR145)- The fire master plan shall demonstrate access to all rescue windows. The **minimum** width for the area below the rescue windows is the height of the window sill divided by 5 plus 2 feet. This will ensure adequate room to place a ladder in the event a rescue needs to be made from one of the bedroom windows.
39. Architectural (SERVICE CODES PR200-PR285)
40. Underground Piping (service code PR470-PR475), if private hydrants are installed/modified or a fire sprinkler system is required by code or installed voluntarily
41. Fire Sprinkler System (service codes PR410)

Prior to concealing interior construction:

42. Sprinkler Monitoring System (service code PR500)
43. Fire Alarm System (service code PR500-PR520), if modified, provided voluntarily, or required by code.



LOCATION MAP

CUP 12-270, CHP 12-271, and SPP 12-272
Reef Point Villas



No scale



Design Review Subcommittee (DRSC)

Meeting Date: June 27, 2012

PLANNER: Amber Gregg, Associate Planner

SUBJECT: Preliminary Application 12-180, Reef Point Villas, a request to review a preliminary application for a five unit apartment building located at 410 Arenoso Lane.

BACKGROUND:

This is a request for preliminary review of a multi-family development. The project consists of a five-unit, three-story building with a subterranean garage. The project site is located on a coastal canyon and is within the Residential High land use designation of the Pier Bowl Specific Plan. The project fronts Arenoso Lane and backs Linda Lane Park. See Attachment 1 for Location Map. The elevations depict a Spanish design. The applicant will provide more detailed drawings of the architecture at the meeting for your consideration.

The Design Review Subcommittee is to ensure developments in the Architectural Overlay are compatible and harmonious with the surrounding neighborhood and uphold the design guidelines of the City and Pier Bowl Specific Plan. The Design Review Subcommittee (DRSC) is to provide design input to help direct the applicant during the design phase of their potential project.

Comments provided to the applicant are to help guide the applicant in their design phase and does not limit staff or DRSC's ability to comment in the future. The applicant will have to submit a formal application for review at which time it will be fully analyzed to ensure compliance with applicable City Codes, Guidelines and the Pier Bowl Specific Plan. This project requires a Conditional Use Permit, Site Plan Permit, Cultural Heritage Permit, and In-Concept approval for California Coastal Commission. When the formal application is submitted the project will again be reviewed by DMT and DRSC.

It is not the intent of the preapplication review to be extensive enough to identify all issues, concerns, or problems related to a project. It is the intent that the process allow for the applicant to become more familiar with the City's review process and staff to identify obvious and significant issues related to the project.

Site Data

Very limited site plan details were provided from the applicant. They have been informed that the project must comply with all applicable development standards and that the required information must be provided when the discretionary application is submitted.

The site currently has six residential units within two buildings, one is a two-story building that fronts Arenoso Lane, and the second is a one-story building located down the side and back of the property. Adjacent properties are multi-family residential developments and include a four-story, multi-family development with subterranean garage to the south east, a three-story multi-family development to the northeast, and three and four-story multi-family developments directly across the street. See Attachment 2 for photographs of existing conditions.

ANALYSIS:

The applicant submitted very conceptual design drawings with limited details. The location of the development required the building to be Spanish Colonial Revival architecture with traditional details. The applicant is aware of this requirement.

Because of the limited details Staff is mainly able to comment on mass, scale and general design. The Design Guidelines state the following general design standards for multi-family residential developments:

Goals

Multi-family buildings should contribute to the sense of community in their neighborhoods by carefully relating to the open spaces, scale and form of adjacent properties and by designing street frontages that create architectural and landscape interest for the pedestrians and neighboring residents.

- Orient dwelling unit entrances to both the street and outdoor courtyards and gardens.
- Minimize the adverse visual impacts of parking areas and garage openings on the residential character of the street.

The design Guidelines also state that developers should provide private and group open space as part of their development. Provide at least 100 square feet of private open space for each unit and at least 100 square feet of group open space per unit.

In regard to building facades, the Design Guidelines state the following for building over two stories in height:

- Top story setback. Building over two-stories in height should have their third story setback at least 10 feet from the interior side property line and at least 10 feet from all street facing setback lines, or five feet from the building face at the court yard.

A complete excerpt of the Multi-Family Design Guidelines are provided under Attachment 3.

The Pier Bowl Specific Plan also has specific design criteria and the intent of the Pier Bowl Design Guidelines is to encourage site and structural development that exemplifies the Ole Hanson Era. The Specific Plan notes that that window and door opens should be placed and designed to suggest the thickness of traditional masonry buildings adding to the visual integrity of the architectural style. This also includes thickness of columns and archways. The specific plan also discusses detail elements. The applicant did not provide these elements and should consult the specific plan to ensure what they are proposing meets the requirements. The Pier Bowl Design Guidelines are provided under Attachment 4.

RECOMMENDATIONS:

The project appears to generally comply with the Design Guideline's Goals for Multi-family Developments. The main entries of the units are located on large decks and are visible from the street. The majority of the parking is subterranean and not visible from the public right of way. The applicant has noted that they understand the design must be Spanish Colonial Revival Architecture.

It appears that each unit has more then the suggested 150 square feet of private open space as required by the Pier Bowl Specific Plan but the applicant will have to verify. Rear decks taking advantage of the ocean views have been provided for each unit. However, it does not appear that the applicant is providing any group open space. The Deign Guidelines state that a minimum of 500 square feet of group open space should be provided for a five unit development.

In regard to Spanish Colonial Revival scale, mass, and form, staff has the following recommendations.

The proposed preliminary designs have areas that do not appear to be visually consistent with traditional masonry buildings. Widths of columns and structural supports appear to be insufficient and need to increase in mass. This is a concern on all sides of the building but is particularly prominent on the south elevation, or rear of the building. The forms suggest a modern style architecture rather than Spanish Colonial Revival, because of the clear use of modern construction materials. Although modern materials can be used to construct the building, it visually has to appear as though traditional methods and materials were used.

At the front elevation, a grander entry clearly defining the front pedestrian access to the multi-family homes should be examined. Currently, there is a small staircase that leads up to one of four archways along the street elevation. This area has a great opportunity to add pedestrian scale interest and sense of arrival.

The north elevation is extremely plain and stark and could benefit form traditional details. Vertical landscaping in the tall blank areas may also help provide interest.

The south and west elevations have what appear to be a cantilevered lower deck that extends over the coastal canyon. The current proposal is not consistent with the required visual appearance of traditional building materials. This will be a very visibly prominent portion of the building from Linda Lane Park and staff suggests the design be re-examined.

Staff recommends that the applicant refer to the Design Guidelines for the City and Pier Bowl Specific Plan to ensure they are familiar with what the requirements are, as there submittal will have to comply with them.

Attachments:

1. Location Map
2. Photographs
3. City of San Clemente Design Guidelines- Multi-Family Section
4. Pier Bowl Specific Plan Chapter 5, Design Guidelines
Plans

**CITY OF SAN CLEMENTE
MINUTES OF THE
DESIGN REVIEW SUBCOMMITTEE MEETING
JUNE 27, 2012**

Subcommittee Members Present: Michael Kaupp, Lew Avera and Julia Darden

Staff Present: Jim Pechous, Jeff Hook and Amber Gregg

I. MINUTES

Minutes from the May 23, 2012 meeting

Minutes from the June 13, 2012 meeting

II. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Discretionary Sign Permit 12-106, 76 Station Signs (Gregg)

A request to consider a master sign program for the 76 Service Station located at 606 Camino De Los Mares. The project is located within the Community Commercial (CC-2) zoning district and the legal description is Lot 7 of Tract 1127 and Assessor's Parcel Number 675-091-01.

Project Planner, Amber Gregg, summarized the staff report and presented the proposed plans to the Committee. Staff summarized their concerns and the Subcommittee members provided the following comments.

Staff noted that the advertisement sign located above the dispenser is not allowed per the Zoning Ordinance and must be removed.

Staff is reviewing the definition of a "spanner sign" to see if it includes the "kick plate", or bottom panel, on the fuel dispenser. At this time, it appears that the top portion of the fuel dispenser sign falls under the definition of a spanner sign. Subcommittee members noted that if the kick plate is deemed to be an allowed part of the spanner sign, they support it.

Staff noted that it supports the two "button signs" on the canopy over the fuel islands, but recommends the signs be made of sandblasted wood to match the building sign. The DRSC concurred. The applicant, Alberto Sicari, of Donco & Sons Signs, stated that the material change would not be a problem.

Staff then noted that an additional site inspection was performed after the staff report was distributed. Non-permitted window signage was discovered in addition to the proposed signage. Commissioner Kaupp noted that in the past,

the Planning Commission has placed a condition on projects prohibiting the window signage and suggested the same condition be applied to this project. Staff noted that not only are there the aesthetic concerns Commissioner Kaupp noted but there are also health and safety concerns. The Sheriff's Department has stated that it is vital that the officers be able to have a clear view into the building in case of a robbery. Staff noted that they would add the condition of approval that has been utilized in the past.

Commissioner Darden noted that this particular gas station, because of its location, is not competing with a lot of other stations. It does need branding, and she is supportive of the kick plates, spanner signs, and button logo, but is not supportive of the window signs. Commissioner Kaupp and Avera agreed.

B. Pre-Application 12-180, Reef Point Villas (Gregg)

A request to review a preliminary application for a five-unit apartment building located at 410 Arenoso Lane. The project consists of a three-story building with a subterranean garage. The project site is located on a coastal canyon and is within the Residential High land use designation of the Pier Bowl Specific Plan.

Commissioner Kaupp explained the purpose of the pre-application is to provide preliminary feedback to the applicant to aid in their design of the project.

Project Planner, Amber Gregg, summarized the staff report and reviewed staff's concerns as outlined in the staff report as follows.

1. The project must be Spanish Colonial Revival architecture, per the Specific Plan.
2. Project is required to provide 500 square feet of group open space for the residence.
3. Proposed architecture is more Contemporary style than Spanish Colonial Revival style. Although modern materials can be used to construct the building, it should visually appear as though traditional methods and materials were used.
4. At the front elevation a more inviting entry, clearly defining the front pedestrian access to the multi-family homes, should be considered. This area has a great opportunity to add pedestrian scale interest and sense of arrival.
5. Back of the building appeared to have a cantilevered deck which is not acceptable in Spanish Colonial Revival architecture.

The applicant, Michael Luna, narrated renderings and a material board he brought to present to the DRSC. Mr. Luna noted that the project would be luxury units ranging in size from 2,500 to 2,700 sf.

Mr. Luna clarified that the first floor patios that appear to be cantilevered in the renderings are actually on grade. He identified that the project stepped in at each floor creating a “wedding cake” effect, reducing the mass as the development increased in height. Proposed materials will be traditional smooth stucco with a Spanish finish, terra cotta tile roof, tile details on the front stairs, custom wood front doors for each unit, ornate wrought iron details, tile eave detail at the top of the elevator shaft, and scenic ocean views. He also noted that these were preliminary drawings and the formal submission would be more refined.

Commissioner Kaupp concurred with staff that there were concerns about the front entry and that it needed to be enhanced and treated as a focal point for pedestrians. Commissioner Darden and Avera agreed.

Commissioner Darden asked how the applicant was going to address the group open space requirement of 500 feet. Mr. Luna and the owner, Steve Smith, noted that they were not aware of the requirement and that they will have to look at the project for an appropriate location. Ms. Darden concurred with Mr. Kaupp on the entry way and elaborated that she also had concerns about the arcade located at the front of the building looking more like a plant on than an integrated design. She noted that this maybe resolved when the front is redesigned but its something to be aware of.

All three Commissioners concurred that the massing of the building was appropriate. However, the architecture of the building feels more contemporary than Spanish, particularly on the back of the building. Commissioner Darden noted that the complex problem will be keeping the window and door openings at the back of the building, but also creating the feel of a traditional Spanish Colonial Revival building. Commissioner Kaupp noted that the massing is good but the details of the building needed to be refined and more visual “weight” added to give the building Spanish Colonial Revival style.

The owner addressed the Committee and noted that a major selling point of these units will be the ocean view and that he understands the requirements of the Spanish Colonial architecture, but to keep in mind that they may need a little leniency for the wider window openings to capture ocean views. Ms. Darden noted that the Committee completely understands and that they are very aware of the views. Committee members agreed large windows were appropriate but that they need to look structurally supported. She also noted that a traditional Spanish Colonial building would never have openings like that so they are trying to be accommodating, but they also have to uphold the design guidelines. Mr. Kaupp concurred and stated that the Pier Bowl has specific design guidelines and the DRSC and the Planning Commission are entrusted with ensuring

developments adhere to those guidelines. Each of the Commissioners noted that they like the outdoor living but the development still has to comply with the required guidelines.

City Planner, Jim Pechous, noted concerns about the columns in the 15 foot setback from the coastal canyon edge and was not sure the deck supports could be located there and noted that staff needed to follow up on that. Mr. Luna noted that his past experience is that Coastal Commission has allowed the columns and they were used in a recent development, The Beach House, on the opposite side of the canyon.

Mr. Pechous also noted that staff is in communication with the California Coastal Commission staff about the canyon setback requirements regarding the 30% lot depth and 15 foot setback requirements. Staff noted that as soon as we hear back from coastal we will contact the applicant.

III. COMMUNICATIONS

Committee member Darden asked staff to follow-up on several code compliance matters. She noted that a second storefront in the 1100 block of North El Camino Real had been painted black, both apparently without approvals and requested information about the master plan for painting that had been requested over a year ago when the buildings were first illegally painted. She also mentioned that a vending machine was located illegally at the corner of El Camino Real and Algodon.

IV. ADJOURNMENT

Adjourn to the Design Review Subcommittee meeting of July 11, 2012 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

Michael Kaupp, Chair

Attest:

Jim Pechous, City Planner



Design Review Subcommittee (DRSC)

Meeting Date: September 12, 2012

PLANNER: Amber Gregg, Associate Planner

SUBJECT: **Conditional Use Permit 12-270, Cultural Heritage Permit 12-271, and Site Plan Permit 12-272, Reef Pointe Villas,** a request to construct a five unit apartment complex, three stories in height at 410 Arenoso Lane.

BACKGROUND:

This is a request for a five-unit, three-story building with a subterranean garage. The project site is located on a coastal canyon and is within the Residential High land use designation of the Pier Bowl Specific Plan and is located in an Architectural Overlay. The project fronts Arenoso Lane and backs Linda Lane Park. See Attachment 1 for Location Map. The applicant is proposing Spanish Colonial Revival architecture.

The Design Review Subcommittee (DRSC) provided preliminary comments on the project on June 27, 2012. At the meeting, the DRSC provided feedback to help aid the applicant in their design efforts. A summary of those comments are provided later in this report, and a copy of the June 27, 2012 DRSC Staff Report and the minutes are provided under Attachments 3 and 4 respectively.

The DRSC is tasked to ensure development in the Architectural Overlay is compatible and harmonious with the surrounding neighborhood, and uphold the design guidelines of the City and Pier Bowl Specific Plan.

Site Data

The project site is 12,136 square feet and is approximately 115 linear feet wide. The site currently has six residential units within two buildings, one is a two-story building that fronts Arenoso Lane, and the second is a one-story building located down the side and back of the property. Adjacent properties are multi-family residential developments and include a four-story, multi-family development with subterranean garage to the south east, a three-story multi-family development to the northeast, and three and four-story multi-family developments directly across the street. See Attachment 2 for photographs of existing conditions.

ANALYSIS:

The location of the proposed project, within an Architectural Overlay, requires that the architecture be Spanish Colonial Revival. The applicant has primarily complied with this and the design provides traditional details which include smooth white stucco finish, single barrel roof tiles, wrought iron details, and arched openings. The applicant is proposing fiberglass windows as opposed to wood, with a brown stain finish.

Below are the DRSC comments made during pre-application review of the project along with how the applicant addressed them:

DRSC Comments	Modification
<p>Proposed architecture is more contemporary in style than Spanish Colonial Revival. Although modern materials can be used to construct the building, it should visually appear as though traditional methods and materials were used.</p>	<p>Partially Modified as requested. Applicant incorporated more traditional finishes and architectural details. The ocean facing elevation still has some concerns. The applicant has thickened the width of the walls and recessed the windows and doors to provide visual appearance of traditional construction.</p>
<p>At the front elevation a more inviting entry, clearly defining the front pedestrian access to the multi-family homes, should be considered. This area has a great opportunity to add pedestrian scale, interest, and a sense of arrival.</p>	<p>Partially Modified. The applicant did make changes to the front entrance however it still lacks a focal point or architectural distinction as the front entrance.</p>
<p>Back of the building appears to have a cantilevered deck which is not acceptable in Spanish Colonial Revival architecture.</p>	<p>Modified as requested. The applicant has modified the renderings to show that the deck is not cantilevered.</p>

DRSC also considered the mass and scale of the building given its context and noted that they felt both were appropriate for the area.

RECOMMENDATIONS:

Although the building is Spanish Colonial Revival there are elements that are not traditional. The following are recommendations to help further refine the design for consistency with the Spanish Colonial Revival architecture and the City’s Design Guidelines:

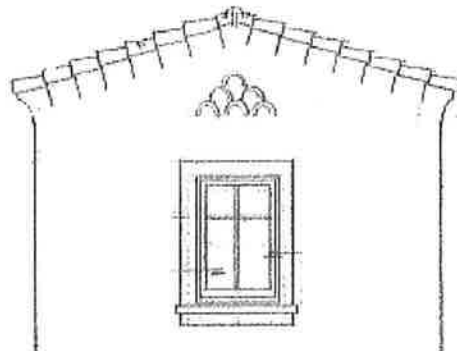
General Comments

1. There is a great deal of wrought iron railing used on the project. All of the wrought iron is ornamental were typically wrought iron for of a Spanish Colonial Revival buildings are less ornate. Ornate railing would be used sparingly in focal points. Where there is a deck covered by a wood trellis it would be typical that the guardrail be made of wood to match the trellis or a stucco wall, or if a wrought iron railing is used the columns supporting the trellis be stucco. In decks that are not covered by a trellis, or are not a focal point a more traditional wrought iron rail would be appropriate.
2. No wall lighting is identified with this project. Please identify lighting location on plans and provide a cut sheet detail of light fixtures.
3. Cross sections were provided in the plans showing details for the windows and doors. In order to have the appearance of a traditional constructed Spanish Colonial development, all windows should be recessed a minimum of six inches, while all doors, including accordion patio doors should have a recess of a minimum of nine inches. This will help diminish the feel of a more modern building due to all the large openings.
4. Gable ends of the roof should not overhang the building; they should be flush with the wall.
5. Identify on the plans that 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.
6. There appear to be fascia boards on the end of the roof tiles. If this is correct please remove them as they are not a Spanish Colonial Revival element. If they are rain gutters please identify and provide detail of the gutters.
7. Colored elevations show green colored windows and doors while the plans identify brown. Please ensure consistency between all review materials.

Front Elevation

8. The street level front entrance was modified from the last submittal. However, the design is not as defined or prominent as staff was hoping. The main entrance archway looks un-proportional to the adjacent archways that are traditional shape. Accentuating this problem is a third style of arch in the adjacent garage door. The result is a lack of rhythm of the 1st floor arches. The design guidelines suggest ornament and sculptural detail can be utilized to emphasize an entrance.

9. With the previous comment in mind, the garage door would benefit from a square opening with corbeled corners, similar to the second story details. The arched opening would not be structurally feasible in adobe construction. A square opening would structurally be more accurate and provide aesthetic variation on the first floor as opposed to all openings being arches.
10. The garage door appears to be wood but a material is not identified, please identify.
11. The width of the archway columns measure at one foot in width. The width should be increased. The arches need to be thicker to look proportional.
12. On the garage, the massing between the top of the door and the roof pitch is too large. Please reduce so that it is scaled appropriately.
13. The pitched roof over the garage should not have an overhang or a fascia board. A traditionally accurate detail would be a wrapped tile around the face of the building with a scalloped edge along the roof. Please reference comment No. 17 below for more detail.
14. There is a discrepancy between the large colored renderings and the plans. The large colored renderings identify a plant on foam detail under a small third story window on the far right of the building, and the same plant on under what appears to be an arched door on the far left of the second story of the building. In the case of the third story window the wrought iron detail over the third story window provides enough enhancement. The arched door of the second story appears to be a patio door and would be better articulated with a Juliette balcony.
15. On the left side of the second floor, the gable roof above the tall arch window should not have an eave extending beyond the wall or a fascia board. The tiles should finish flush with the face of the building and the tiles should wrap around the corner. See detail below. This is true of all pitched roof details on the building.



South and West Elevation

16. Staff has concerns about the extensive use of ornate railings. Please refer to comment No. 1.
17. The DRSC had the most concerns with these elevations being contemporary. They still lean on the side of contemporary due to the extensive amount of windows and decks proposed to take advantage of the ocean views. Breaking up the balconies with different materials such as wood guardrails and/or solid guardrails may help the design. Again, please refer to comment No. 1.
18. On the right side of the south elevation, the first and second floor has matching arched windows. Modifying the bottom window to a square window may be more appropriate as arched windows were used sparingly and to highlight details.
19. The south elevation, the first balcony on the second floor from the right side appears to be floating and not structurally supported. Please modify.

Although there are quite a few comments, they are detail specific comments in an effort to be as clear as possible. In general, the mass and scale of the project are appropriate. Staff seeks the DRSC's comments and welcomes any additional recommendations.

Attachments:

1. Location Map
2. Photographs
3. DRSC Staff Report June 27, 2012
4. DRSC Minutes June 27, 2012
5. Colored Elevations
6. Plans

**CITY OF SAN CLEMENTE
MINUTES OF THE
DESIGN REVIEW SUBCOMMITTEE MEETING
SEPTEMBER 12, 2012**

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

Staff Present: Jim Pechous, Cliff Jones, Amber Gregg, Sean Nicholas and Tom Frank

I. MINUTES

Minutes from the August 29, 2012 meeting

II. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Conditional Use Permit 12-270/Cultural Heritage Permit 12-271/Site Plan Permit 12-272, Reef Pointe Villas (Gregg)

A request to construct a five unit apartment complex, three stories in height, at 410 Arenoso Lane. The project is located within the Pier Bowl Specific Plan and is within a designated Coastal Canyon.

Project Planner, Amber Gregg, summarized the staff report and presented the proposed plans to the Committee. Commissioners reiterated from the last meeting that they felt the size and massing was appropriate for the development and the surrounding area. The applicant, Mr. Michael Luna, noted that he agreed with staff's comments and felt they were very valuable. Mr. Luna also commended the DRSC on their review because he truly believes that DRSC help create better projects in the City. With that the applicant asked if he could go over staff's comments and show the DRSC what comments he has already incorporated and the modifications he has made. The DRSC agreed.

The Commissioners went over general comments and Commissioner Kaupp noted that the balconies have column on one end and then terminate into a wall as opposed to being flanked by columns. The applicant agreed it should have a column on the other side and noted that was his intention but they are shown incorrectly on the plans and will change that. Commissioner Kaupp also asked that the vines on the balconies be removed to show the true design of the building.

Commissioner Crandell stated that he liked the three dimensional "S" railing and noted that it may be appropriate in select areas such as the curved balconies. All the Commissioners noted that the windows needed to be recessed to the

minimum standard of six inches with the door, including accordion doors being recessed a minimum of nine inches per our City Standard.

The applicant then discussed the front elevation and brought additional plans showing a three dimensional bird's eye view of the entrance. Commissioners commended Mr. Luna on his use of stacked tiles on the second floor as a guard rail. The applicant noted he could carry the look on the first floor railings as well. The Commissioners still had concerns about the lack of detail at the front entrance and suggested using lights or decorative pottery on top of the columns. The applicant also noted that he would be happy to add tiles to the risers of the stairs.

Next the DRSC reviewed the back of the building. The Commissioners commended Mr. Luna on his revised modifications brought to the meeting. Commissioner Darden noted that there was more mass and less windows and that the building was definitely moving in the right direction.

Commissioner Kaupp noted that having cantera stone columns instead of stucco columns at the back of the building would be a nice detail. Owner Steve Smith agreed. The Commissioners also suggested exposed beams on the first floor patios providing more weight.

Commissioner Crandell asked about downspouts and expressed his desire to have them on the interior of the wall and suggested decorative downspouts. The other Commissioners concurred. Mr. Luna clarified that the chimney caps will be metal frames that would be covered with stucco.

Commissioner Kaupp commented on the elevator shaft and has concerns with its non-traditional design and informed Mr. Luna that a simpler style would be better and it would be beneficial to remove the recessed rectangles.

City Planner Jim Pechous noted that on the back of the building, it would help greatly to add mullions on some of the arched windows to further eliminate the contemporary feel of the back of the building. The window material was then discussed as the applicant is proposing fiberglass windows. The DRSC informed them that the windows would have to be painted on site and that a factory finish is not acceptable per our City window policy. The applicant understood.

The DRSC requested that the item come back as unfinished business to see how the changes were incorporated. A staff report did not need to be prepared just revised elevations and renderings.

B. Minor Architectural Permit 12-190/Minor Exception Permit 12-291, Scherr Residence (Nicholas)

A request to allow a second-story addition to a single-family residence located at 173 Avenida Alessandro.

Project Planner, Sean Nicholas, summarized the staff report and presented the proposed plans to the Committee.

All of the Commissioners agreed that the proposed project was in character and scale with the surrounding neighborhood after looking at images of other homes in proximity to the project.

Commissioner Crandell gave some suggestions on some minor architectural tweaks they may improve the look at the corners of the building.

Commissioner Kaupp also noted that the front entry looked a little tall and recommended bringing down the beams so that the covered patio did not appear out of character.

Both Commissioners agreed that the shed roof on the front elevation should go all the way to the top of the parapet and the decorative tiles along that portion of the building should be removed.

The applicant's architect agreed with the comments and will look at the recommendations with the owners and make some modifications.

The Commissioners thanked the applicant and complimented them on designing a project in character with the existing structure and neighborhood, and recommended the project move forward to Zoning Administrator with a recommendation of approval from DRSC.

C. La Pata Extension Trail Bridge and Retaining Wall (Tom Frank)

Confirmation of color scheme for the trail bridge over La Pata and of the design approach for a new retaining wall.

Staff gave a brief staff report. The DRSC recommended:

1. The architectural features on the retaining wall as shown in Alternative B.
2. Panel texture to match the Caltrans retaining wall at Riverside Avenue at I10.
3. Color will be Mesa Beige. The "City of San Clemente" Lettering and safety rail posts will be a dark brown similar to the dark brown used on the safety railing post in the Vista Hermosa Bridge.
4. The color application recommended by staff.

5. The bridge tower tops will be redesigned to match the pilasters.
6. The bridge abutment slope will have concrete coating and texture to match the Caltrans retaining wall at Riverside Avenue at I10.

III. **COMMUNICATIONS**

No items.

IV. **ADJOURNMENT**

Adjourn to the Design Review Subcommittee meeting of September 12, 2012 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

Michael Kaupp, Chair

Attest:

Cliff Jones, Associate Planner

DATE

CONTINUATION SHEET

Page 1 of 2

Resource Name or #: 327 ENCINO LANE

Recorded by: Historic Resources Group

Date: 8/10/2006

Continuation Update

PROPERTY NAME Unknown

HISTORIC NAME Unknown

PROPERTY ADDRESS 327 Encino Lane

ASSESSOR PARCEL NUMBER 692-052-09

PROPERTY TYPE Single-family residential

OTHER DESCRIPTION

DATE OF CONSTRUCTION 1928 (E) Tax Assessor

INTEGRITY No substantial changes post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.

SIGNIFICANCE This one-story single family residence sits atop a two-car garage and was built in 1928. This property is a modest 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 (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.

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

CONTINUATION SHEET

Page 2 of 2

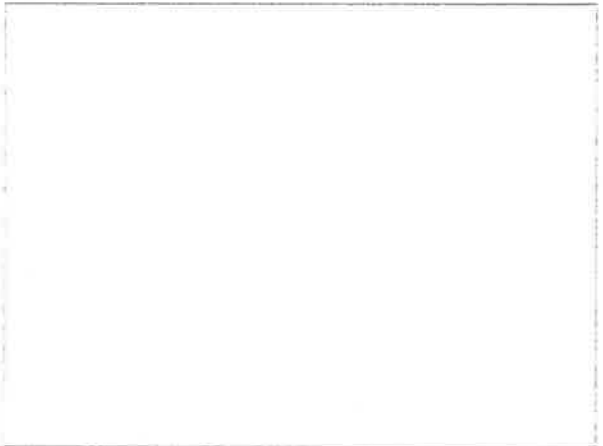
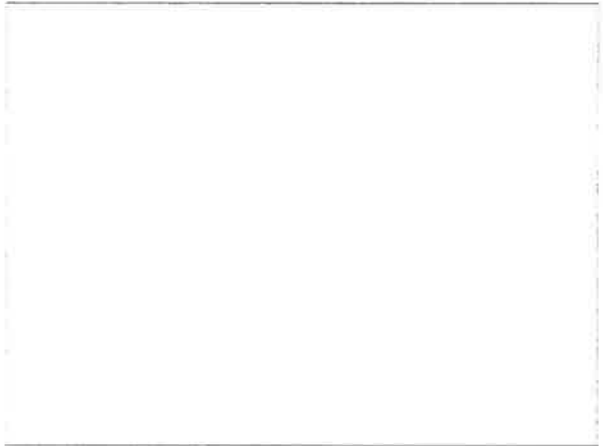
Resource Name or #: 327 ENCINO LANE

Recorded by: Historic Resources Group

Date: 8/10/2006

Continuation Update

Photographs of the Subject Property:



CONTINUATION SHEET

Page 1 of 2

Resource Name or #: 332 ENCINO LANE

Recorded by: Historic Resources Group

Date: 8/10/2006

Continuation Update

PROPERTY NAME Unknown
HISTORIC NAME Unknown
PROPERTY ADDRESS 332 Encino Lane
ASSESSOR PARCEL NUMBER 692-012-03
PROPERTY TYPE Multi-family residential
OTHER DESCRIPTION
DATE OF CONSTRUCTION 1932 (E) Tax Assessor

INTEGRITY No substantial changes post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.

SIGNIFICANCE This two-story multi-family residence was built in 1932. This property is a good 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 (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.

Project City of San Clemente Historic Resources Survey Update

Prepared for City of San Clemente
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San Clemente, CA 92673

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

CONTINUATION SHEET

Page 2 of 2

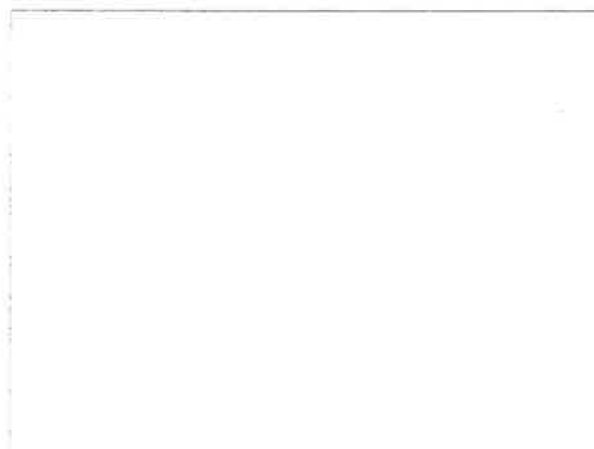
Resource Name or #: 332 ENCINO LANE

Recorded by: Historic Resources Group

Date: 8/10/2006

Continuation Update

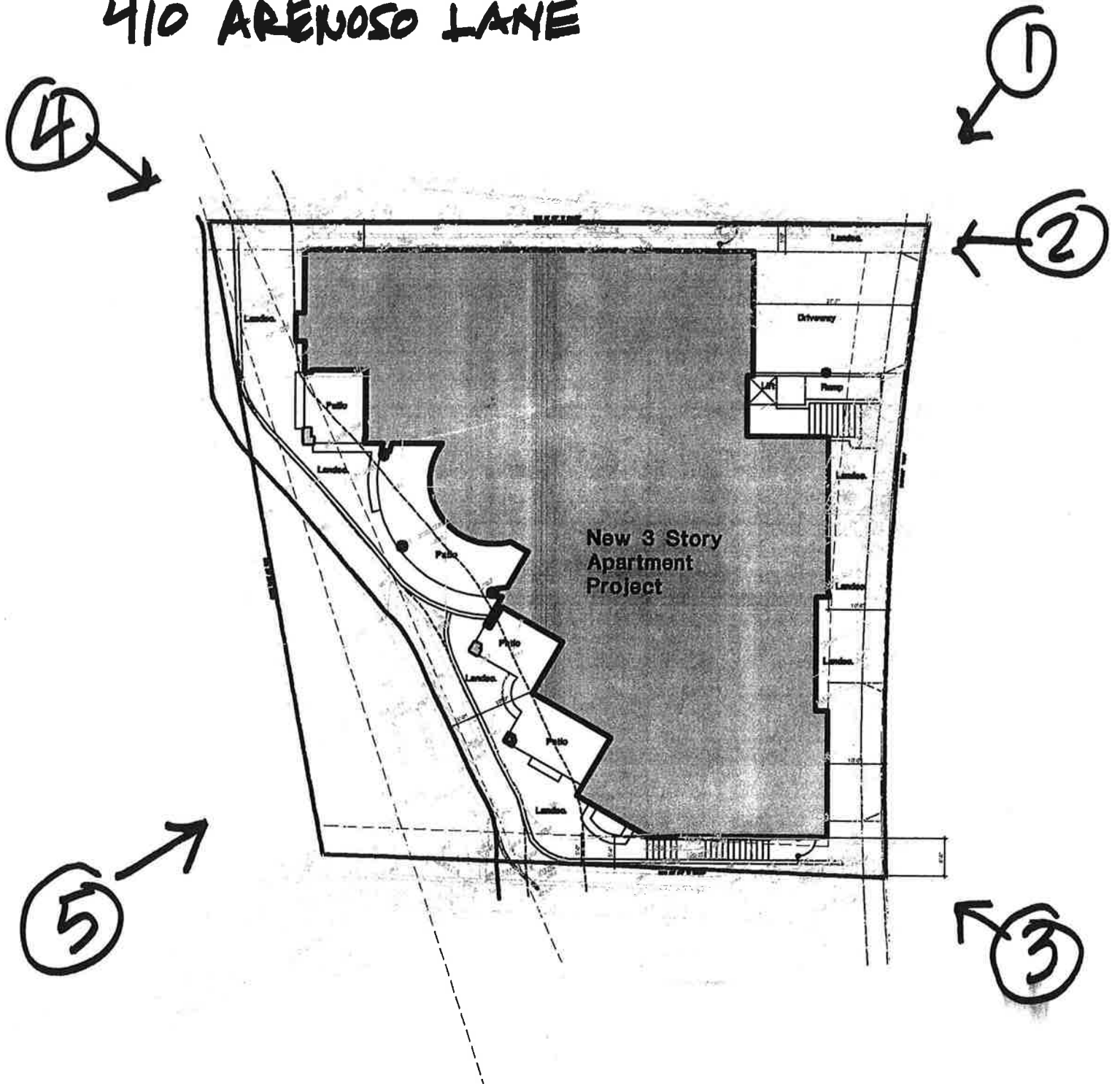
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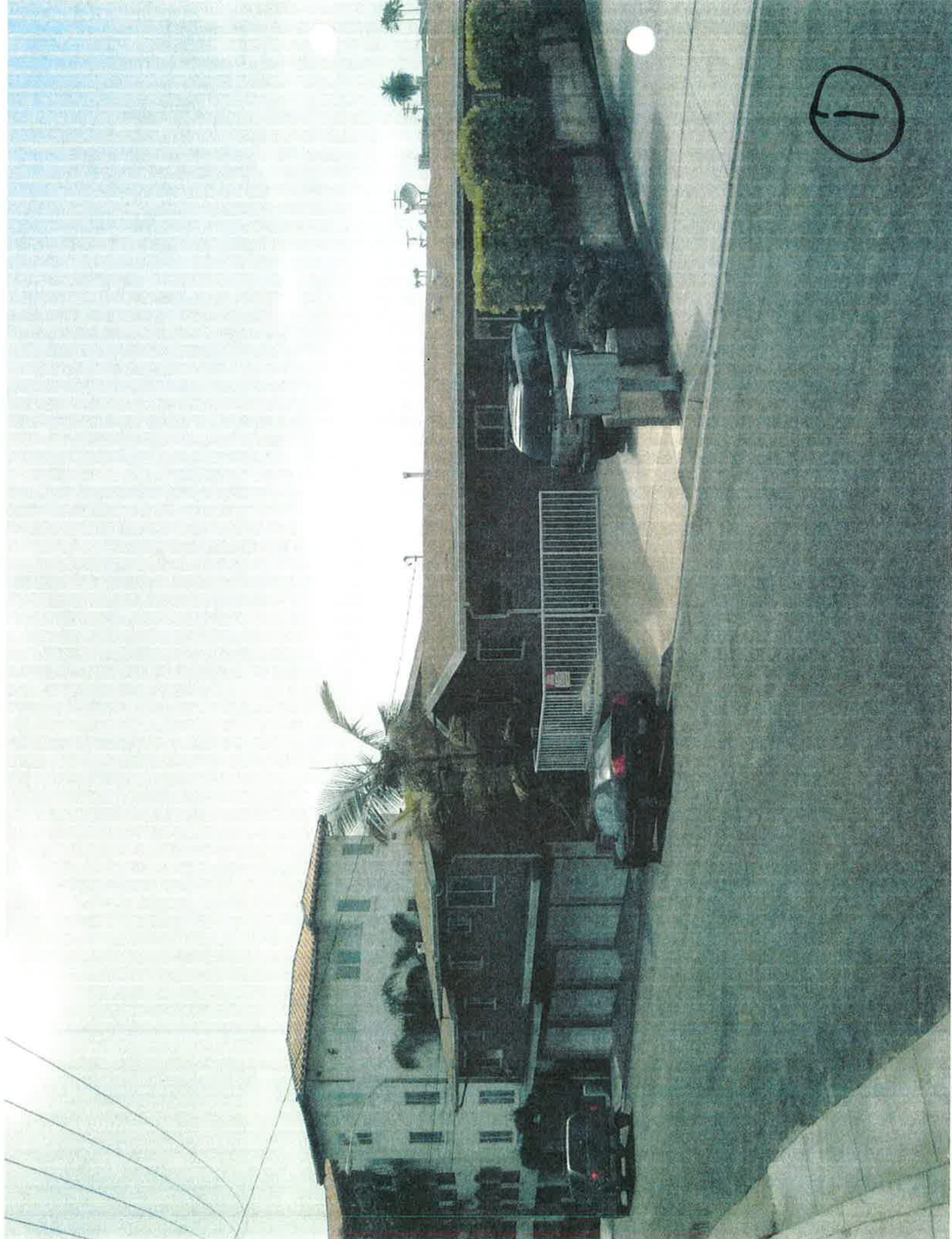
REEF POINTE VI.

ATTACHMENT F

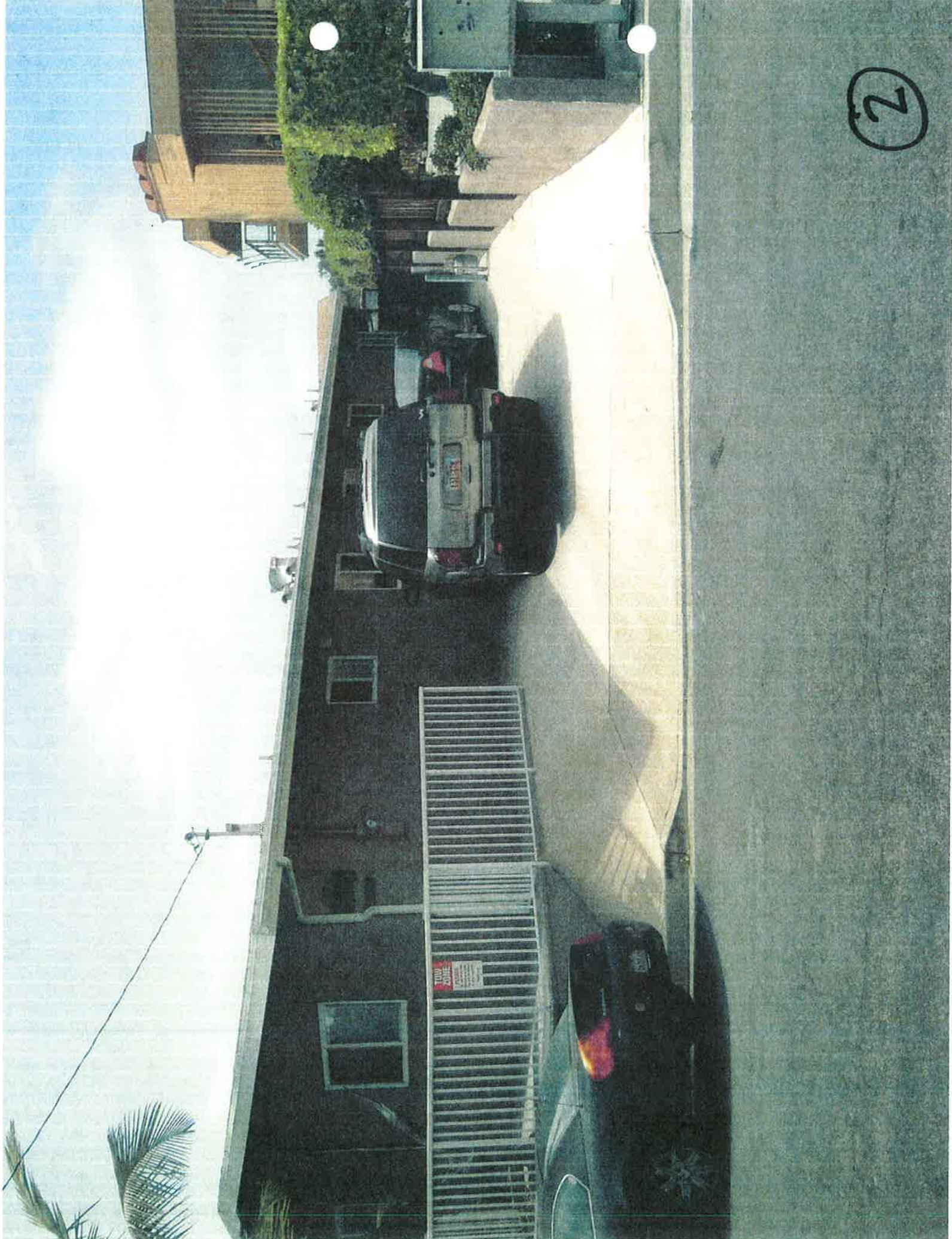
410 ARENOSO LANE



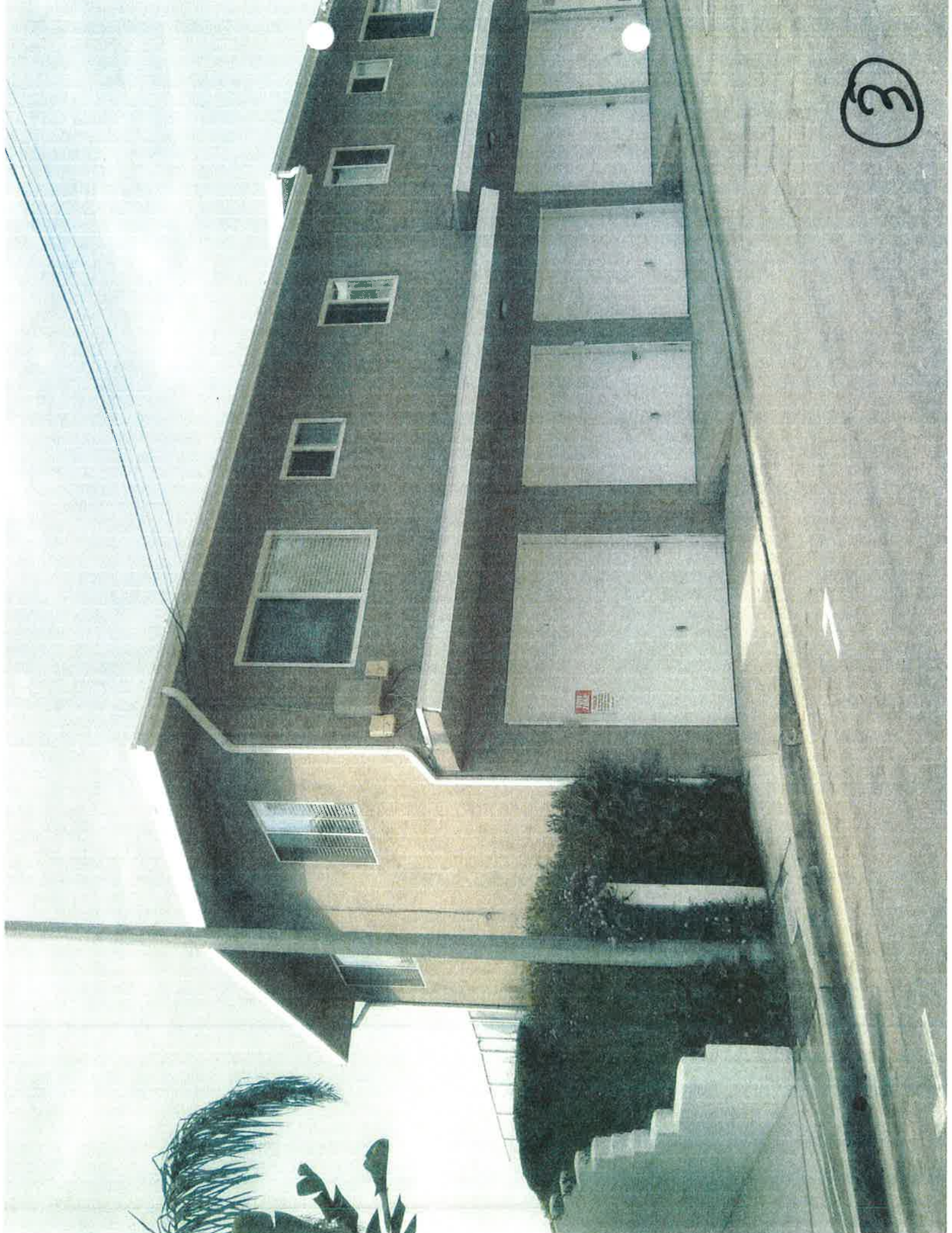
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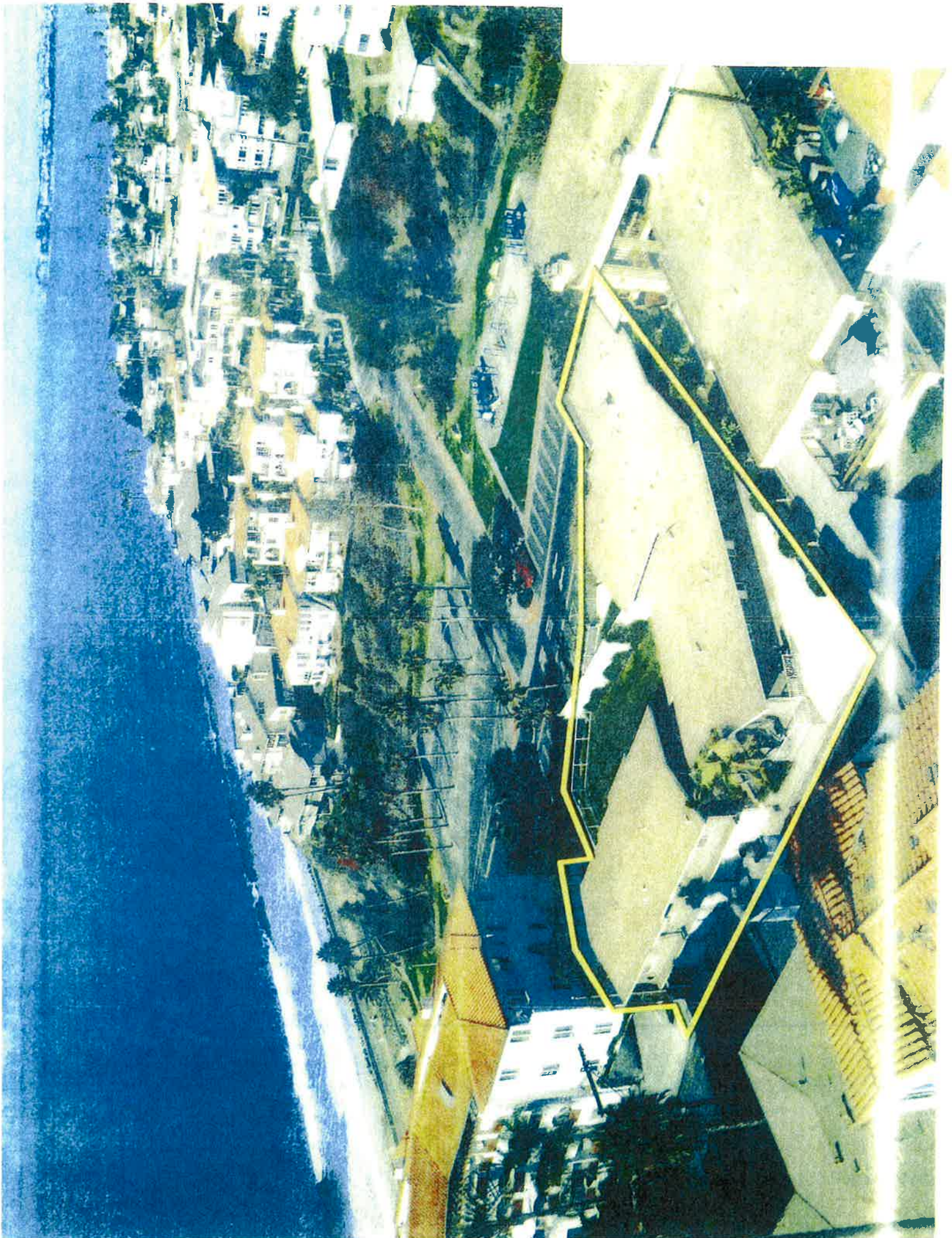
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ATTACHMENT G



East Elevation
REEF POINT VILLAS
SAN CLEMENTE, CA

Michael Luna
■
& Associates, Inc.



South Elevation
REEF POINT VILLAS
SAN CLEMENTE, CA

Michael Luna
■
& Associates, Inc.



North Elevation
REEF POINT VILLAS
SAN CLEMENTE, CA

Michael Luna
& Associates, Inc.



West Elevation
REEF POINT VILLAS
SAN CLEMENTE, CA

Michael Luna
■
& Associates, Inc.