



**AGENDA FOR THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE**

Wednesday, August 27, 2014

2:00 P.M.

**Community Development Department
Conference Room A**

**910 Calle Negocio, Suite 100
San Clemente, CA 92673**

The purpose of this Subcommittee is to provide direction, insight, concerns and options to the applicant on how the project can best comply with the City's Design Guidelines and/or City Policies. The Subcommittee is not an approving body. They make recommendations to the Planning Commission and Zoning Administrator regarding a project's compliance with City Design Guidelines. Each of the Subcommittee members will provide input and suggest recommendations to the applicant based upon written City Design Guidelines and/or City Policies. The Subcommittee will not design the project for the applicant, nor will the members always agree on the best course of action. The applicant can then assess the input and incorporate any changes accordingly with the understanding that the Subcommittee is simply a recommending body. Decisions to approve, deny, or modify a project are made by the Planning Commission, City Council, or the Zoning Administrator with input and recommendations from the Subcommittee and City staff. The chair of the Subcommittee will lead the discussion. Planning staff will be available to provide technical assistance as necessary. Time is limited. Consequently, the Design Review Subcommittee will focus on site and project design rather than on land use issues, which are the purview of the Planning Commission, City Council or the Zoning Administrator.

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such a modification from the Community Development Department at (949) 361-6100. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written material distributed to the Design Review Subcommittee, after the original agenda packet is distributed, will be available for public inspection in the Community Development Department located at 910 Calle Negocio #100, San Clemente, CA during normal business hours.

1. APPROVAL OF MINUTES

Minutes to be considered for approval: August 13, 2014

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Amendment to Cultural Heritage Permit 12-027/Amendment to Minor Exception Permit 12-086, Mino Residence (Ciampa)

A request to construct a new house with walls exceeding 42 inches and a pool within the required setbacks located adjacent to two historic homes. The project is located at 240 Avenida La Cuesta.

B. Cultural Heritage Permit 14-146, Price Residence (Ciampa)

A request for an addition to a legal nonconforming historic house located at 135 Avenida Florencia.

C. Historic Property Preservation Agreement 14-298, Myhren Residence
(Ciampa)

A request for a Mills Act agreement for a historic house located at 245 Avenida Del Poniente.

D. Pre-app for Estrella Shopping Center – K-Mart/Big Lots Location
(Nicholas)

A request to review the preliminary architectural design for the remodel of the Estrella Shopping Center (K-Mart/Big Lots).

E. Minor Architectural Permit 14-259 /Minor Exception Permit 14-260, Cutlip Remodel (Jones)

A request to consider an addition to a nonconforming residence located at 114 Avenida Barcelona.

4. NEW BUSINESS

None

5. OLD BUSINESS

None

6. ADJOURNMENT

Adjourn to the Design Review Subcommittee meeting of Wednesday, September 10, 2014 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
August 13, 2014**

Subcommittee Members Present: Bart Crandell, Julia Darden and Jim Ruehlin

Staff Present: Cliff Jones and Adam Atamian

1. MINUTES

Minutes from the July 9, 2014 and July 23, 2014 meetings were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEM

**A. Conditional Use Permit 14-221, Plaza Pacifica Taco Bell Menu Board
(Atamian)**

A request to consider the replacement of the drive-through menu board at the Taco Bell restaurant at 959 Avenida Pico. The project is located in the Neighborhood Commercial portion of the Mixed Use zoning district of the Rancho San Clemente Specific Plan.

Assistant Planner Adam Atamian presented the staff report.

Subcommittee Member Ruehlin asked about the temporary signage that is located on or around the sign, and whether it is allowed. Mr. Atamian stated that the only signage allowed is the menu board sign that was originally approved and that all temporary signage, whether attached to the menu board or stuck in the ground in front of the sign, is not permitted. Mr. Atamian went on to say that staff has worked with the applicant on this project, as well as the other Taco Bell menu board application, for approximately one and a half years. The applicant wouldn't require a Conditional Use Permit (CUP) if they simply replaced the menu board with another 26 square foot menu board. However, this size sign does not meet the needs of the applicant. Mr. Atamian went on to state that this project will be conditioned to specify allowable signage and prohibit illegal and unpermitted signage.

Subcommittee Member Ruehlin asked if the landscaping on site is consistent with what is required for menu board signs. Mr. Atamian responded that the code does not specify landscaping requirements for the menu board, but rather for the entire drive-through facility. Mr. Atamian stated that the landscaping on-site is consistent with the original approval.

Subcommittee Member Crandell stated that he has no issues with the design of the sign, but has questions on the speaker box located in front of the sign. He asked if staff has any concern about this aspect of the project. Mr. Atamian stated that staff does not have any concerns about the orientation of the speaker as there are no residences nearby. Mr. Atamian continued, saying that while this sign is being reviewed by the DRSC for its architectural compatibility with the building, the CUP is more about encouraging an appropriate amount of signage for the use. By locating the speaker in front of the sign, he said, Taco Bell is blocking the view of the sign, which in turn creates the need for additional signage. Staff will most likely be recommending that the project involve the relocation of the speaker, or have it be incorporated into the menu board, to allow a smaller sign.

Subcommittee member Ruehlin stated that the issue of the speaker blocking the view of the sign is very valid, and would likely be something discussed by the Planning Commission.

B. Conditional Use Permit 14-220, South El Camino Real Taco Bell Menu Board (Atamian)

A request to consider the replacement of the drive-through menu board at the Taco Bell restaurant at 918/920 South El Camino Real. The project is located in the Neighborhood Commercial zoning district (NC2).

Assistant Planner Adam Atamian presented the staff report.

Subcommittee Member Darden stated that speakers placement in the drive-through at this location is awkward and that, based on its orientation, is likely audible to the adjacent residences. She also noted that this drive-through is open very late, and asked if there were any complaints made to the Code Compliance division. Mr. Atamian said that there were no official complaints lodged. He went on to say that the drive-through is open until 1 am, and while it is unclear at this point if this CUP application provides a mechanism to address the hours of operation, the lighting of the sign is entirely in the purview of this application.

Subcommittee Member Ruehlin stated that it is problematic for residences to have signage in close proximity, such as that proposed, to be lit until 1 am. He suggested potentially conditioning the project to limit hours that the sign is lit, and questioned whether there were any other methods to limit the glare on the residences such as a light shield at the top of the sign, or dimming the sign after a certain hour. Subcommittee Member Darden suggested that the sign could be angled away from the residences somewhat.

Subcommittee Member Ruehlin concurred with Subcommittee Member Darden regarding the improvement that re-orienting the sign would make, and commented that he is also concerned about the sound from the speaker. He asked what could be done to the speaker that could reduce the potential impacts to the residences nearby. Subcommittee Member Crandell stated that the existing speaker is an old flat speaker and that the technology available today makes for much clearer and quieter communication. He suggested potentially requiring a sound test to verify the sound volume of any new or existing speaker equipment.

Subcommittee Member Darden stated that also turning the speaker away from the residences would benefit the residences as well. Subcommittee Member Crandell agreed stating that just turning it 15 degrees would make a great difference. Subcommittee Member Ruehlin said that replacing the speaker pillar with either a menu board speaker or another pillar in a different location would also make seeing the sign easier.

Subcommittee Member Darden said that she would like to see the menu board turned further away from the residences. However, she continued, that would make the sign more visible from South El Camino Real. She stated that the options need to be analyzed to justify one over the other. Mr. Atamian stated that the sign is already somewhat visible from the public street. Additionally he noted that some of the visible signage is on the back of the menu board facing the rear door of the restaurant and is really only visible to people leaving the restaurant.

Subcommittee Member Crandell clarified that this entire process is to allow the menu board to gain an additional 5 square feet of signage.

Subcommittee Member Darden stated that the design of the sign is an improvement over the bolt-on look of the existing sign. She continued, stating that she would like to see the sign and the speaker oriented away from the residences, especially if the bird of paradise plant will block the majority of the view from the street. Additionally, turning the sign would allow the queuing vehicles to read the sign before they order, which would speed up the process and allow less idling time.

Subcommittee Member Crandell clarified that the DRSC is supportive of the design of the sign as it is compatible with the architecture of the building. Additionally, he agrees with Subcommittee Member Darden that the sign should be oriented further away from the residences. He went on to state that he would like to see that the best available technology is being utilized to ensure that any noise impacts to the residences are minimized to the furthest extent possible.

Subcommittee Member Ruehlin stated that he would be in favor of a sign that could be dimmed or furthered shielded. Subcommittee Member Crandell stated that the project could be conditioned to require the sign to be lit as minimally as required to provide adequate visibility.

C. Conditional Use Permit 14-266/ Minor Architectural Permit 14-267, Gratitude Garden Preschool (Atamian)

A request to consider a new preschool located at 92 Avenida La Pata in the Neighborhood Commercial zone of the Rancho San Clemente Specific Plan with an outdoor playground located on an adjacent 2,883 square foot portion of City-owned property zoned Open Space in the Forster Ranch Specific Plan.

Assistant Planner Adam Atamian presented the staff report.

Subcommittee Member Darden asked if the applicants had any concern about the children eating the fruit of the proposed California Bay tree. Chris Kuczinsky, applicant, stated that the trees were selected by their landscape architect based on the approved plant list from the Orange County Fire Authority (OCFA). He and Dr. Dustine Rey, the other applicant, stated that they will look into that. Subcommittee Member Darden said that the tree would visually be beautiful but that the applicants may not want a tree nicknamed "the headache tree" in the playground.

Subcommittee Member Darden discussed a question she had regarding the existing fence that the applicants are proposing to extend. She stated that she had communicated with Mr. Atamian earlier, who stated that the fence on-site is a tubular steel fence, not wrought-iron as stated on the plans. She asked what the color of the fence was and will be. Mr. Atamian stated that the original color has faded, but that it was likely a dark bronze or tan. He went on to say that since the applicant will be adding onto the fence and will be painting the entire fence so that it all matches, they could repaint it the original color or update it to black. Subcommittee Member Darden stated that she would prefer black. Subcommittee Member Crandell stated that he is comfortable with an earth tone color.

Subcommittee Member Ruehlin asked for clarification about the boundary limits of the playground, and whether any part of the steep slope to the north of the site would be part of it. Mr. Atamian stated that the playground would be entirely located on the graded are at the top of the slope.

Subcommittee Member Ruehlin stated that he has concern about the project's consistency with the Forster Ranch Specific Plan landscaping requirements. Referring to Section 4 on page 3-6 of the Design Guidelines, he notes that for Scenic Highways, the document requires boundary

landscaping and berms. Mr. Atamian stated that it would be unfeasible to require a berm in this location as there is already a slope leading down from the sidewalk to the building, and there is a large storm drain running underneath the City-owned portion of the project area, and that the Engineering Division most likely would prefer not to have additional material resting on it. Mr. Kuczinsky stated that as far as tree planting around the property line, the OCFA is very specific about what is allowed in a fuel modification zone, and the plans they submitted show the extent of what would be permitted. Subcommittee Member Ruehlin asked that this issue be addressed in the staff report to the Planning Commission to explain the overriding situations in this area.

Subcommittee Member Crandell stated that he has concerns about the justification to allow open space to be used as a private playground. Mr. Atamian stated that the Forster Ranch Specific Plan does not separate public and private open space, and that the City Planner has deemed a private playground a similar use to other conditionally permitted uses in the zone such as parks, and recreation centers.

Subcommittee Member Crandell asked about the access in the parking lot and how the pick-up and drop-off times may create significant traffic issues. Dr. Rey explained that at other preschools she has worked at, a good solution is to provide a drop-off zone that is coned-off along the curb so that two or three parents can quickly stop, sign in their kids, and leave without having to park their cars. Subcommittee Member Crandell stated that his concern at this location is that if there are more than three cars waiting, that any back-up will spill out onto an arterial highway. He suggested that the City Engineer review parking and access.

Subcommittee Member Crandell asked if the City owned the property directly south of the parking lot with the access road. Mr. Atamian stated that the property is part of the Talega Courtyards shopping center at the corner of Avenida Pico and Avenida La Pata. He said that the OCFA easement shown on the plans most likely extends south to cover the access road. Subcommittee Member Crandell stated that the applicants should investigate the feasibility of connecting the parking lot to the access road so that the flow of traffic comes in one entrance and out the other.

Subcommittee Member Darden asked Mr. Atamian whether the parkway trees are the responsibility of the City or the property owner. Mr. Atamian stated that the property owner is responsible for all landscaping up to the street, even if on the public right-of-way. Subcommittee Members Darden and Ruehlin both noted that there are no trees along the street in front of the property at 92 La Pata. Mr. Atamian stated that he would look into the absence of trees in that area.

The DRSC is supportive of the project in terms of its design, and stated that the project is ready to move to the Planning Commission once staff has completed the research requested regarding the justification for the use of open space, the landscaping of the scenic highway and property boundaries, and the ability to tie the parking lot into the access road.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held August 27, 2014 at 2:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

DRAFT

Respectfully submitted,

Bart Crandell, Acting Chair

Attest:

Cliff Jones, Associate Planner

DRAFT



Design Review Subcommittee (DRSC)

Meeting Date: August 27, 2014

PLANNER: John Ciampa, Associate Planner 

SUBJECT: **AM Cultural Heritage Permit (CHP) 12-027, AM Minor Exception Permit (MEP) 12-086, Mino Residence**, a request to amend a CHP and MEP to modify the size of a previously approved house with walls exceeding 42 inches within the required setbacks located adjacent to two historic homes. The project is located at 240 Avenida La Cuesta.

BACKGROUND:

Project Description

The project proposes to construct a 2,666 square foot two story house and walls/fencing on a 9,010 square foot lot. The property is within the Residential Low (RL-2) zoning district and is surrounded by single-family houses. The subject property received approvals for a 3,876 square foot house by the Planning Commission in 1999 and 2013. Following the 2013 approval, the property was sold to Mr. and Mrs. Mino who are proposing modifications to the 2013 project.

Why DRSC Review is Required?

Design Review Subcommittee review is required because the project involves modifications to a previously approved project that is for the development of a house located adjacent to two historic structures. The Cultural Heritage Permit (CHP) requires the Design Review Subcommittee (DRSC) to evaluate the project's modifications to ensure they are compatible with the historic resources.

Abutting historic resources at 233 and 243 Avenida La Cuesta

The historic structures are located across the street from the subject property. The residence at 243 Avenida La Cuesta is a two story single-family residence situated at the top of a slope approximately 15 feet above the street. The 4,400 square foot house is located on a 28,000 square foot lot. The house was built in 1929 and designed by architect Paul Williams in a traditional Spanish Colonial Revival design. The historic resource is on the National Register of Historic Places.

The historic structure located at 233 Avenida La Cuesta is across the street to the east of the subject property. The house is a two story structure designed by architect Aubrey St. Clair. The house was built in 1941 and is designed in the Hollywood Regency style. The house is screened from the street with mature landscaping and is situated at the top of a slope

ANALYSIS:

Development Standards

Table 1 outlines development standards and whether the project meets these requirements.

Table 1- Development Standards

	Zoning Ordinance Requirements	Proposed
Building Height Maximum	25'	24'
Setbacks (Minimum):		
• Front (corner of La Cuesta and Patero De Oro)	20'	57'
• Street Side Yard (La Cuesta)	10'	10'
• Street Side Yard (Patero De Oro)	10'	20'
• Rear Yard	10'	10'
• Garage	18'	18'
Lot Coverage(Minimum):	50%	34%
Required Parking (Minimum):	2 spaces	2 spaces
Front Yard Landscaping Req. (Minimum):	50%	30%

Cultural Heritage Permit (CHP)

The amended project maintains the contemporary Spanish design of the previously approved project to complement the adjacent historic houses without becoming the primary focus. The project has a smaller footprint. The page four of the plans shows where the building has been reduced. The project's architecture is in character with the neighborhood, which is a mix of architecture, including Spanish Colonial Revival (historic houses), modern, Mediterranean, and contemporary Spanish. The modifications to the architectural design of the house include the following:

North Elevation

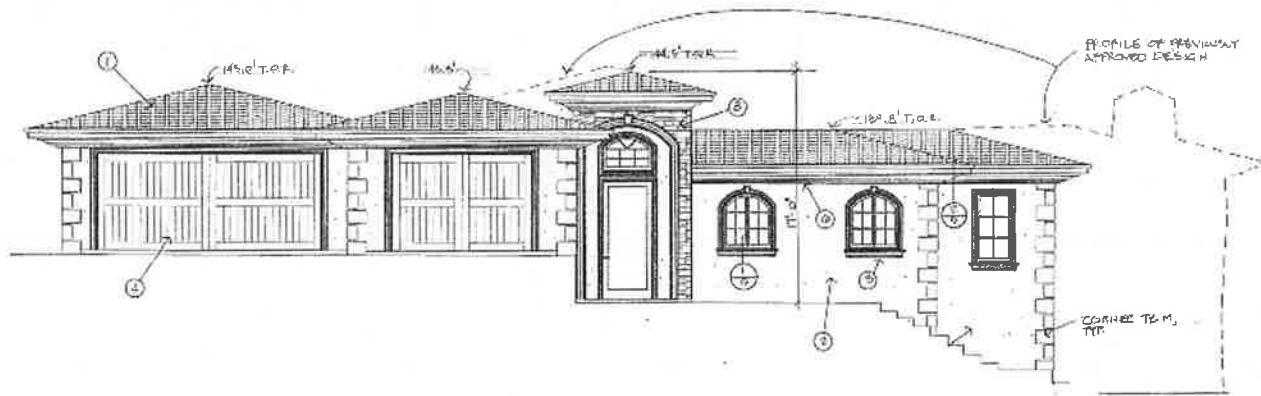
1. Adding an additional garage bay.
2. Adding stone around the corners of the building sections.
3. Modified window shapes
4. Reduced building footprint (shown in image below)

South Elevation

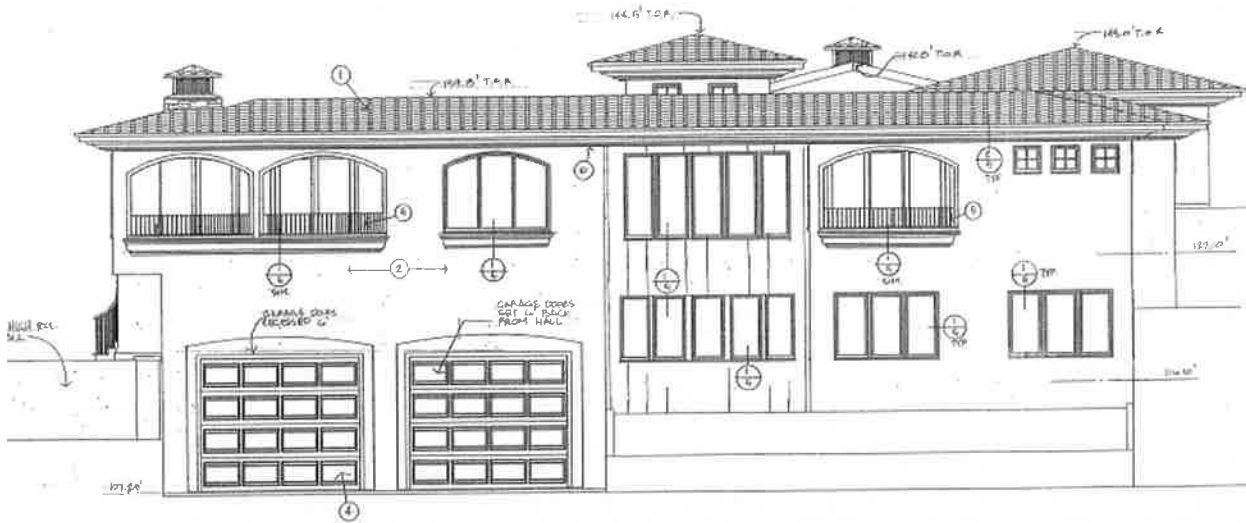
1. Elimination of the four garages
2. Enlarged balconies
3. Simplified elevation with the elimination of the rounded design feature at the center of the elevation and new window configuration.



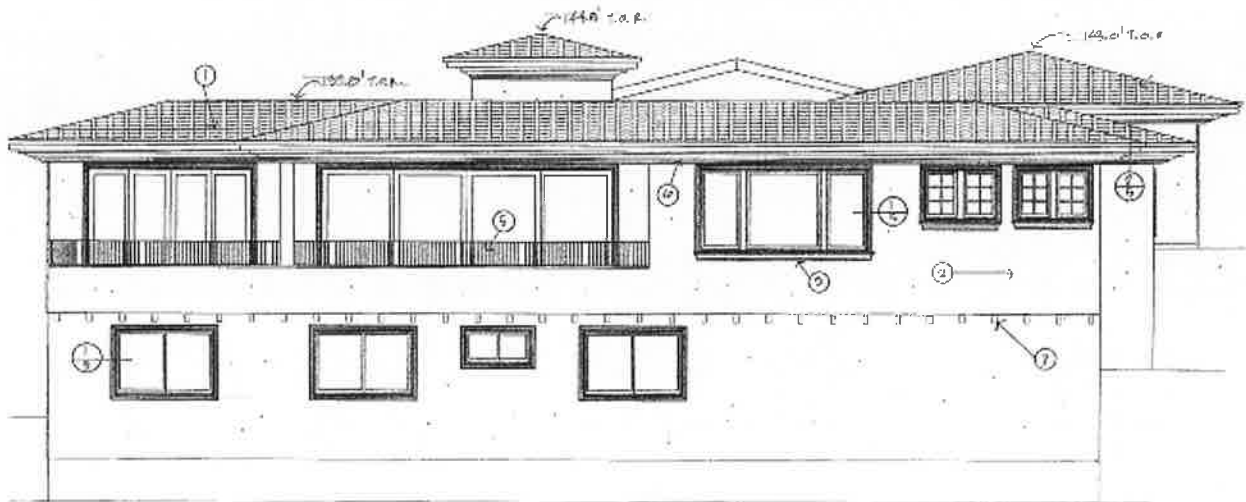
Previously Approved North Elevation



Proposed North Elevation



Previously Approved South Elevation



Proposed South Elevation

The modifications proposed are still in character with the neighborhood and keep the general appearance of the previously approved project design. The reduction in the buildings footprint along the north elevation makes the house appear more modest in scale. The extension of the balconies and the elimination of the garages on the south elevation reduces the perceived massing of the project from Patero De Oro. The proposed modifications to the project do not create any negative impacts to the historic house.

Walls

The shape, topography, and location of the lot make it difficult to create an outdoor area. To address the location of the lot and provide security for the property and increase the usable area of the lot the applicant proposes fencing and walls on the exterior of the lot within the setback areas. The configuration and location of the lot

warrants the increased height of the walls and fences in the setback area. The request for the increased height is in character with the neighborhood because of the wall and fence design that is proposed (Attachment 3) and there are several examples of tall hedges or structures that are located within the required setback areas.

Design Guidelines

The modified project is still consistent with the General Guidelines for all architecture subject to discretionary design review, Section II.C.3. The amended project maintains the interesting rooflines to reduce the perceived height and bulk, with the neighboring structures.

Design Guidelines Section II.B. states “All development proposals should demonstrate sensitivity to the contextual influences of the adjacent properties and the neighborhood.” The proposed project will not result in negative impacts to the adjacent historic structures for the following reasons:

1. The proposed house is separated from the historic resources by 140 feet.
2. The house’s one story staggered design along La Cuesta avoids massing impacts to the historic structures.
3. The historic structure located at 243 Avenida La Cuesta will not be impacted because the house sits approximately 25 feet above the grade of the subject property.

RECOMMENDATIONS:

Staff supports the proposed project and seeks DRSC comments on the proposed amendment. The item will be forwarded to the Zoning Administrator because the proposed amendment only involves minor modifications to the originally approved project.

Attachments:

1. Location Map
2. January 23, 1013 Planning Commission Minutes Excerpted
3. Fence and Wall Designs
4. Photographs
Plans



LOCATION MAP

AM CHP 12-027/AM MEP 12-086, Mino Residence
240 Avenida La Cuesta



Not to
scale



receive and file the minutes of the Adjourned Regular Planning Commission meeting of December 19, 2012, as presented by staff.

B. Minutes from the Planning Commission meeting of January 9, 2013

IT WAS MOVED BY COMMISSIONER KAUPP, SECONDED BY COMMISSIONER RUEHLIN, AND UNANIMOUSLY CARRIED to receive and file the minutes of the Adjourned Regular Planning Commission meeting of January 9, 2013, as presented by staff.

6. **ORAL COMMUNICATIONS** - None

7. **WRITTEN COMMUNICATIONS** - None

8. **CONSENT CALENDAR**

9. **PUBLIC HEARING**

A. 240 Avenida La Cuesta – Cultural Heritage Permit 12-027/Minor Exception Permit 12-086 – Skillman Residence (Ciampa)

A request to consider the construction of a house that is adjacent to two historic houses. The project also proposes walls that exceed 42 inches within the required setbacks and a pool within the front yard setback. The project site is located at 240 Avenida La Cuesta within the Residential Low (RL-2) zoning district, legal description being Lot 179 of Tract 898, Assessor's Parcel Number 057-072-34.

John Ciampa narrated a PowerPoint Presentation entitled, "Skillman Residence, CHP 12-027, MEP 12-086, dated January 23, 2013," featuring site plans, elevations, and photos of adjacent properties, historic homes, and views from and to the subject site. Staff recommended approval of the request as conditioned.

In response to questions, Mr. Ciampa confirmed that "open line of sight to the historic home" refers to the immediate street the property is located on, noting that if adjacent streets were considered, it would make many lots unbuildable; advised the Zoning Ordinance defines the front of the lot and demonstrated on the site plans how the front of this lot was determined; noted the protection of the view of the homes is defined from the public right of way.

James Chinn, architect representing the applicant, thanked Jim Pechous and John Ciampa for their help, especially Mr. Ciampa for his detailed presentation this evening; noted the proposed project is smaller in scale and more articulated

than the project approved in 1999; advised the Skillman family, long time City residents, envision this as their dream home for entertaining extended family. He noted the home is designed to minimize impacts on adjacent historic homes, which are 20-35 percent larger in mass. He advised the pool is located at the highest point of the lot for topographical reasons and to maintain garage access at street level.

Chair Avera opened the public hearing.

Dena Van Slyke, resident and adjacent historic home owner, referred to her letter dated October 27, 2012, stating opposition to the proposed project. She noted her historic home located at 243 Avenida La Questa, which was designed by a well-known architect and the only home in San Clemente on the National Register of Historic Places, is a City landmark and very special home. She questioned the applicant's ability to establish the front of the home on Avenida La Questa; felt the proposed project's lot coverage was not compatible with adjacent homes; stated no variances should be approved due to the historical significance of her home. The new structure should be setback at least 20 feet from Avenida La Questa and lower in height in order to be more complementary with the existing character of the neighborhood.

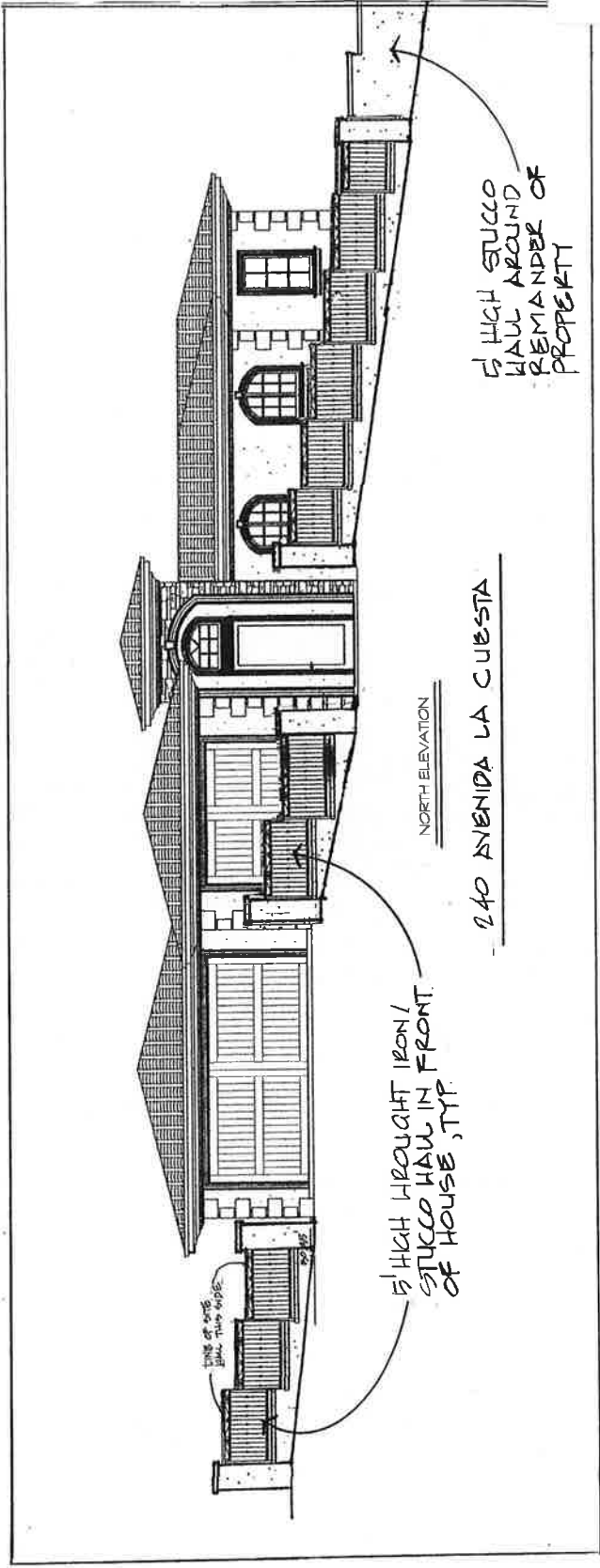
Larry Culbertson, Historical Society Member, speaking as an individual citizen, supported the comments made by Dena Van Slyke; questioned why up to 50 percent lot coverage was allowed on this lot when the average of existing adjacent properties' lot coverage was not more than 25 percent.

Chair Avera closed the public hearing.

Jim Pechous described how the lot was measured as required in the Zoning Ordinance in order to establish the front elevation of the lot and determine the vertical setbacks.

Mr. Ciampa advised that the project's proposed 34 percent lot coverage met Zoning Ordinance requirements which allow up to 50 percent lot coverage, pointed out on the aerial view of the area that adjacent, difficult-to-build-on lots look like they have been built from property line to property line; agreed that any structure built on the existing vacant lot between the two historic homes would have to be carefully designed; estimated the structure would be place on grade approximately 340 to 360 feet above sea level.

Commissioners unanimously thanked Ms. Van Slyke for her informative, well presented and heartfelt comments.



NORTH ELEVATION

240 AVENIDA LA CUESTA

5' HIGH BROUGHT IRON / STUCCO WALL IN FRONT OF HOUSE, TYP.

5' HIGH STUCCO WALL AROUND REMAINDER OF PROPERTY

LINE OF SIB
IRON TUBING

Commissioner Crandell pointed out that 50 percent is the existing allowable lot coverage on low density residential lots and that every home in this area with this zoning designation has the ability to extend to that coverage, if they so desire. He understands Ms. Van Slyke's concerns, but noted the applicant and architect worked hard to ensure the design met the existing requirements. In addition, he noted that the home could have been expanded to within 20 feet of the corner if the pool had not been located there, which would have blocked more views. The pool is located in the most suitable spot on the lot, and the proposed open fencing will soften the wall's impacts.

Vice Chair Darden said she was sensitive to Ms. Van Slyke's situation, as she owns a historic home that has been impacted by adjacent development. Ms. Van Slyke has enjoyed a pristine view over the vacant lot for an extended period of time and is facing encroachment of the view due to this project. She has reviewed the proposed home carefully and believes Ms. Van Slyke's home will not be adversely affected by the project. She added that the applicant could have built to maximum standards, which would have impacted Ms. Van Slyke's views and the neighborhood much more than the proposed project will.

Chair pro tem Brown pointed out that the proposed project includes extensive and expensive landscaping around it to soften its impacts; advised the wall height of the pool wall may have been driven by safety requirements.

Commissioner Anderson pointed out that the minor exception permits only came to the Planning Commission for approval because of the Cultural Heritage Permit. Normally, they would have been considered by the Zoning Administrator. She believes the findings have been met for the minor exception permits, which help use the property in a thoughtful way and will not adversely affect the neighborhood.

Commissioner Kaupp agreed with many of the comments stated, noting the extensive and attractive landscaping will offer privacy to the existing home and its neighbors and soften the corner "fortress" feel. He believes the proposed project is sited as well as it could be on the lot, is much smaller than the previously approved project and will nicely complement adjacent homes once landscaping has matured.

Chair Avera agreed the proposed project is sensitive to the historic homes and will not resemble the "feel" of adjacent homes along Patero De Oro, which give a much higher density impression.

Commissioner Ruehlin felt that the high fencing around the pool is out of character with other homes in the neighborhood, as many of the other homes' fences appear to be only decorative. The proposed reduced pool setback and

increased wall height might take away from adjacent homes, which radiate much openness now. The prominent corner will be walled off and obstruct views. Consequently, although he believes there are many positives with the proposed project, he cannot support the minor exception permits and therefore cannot support the project.

IT WAS MOVED BY VICE CHAIR DARDEN, SECONDED BY CHAIR PRO TEM BROWN, AND CARRIED 6-1-0, WITH COMMISSIONER RUEHLIN OPPOSED, TO ADOPT RESOLUTION NO. PC 13-005, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 12-027 AND MINOR EXCEPTION PERMIT 12-086, SKILLMAN RESIDENCE, A REQUEST TO CONSTRUCT A HOUSE THAT IS ADJACENT TO TWO HISTORIC HOUSES WITH WALLS AND A POOL THAT ARE WITHIN THE REQUIRED SETBACKS AT 240 AVENIDA LA CUESTA.

[DECISION FINAL. SUBJECT TO APPEAL OR CALL UP BY COUNCIL]

B. 4159 ½ Costero Risco – Amendment to Conditional Use Permit 12-052 – Verizon at Costero Risco Water Tank (Wright)

A request to consider amending conditions of approval for an approved wireless communication facility near a City water tank within the Forster Ranch Specific Plan at 4159 ½ Costero Risco. The wireless facility includes: 1) nine cellular panel antennas on a 20-foot high “faux” eucalyptus tree and 2) equipment in a walled enclosure. The legal description of the property is Lot A of Tract 15718, Assessor’s Parcel Number 679-242-05.

Christopher Wright summarized the staff report. The applicant is requesting removal of use permit condition of approval number 26 instructing staff to investigate the current state of technology every three years and determine if changes to the facilities (e.g. visual screening, stealthing, reduced height, size or number of antennas) would be warranted. Staff recommended approval of the applicant’s request.

Peter Blied, representing Verizon, stated that Verizon Management is concerned about the ramifications of including Condition number 26 in the resolution. Mr. Blied stated Verizon requests the condition be removed and the issue be addressed in the City lease. He noted a standard lease is for a 10-year period, with 5-year increments that extend up to 25 years. Verizon is finalizing zoning approvals before fully engaging in lease negotiations with the City. He felt the condition was vague so it could potentially put their land use approval at risk. Although the condition was intended to address the stealth screening of the technological equipment, the way it was written could be interpreted to mean replacement of equipment as technology improves. Technology replacement








Design Review Subcommittee (DRSC)

Meeting Date: August 27, 2014

PLANNER: John Ciampa, Associate Planner 

SUBJECT: CHP 14-146, Price Residence, a request for an addition to a legal nonconforming historic house located at 135 Avenida Florencia.

BACKGROUND:

The project was reviewed by the Design Review Subcommittee (DRSC) on June 11, 2014. The DRSC recommended the second story be setback further and design refinements to the elevations to improve the project's design. The DRSC also recommended a 3D model of the project be provided as an exhibit to evaluate the second story addition and the overall project in context with the surrounding buildings. Minutes from the June 11 DRSC meeting and the Staff Report are provided as Attachment 3 and 4 respectively. In response to staff and DRSC recommendations the applicant provided 3D images to show the project in context with the surrounding buildings and the topography of the site. No substantial changes were made to the front elevation because the applicant believes the 3D image shows the proposed addition is compatible with the historic house and the second story mass does not impact the historic house.

Project Description

The project is an interior remodel of the first floor and a second story addition to a historic house. The 858 square foot addition is a Spanish Colonial Revival design that would increase the size of the house from 1,868 to 2,726 square feet. The addition would provide a master bedroom, bath, and office. Exterior modifications are proposed to the first floor to accommodate the proposed changes to the floor plan, and modify non-original features.

Why DRSC Review is Required?

A CHP is required to permit an addition of more than 200 square feet to a nonconforming historic structure. CHP applications are reviewed by the Design Review Subcommittee (DRSC) to ensure the project does not negatively impact the historic house, conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties, and complies with the Design Guidelines.

Development Standards

Table 1 outlines how the project complies with the Residential Medium (RM) development standards.

Table 1 - Development Standards

	Requirements	Proposed/Existing
Building Height Maximum	25'	24.78'
Setbacks (Minimum):		
Garage	18'	7**
Front	15'	10'2"
Side Yard	5'	5'
Rear Yard	10'	42'
Lot Coverage (Maximum)	55%	35.7%
Required Parking (Minimum):	2 spaces	2 spaces

* The in-bank garage appears to meet the requirements for a reduced garage setback.

ANALYSIS

The applicant has made modifications to improve the architecture of the project on the side and rear elevations. The proposal is still requesting to remodel the entire first floor and eliminate the original floor plan. Some of the interior floor plan should be preserved or recreated to retain some of the integrity to the historic house. On the south elevation the first floor windows were increase in size to be in scale with the elevation. On the east elevation the design was modified with a building pop-out, arches to support the cantilevered addition, and a trellis to improve the architectural design of the elevation. The east elevation is improved with the proposed modifications; however, the beams that extend from the walls should be eliminated or added to the bottom of the cantilevered addition to improve the architectural design.

Staff analysis of the project's consistency with the Design Guidelines and Secretary of the Interior's Standards as they relate to the west elevation remain unchanged. Staff's discussion on these issues is provided within the June 11, 2014 staff report (Attachment 4). The 3D model assists in the analysis of the project to determine the visibility of the addition from the Right-of-Way and the context of the project within the surrounding neighborhood. Staff's analysis of the 3D model concluded the project still appears to have some massing and compatibility issues with the original historic house. The addition's massing is most prominent on the north elevation when viewing the 3D image. The property has sufficient space to set the addition back so that only the roof of the second story is visible from the west elevation. Setting the addition back would also reduce the massing impacts on the side elevations. This proposed modification would improve the project's compatibility with the historic house.

RECOMMENDATIONS:

Staff recommends design changes to improve the quality of the project and its compliance with the Secretary of the Interior's Standards. Staff recommends the project be modified as follows:

General

1. To improve the project's compatibility with the historic house the addition should be pushed further towards the back of the house to reduce the visibility of the addition from the ROW.
2. Preserve more of the interior floor plan to retain the integrity of the resource. If possible recreate some of the original spaces and their configuration with the new floor plan.
3. Additional architectural details should be provided for the following: window/door profiles (showing inset window location), garage door color and material, roof rake and pitch details, corbel and eaves designs, and gutter material and locations. These details are necessary to ensure that the details are consistent with Spanish Colonial Revival architecture.

North Elevation (side)

4. The second floor's pop-outs for the office and bathroom have a contemporary feel and do not appear to be architecturally compatible with the design of the historic house. The design of the elements should be modified to be architecturally integrated into the building design.

East Elevation (rear)

5. The square windows arranged in a grid pattern located at the bathroom are not consistent with Spanish Colonial Revival architecture and should be redesigned to be more consistent with the design of the house.
6. The wood beams that extend out from the building and walls are not a traditional Spanish Colonial Revival architectural feature and should be removed or relocated underneath the addition and then are integrated into the trellis design.

Attachments:

1. Location Map
2. DPR Form
3. June 11, 2014 DRSC Meeting Minutes
4. June 11, 2014 DRSC Staff Report
5. Secretary of the Interior's Standards for Rehabilitation
6. Photos
Plans

LOCATION MAP

CHP14-146, Price Residence
135 Avenida Florencia



No scale

PRIMARY RECORD

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: 135 AVENIDA FLORENCIA

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Orange
and (P2b and P2C or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 135 Avenida Florencia City San Clemente Zip 92672
d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 692-361-16

P3a. Description:

The property contains a one-story single family residence with an irregular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a low-pitch side-gable and front-gable roof with clay tiles and exposed rafter tails. The exterior walls are clad with original smooth stucco. The property sits on a sloping site, and the house is raised above the garage, accessed from the street by tiled stairs. The primary (north) facade is two bays wide. The easternmost bay contains a pair of wood double-hung windows and an entry alcove containing the recessed main entrance. The westernmost bay is recessed above the garage and contains three wood double-hung windows overlooking a patio. The east elevation is also visible from the street. The fenestration consists of fixed wood casement and double-hung windows throughout the residence. The residence is in good condition. Its integrity is good.

P3b. Resources Attributes: 02 Single Family Property

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



P5b. Description of Photo:

North elevation, south view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

(Unknown)

P7. Owner and Address:

Price, Antoine & Price, Veronique
135 Avenida Florencia

P8. Recorded by:

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

P9. Date Recorded: 9/19/2006

P10. Survey Type:

City of San Clemente Historic
Resources Survey Update

P11. Report Citation: None.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 5D

Resource Name or #: 135 AVENIDA FLORENCIA

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

B7. Moved? No Yes Unknown Date: 1957 Original Location: 328 Avenida Sierra
B8. Related Features:

- B9a. Architect: (Unknown) b. Builder: (Unknown)
B10. Significance: Theme San Clemente in the '30s and '40s Area City of San Clemente
Period of Significance 1937-1949 Property Type Residential Applicable Criteria A

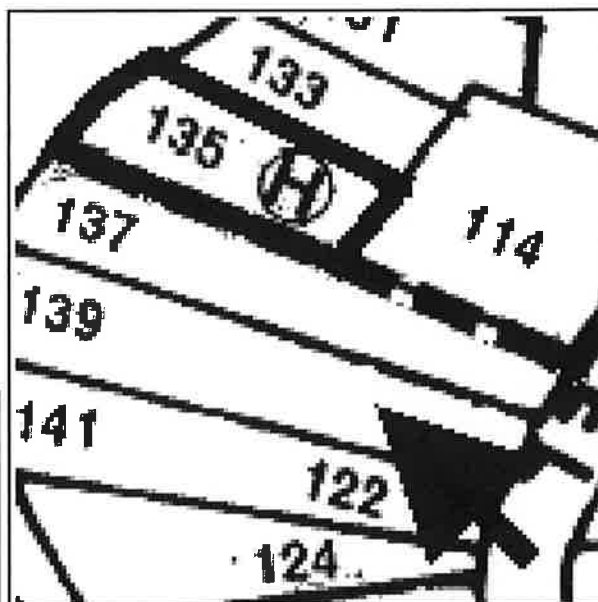
This one-story single family residence was relocated onto the present site from 328 Avenida Sierra in 1957. The original date of construction is not known. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. It appears eligible as a contributor to a potential local historic district under Criterion A for its association with San Clemente in the '30s and '40s. It is recommended for retention on the Historic Structures List.

- B11. Additional Resource Attributes: 02 Single Family Property
B12. References: Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA
Date of Evaluation: 9/19/2006

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

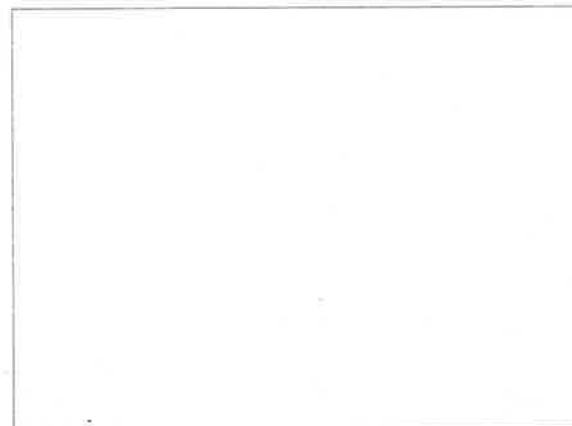
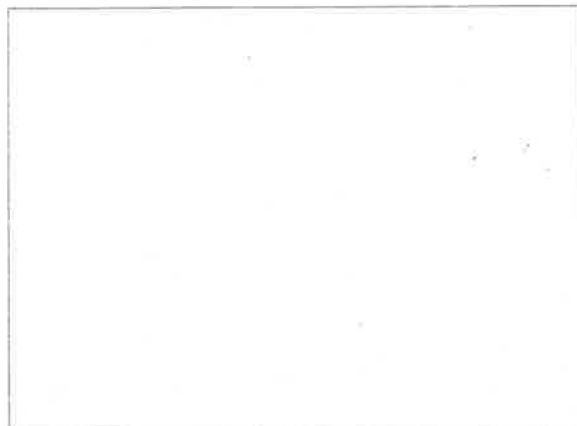
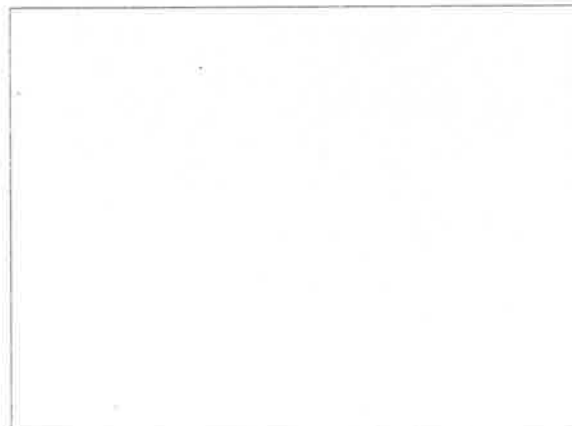
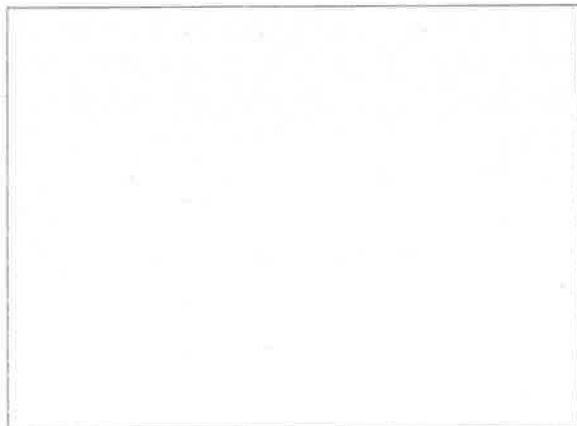
Resource Name or #: 135 AVENIDA FLORENCIA

Recorded by: Historic Resources Group

Date: 9/19/2006

Continuation Update

Photographs of the Subject Property, Continued:



modify the project according to the recommendations and return to the DRSC.

Subcommittee Chair Kaupp returned to the meeting.

D. Cultural Heritage Permit 14-146, Price Residence (Ciampa)

A request for a second story addition to a legal nonconforming historic house located at 135 Avenida Florencia.

Associate Planner John Ciampa summarized the staff report.

The applicant, Iain Buchan, stated that he reviewed staff's recommendations and believes he could push part of the second story addition back. He provided the DRSC with his sketched redesigns and discussed how the design could be improved based on staff's comments.

Member of the San Clemente Historic Society, Larry Culbertson, stated that the project's second story addition creates massing impacts and is too large for the house. He stated that one of the house's character defining features is its small size and the proposed expansion would destroy the character of the house.

Subcommittee Chair Kaupp stated that the proposed second story addition to the historic house helps block the view of the towering apartment building behind the property. He stated that the stepped design helps the massing of the project. He raised concerns about the new window designs and how the project needs refinement to the side elevations.

Subcommittee Member Crandell stated that he has concerns that the project may not comply with the Secretary of the Interior's Standards nine and ten because there is no separation between the original portion of the house and the addition.

Staff responded stating that the second story addition is setback behind the ridge of the house and inset two feet on the sides of the house to differentiate the addition and show the original roofline.

Subcommittee Chair Kaupp added that for past projects the new materials, Building Code requirements and new construction methods provide a subtle differentiation between the new addition and the historic structure.

Subcommittee Member Darden stated she has a concern with the loss of the original downstairs floor plan. She supported staff's recommendation to move the addition further back or make it an addition to the first floor. She

also believed that there was not enough differentiation with the project because it seems too layered into the historic house.

The other members of the DRSC shared Subcommittee Member Darden's concern with the loss of the original floor plan.

Mr. Buchan stated that based on the floor plan it will be difficult to push the addition back and would not be a good architectural design. He added that the windows at the front and side of the house are not original and there should not be a concern to preserve them.

The DRSC responded to the applicants comment about the architectural design of the addition and stated that when reviewing historic projects it is important to differentiate the addition from the original portion of the house so that it is clear what is not original.

The DRSC recommended the applicant incorporate staff's comments and bring the project back for DRSC review.

E Conditional Use Permit 14-137/Site Plan Permit 14-138/Architectural Permit 14-139, Silver Hinge Mixed-Use Victoria (Jones)

A request to consider a three-story mixed use building on the vacant lot of the 100 block of Avenida Victoria (APN 058-083-44). The project is located within the Mixed Use Zoning District, and within the Architectural and Coastal Overlays, MU3.1-A (CZ).

Subcommittee Chair Kaupp recused himself from the meeting because he owns property within 500 feet of the subject property.

Associate Planner Cliff Jones summarized the staff report.

The DRSC indicated that the meeting needed to adjourn at 1:00pm, apologized to the applicant, and asked them whether they wished to hear the DRSC comments or continue the discussion to the next meeting.

The applicants architect, Jeff Smith, indicated that he would like to hear the DRSC initial impressions on mass and scale and indicated they would revise the plans and return to the DRSC for their review.

Subcommittee Darden indicated that staff's assessment of the project was accurate and she too has concerns with the project's mass and scale and the projects non Spanish Colonial Revival architecture. She indicated the projects mass and scale is representative of the fear that some persons have with three-story development within the Downtown. She indicated that



Design Review Subcommittee (DRSC)

Meeting Date: June 11, 2014

PLANNER: John Ciampa, Associate Planner

SUBJECT: CHP 14-146, Price Residence, a request for an addition to a legal nonconforming historic house located at 135 Avenida Florencia.

BACKGROUND:

The 1,408 square foot historic house was originally constructed at 328 Avenida Sierra and was relocated to the present site in 1957. In 1959, an addition of 475 square feet was added to the house. More recently on October 5, 2011, a Staff Waiver of a Minor Cultural Heritage Permit approved for the addition of 460 square feet of living area to the basement level and added 428 square feet to the garage. The Staff Waiver for a Minor Cultural Heritage Permit was approved because the addition was at the basement level and not visible from the exterior.

The house is nonconforming because the front yard setback is 10 feet 2 inches when 15 feet is required. The in-bank garage appears to have been permitted by right when the property was relocated and meets the requirements for a reduced garage setback for lots with steep topography. The proposed project is eligible to be exempt from the Nonconforming section of the Zoning Ordinance 17.72.030.C.2.d because it is a historic property, with the approval of a Cultural Heritage Permit (CHP).

Project Description

The project is an interior remodel of the first floor and a second story addition to a historic house. The 858 square foot addition is a Spanish Colonial Revival design that would increase the size of the house from 1,868 to 2,726 square feet. The addition would provide a master bedroom, bath, and office.

Why DRSC Review is Required?

A CHP is required to permit an addition of more than 200 square feet to a nonconforming historic structure. CHP applications are reviewed by the Design Review Subcommittee (DRSC) to ensure the project does not negatively impact the historic house, conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties, and complies with the Design Guidelines.

Historic Resource

Since the house was moved to 135 Avenida Florencia, the original date of its construction is unknown. The property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. The property is a contributor to a potential local historic district and was added to the City's Historic Structures List under Criterion A for its association with San Clemente in the 1930s and 40s. For more information about the historical significance of the house view the DPR form that is provided as Attachment 2.

Development Standards

Table 1 outlines how the project complies with the Residential Low (RL) development standards.

Table 1 - Development Standards

	Requirements	Proposed/Existing
Building Height Maximum	25'	24.78'
Setbacks (Minimum):		
Garage	18'	7'*
Front	15'	10'2"
Side Yard	5'	7.2'
Rear Yard	10'	42'
Lot Coverage (Maximum)	55%	35.7%
Required Parking (Minimum):	2 spaces	2 spaces

* The in-bank garage appears to meet the requirements for a reduced garage setback.

DISCUSSION:

Design Guidelines

The CHP findings require the project to be consistent with Design Guidelines. Below is an analysis of the most relevant Design Guidelines:

Table 2 – Design Guidelines

Design Guideline or Policy	Project Consistency	Comments
<i>Relationship to Neighboring Development II.B</i> "All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood."	Consistent. The proposed design, materials, and massing of the project are consistent with the adjacent properties. The stepped design the consistent with the multi-level residences in the neighborhood that step up the hillside.	The project complies.

<p>Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture (Design Guidelines II.C.2)</p>	<p>Partially consistent. The building's materials and colors and generally follow SCR style; however, some of the elements for the addition are not consistent.</p>	<p>Specific architectural recommendations to improve project's consistency with Spanish Colonial Revival architecture are provided within the recommendations section below.</p>
<p>The building's forms are one, two and three stories with low pitched red tile hip, gable and shed roofs. The building forms often step to the topography. (Design Guidelines II.C.2)</p>	<p>Consistent. The building is two stories (one basement level), includes varied low-pitched roofs, and the building steps up with topography.</p>	<p>The proposed addition follows the topography; however the original house appears visually dominated by the second story addition.</p>
<p>IV.E. Compatibility with Historic Resources. New development should preserve and be compatible with existing historic resources.</p>	<p>Not consistent. The design of the addition has Spanish Colonial Revival elements that are not consistent with the architecture of the historic house. The second story addition appears to have some massing impacts to the one story house.</p>	<p>Some of the design elements are not consistent with the SCR design of the historic house and should be modified to ensure the addition is compatible with the historic house. Recommended design modification will be identified in the recommendation section of the report.</p>
<p>IV.E Diligent Effort to Rehabilitate. New Improvements to renovate or alter an historic site should demonstrate a diligent effort to retain and rehabilitate the historic resource.</p>	<p>Partially consistent. The front (west) elevation is being improved with the removal of a sliding door, window, and garage door and replacing them with a traditionally elements. The addition would result in the removal of the rear portion of the roof. Some of the original windows along the side elevations are proposed to be removed.</p>	<p>The rear portion of the roof would be removed from the second story addition. The removal of original windows is not consistent with the Secretary of the Interior's Standards 2 and 5, if they are considered distinctive material.</p>

Secretary of the Interior's Standards

The Zoning Ordinance Section 17.16.100 requires the project to comply with the Secretary of the Interior's Standards for Rehabilitation. The project must have a thorough review of the second story addition to ensure it does not have a negative impact to the historic house. Standard 9 is pertinent to the project because it is related to additions. The Standard is identified below:

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

The project's general Spanish Colonial Revival design is compatible with the architecture of the house. The second floor addition provides a clear differentiation from the original portions of the house by locating it behind the ridge and stepping the addition in from the first floor. The back roofline will be recreated on the north and south elevations to differentiate the addition from the original house and show the original roofline. The addition's cross gable roof and its location behind the first floor ridge reduces the visibility and perceived height from the Right-of-Way.

If the addition were pushed back so that it is not visible from the ROW, with the exception of the roof, or located on the first floor it would improve the additions compatibility with the historic house. By pushing the addition back or locating it to the first level preserves more of the original roof and improves the compatibility with the historic house. This direction has been given to past applicants that have had enough space on the property to locate the addition behind the historic house.

West Elevation

The west elevation is proposed to be modified by replacing the existing garage, sliding door, and window with a traditionally designed elements. The modifications would improve the design of the elevation and make it compatible with the traditional design of the house.

East Elevation

The cantilevered portion of the second floor at the east elevation proposes a substantial overhang. This design is not something that would be utilized in Spanish Colonial Revival architecture. The cantilever is too large for the proposed beams. The rear elevation should be modified to be more compatible with the architecture of the house.

North Elevation

The North elevation is differentiated; however, it does not appear to be compatible with the historic house. The small pop-out cantilevered portions of the second floor are not a typical Spanish Colonial Revival design feature and appear too busy. The second story shower windows are a grid design that is not a traditional window shape and should be modified. The corbels are in conflict with the height of the windows and should be modified to have consistent spacing.

South Elevation

The project proposes the elimination of the original window to the living room and replaces it with three small square windows. The new windows proposed appear to be out of scale with the elevation. To comply with the Secretary of the Interior's Standards # 2 and 5 all original windows should be preserved, if they are determined to be a distinctive material.

The project should also be reviewed for compliance with the Secretary of the Interior's Standard 10 because the project is an addition that results in the removal of historic material. Secretary of the Interior's Standard 10 states the following:

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

The Zoning Ordinance does not give the City the authority to regulate the interior modifications of historic properties; however, Standard 10 does apply to the project. Staff is concerned that almost all of the interior floor plan will be removed for the proposed project. The project locates the addition behind the ridge to preserve the front of the roof; however, the rear portion of the roof would be removed and covered with the second story addition. The project attempts to comply with this standard by locating the addition behind the primary ridge to preserve the roof that is visible from the street. The project insets the second story addition to show two feet of the original roofline's location. If the addition were pushed back it would be primarily located over the 1959 addition which would result in less historic material being lost and would be more of a reversible addition. Additionally, the same benefits would apply if the addition were located at the back of the existing house on the first floor.

Staff wants to ensure that if the project is approved by the Planning Commission, as proposed, that the second story addition would not result in the reconstruction or loss of exterior material of the first story walls to support the proposed addition. If the addition would result in the removal or exterior modification of the first floor walls then the proposed addition should be located on the first floor or pushed further back.

RECOMMENDATIONS:

Staff recommends design changes to improve the quality of the project and its compliance with the Secretary of the Interior's Standards. Staff recommends the project be modified as follows:

General

1. To improve the project's compatibility with the historic house the addition could be pushed further towards the back of the house to reduce the visibility of the addition from the ROW. Another option would be to locate the addition to the back of the house on the first floor to eliminate the addition's visibility from the ROW. These options would be more sensitive to the resource and conform to the Secretary of the Interior's Standards.

2. Preserve more of the interior floor plan to retain the integrity of the resource. If possible recreate some of the original spaces and their configuration with the new floor plan.
3. Additional architectural details should be provided for the following: window/door profiles, garage door, roof rake, corbels, eaves and gutters. These details are necessary to ensure that the details are consistent with Spanish Colonial Revival architecture.
4. If the original windows are determined to be distinctive materials then they should be preserved to comply with the Secretary of the Interior's Standards for Rehabilitation.

North Elevation

5. The two windows towards the rear of the elevation should be lowered to allow for evenly spaced corbels.
6. The second floor's pop outs for the office and bathroom are not architecturally compatible with the design of the historic house and should be flush with the second story.
7. The square windows arranged in a grid pattern are not consistent with Spanish Colonial Revival architecture and should be redesigned to be more consistent with the design of the house.

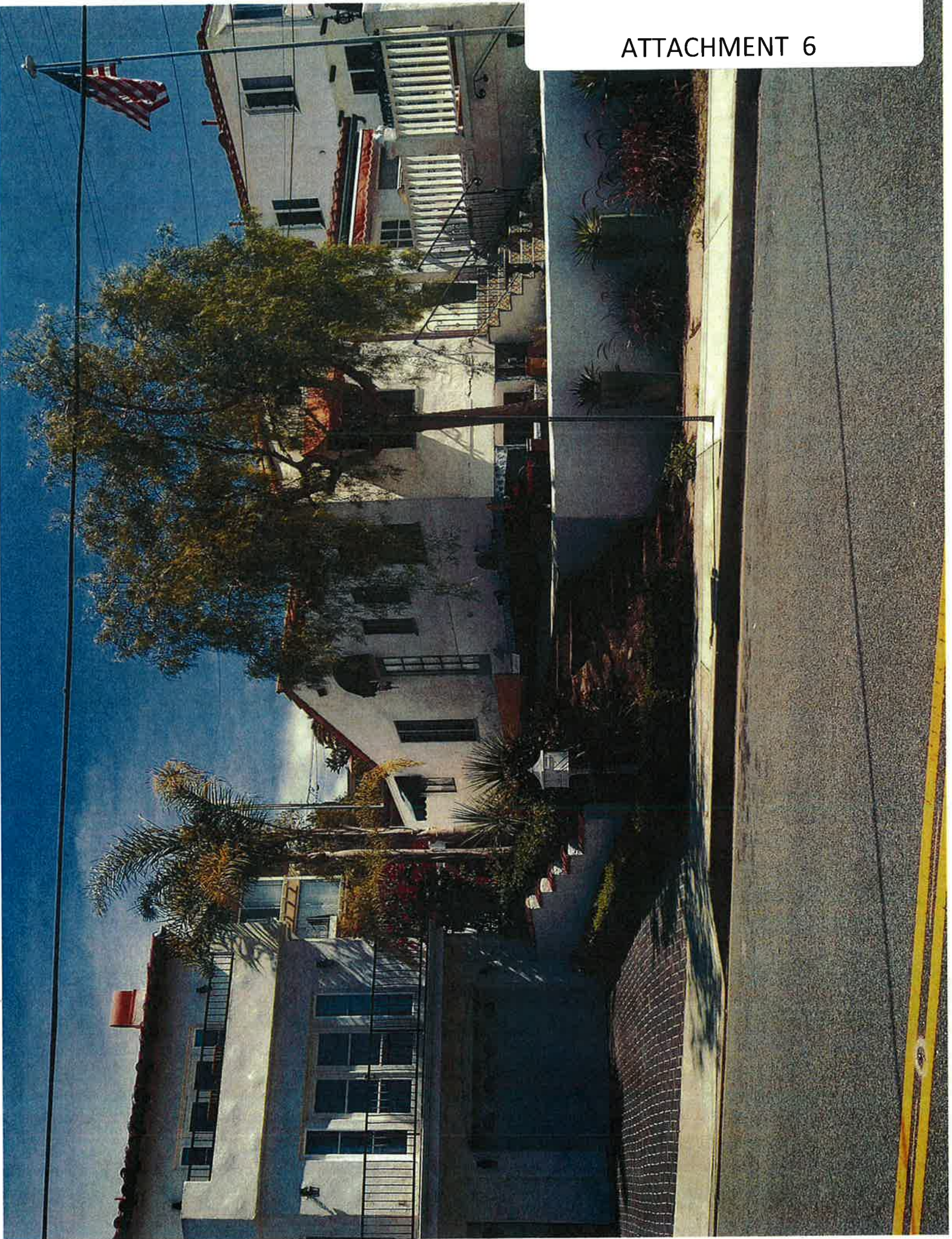
East Elevation

8. The bathroom windows should be modified as stated in recommendation #7.
9. The second story is cantilevered too far. This feature is not a Spanish Colonial Revival design because it would not have been possible with adobe construction, which is what the Spanish Colonial Revival design is modeled from. The design should be modified to with support posts and larger wood beams and/or reduce the cantilevered distance.

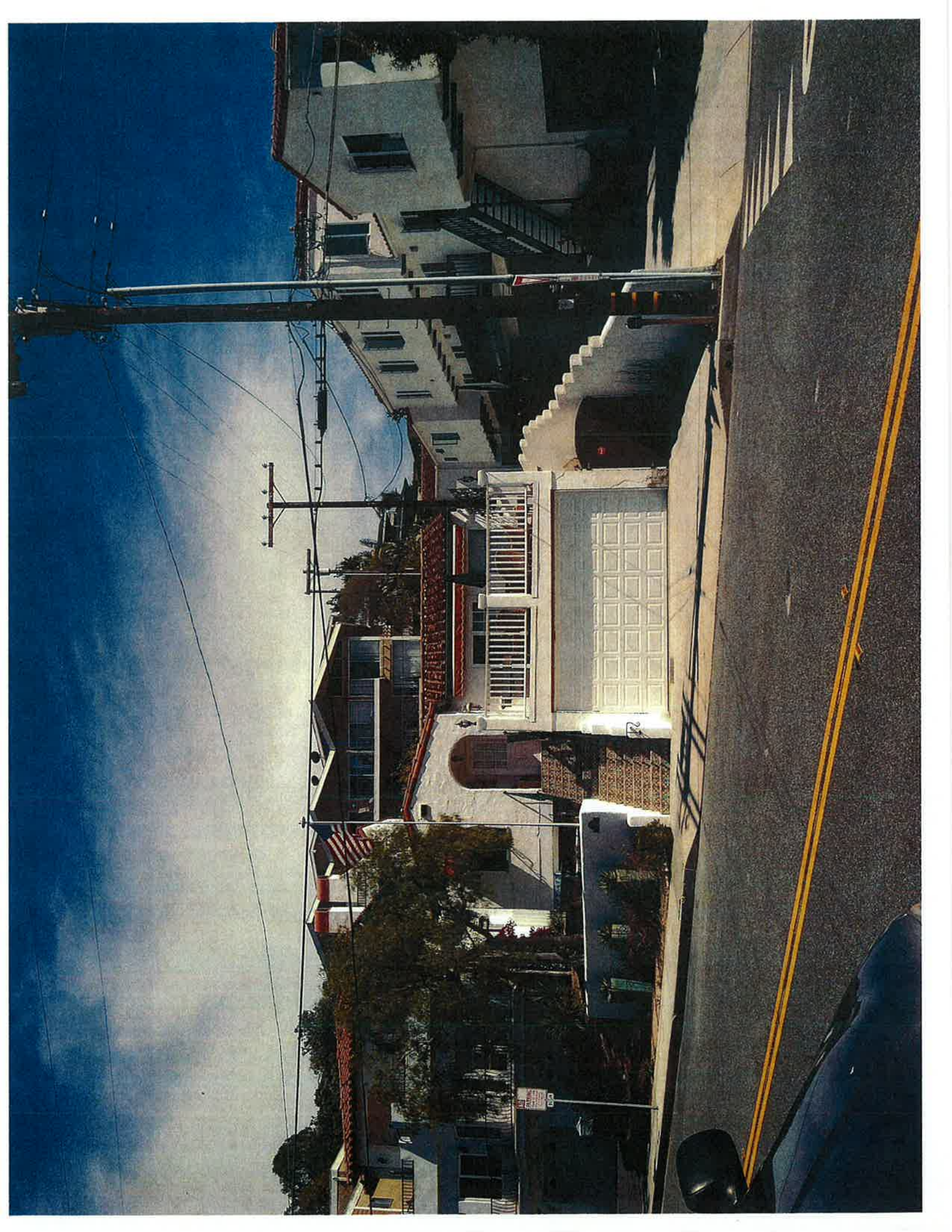
**SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT
OF HISTORIC PROPERTIES**

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

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









Design Review Subcommittee (DRSC)

Meeting Date: August 27, 2014

PLANNER: John Ciampa, Associate Planner

A handwritten signature in blue ink, appearing to be "JC", is written over the name John Ciampa.

SUBJECT: HPPA 14-298, Myhren Residence, a request for a Mills Act agreement for a historic house located at 245 Avenida Del Poniente.

BACKGROUND:

This is a request to enter into a Historic Property Preservation Agreement (HPPA) with the City for a historic house located at 245 Avenida Del Poniente. Approval of an HPPA is expected to reduce the applicant's property taxes to fund repairs and improvements for the historic structure. In 2006, the previous owner applied for a Mills Act on the property and his application was denied because he wanted to demolish the historic house.

There have been a number of additions and alterations that have been made to the property over the years. In 1956, the single family residence was converted to a duplex, which resulted in the addition of a second entry door at the front of the house. It is unknown when the duplex was converted back to a single family residence. In 1940, a 252 square foot room addition was added to the back of the main building. The garage was also expanded with an approximate 30 square foot pop out to allow for a larger vehicle to be stored. There are also some steps along the west side yard that abut the side of the building where at one time there must have been a door. A thorough analysis of the modifications that have been made over the years and the recommended modifications will be provided in the analysis section of the staff report.

The historic house was built in 1938 and is located within the Residential, Medium (RM) zoning district. The property was surveyed by the Historic Resources Group in 2006. Both surveys identified the structure as a contributor to a potential local historic district under Criterion A for its association with the San Clemente in the '30s and '40s. More information on the properties historic significance is provided as Attachment 2.

The Cultural Heritage Subcommittee (CHSC) is required to review the application to ensure the proposed restoration improvements are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and to make a recommendation to the City Council.

ANALYSIS

The applicants purchased the historic property in 2013 and are requesting a Mills Act on the property to aid in the financial cost to rehabilitate the house. Staff inspected the property to determine the condition of the historic resource and determine if any additional restoration improvements are necessary to rehabilitate the historic resource. Following staffs visit, it

was determined that the resource has been degraded over the years with a variety of bad additions and exterior modification. The property owner is willing to make the necessary improvements over the initial 10 year contract term to rehabilitate the resource and has already begun with the installation of a new property line fence and plans for the elimination of the garage pop out and a new garage door. The owner's initiation of these improvements shows their commitment to completing the necessary improvements for requested Mills Act. Annotated photographs of the areas of concern are included as Attachment 3. Restoration improvements are proposed to ensure the modifications and general condition of the building is made historically accurate. Staff discussed the recommended restoration improvements with the applicant and dates were agreed to for when the improvements should be completed. The applicant has indicated that they are committed to completing the necessary rehabilitation improvements and they would like to place the more costly improvements towards the back of the 10 year agreement. The following are staff's recommended improvements and their scheduled improvement date:

Complete 2016

1. Remove the addition to the garage and replace the garage door with a wood garage door painted or stained dark brown.
2. Replace the deteriorated wood fence.
3. Replace driveway with ole hanson pavers, gray concretek, or another acceptable material that would be historically accurate and compatible.

Complete 2017

4. Repair all damaged wood windows, doors and paint them a traditional color.
5. Repaint the porch posts dark brown.

Complete 2018

6. Replace the undersized light fixture above the garage with an appropriately sized and designed light fixture.
7. Paint the eaves dark brown.
8. Remove the fascia board attached to the eaves.
9. The wood siding should be replaced with stucco.

Complete 2019

10. Remove or try and reduce the visibility of the vent pipe on the side of the house.
11. Replace the roof vents with a traditionally designed vent.

Complete 2022

12. Replace the nontraditional wood windows and doors.
13. Remove paint from chimney and expose the raw brick.

Complete 2023

14. Add mortar packing to the roof tile.
15. Remove the additional entrance to the house that is not original.
16. Remove the noncompatible addition at the back of the house or modify it to be compatible with the historic house.

Recommendation

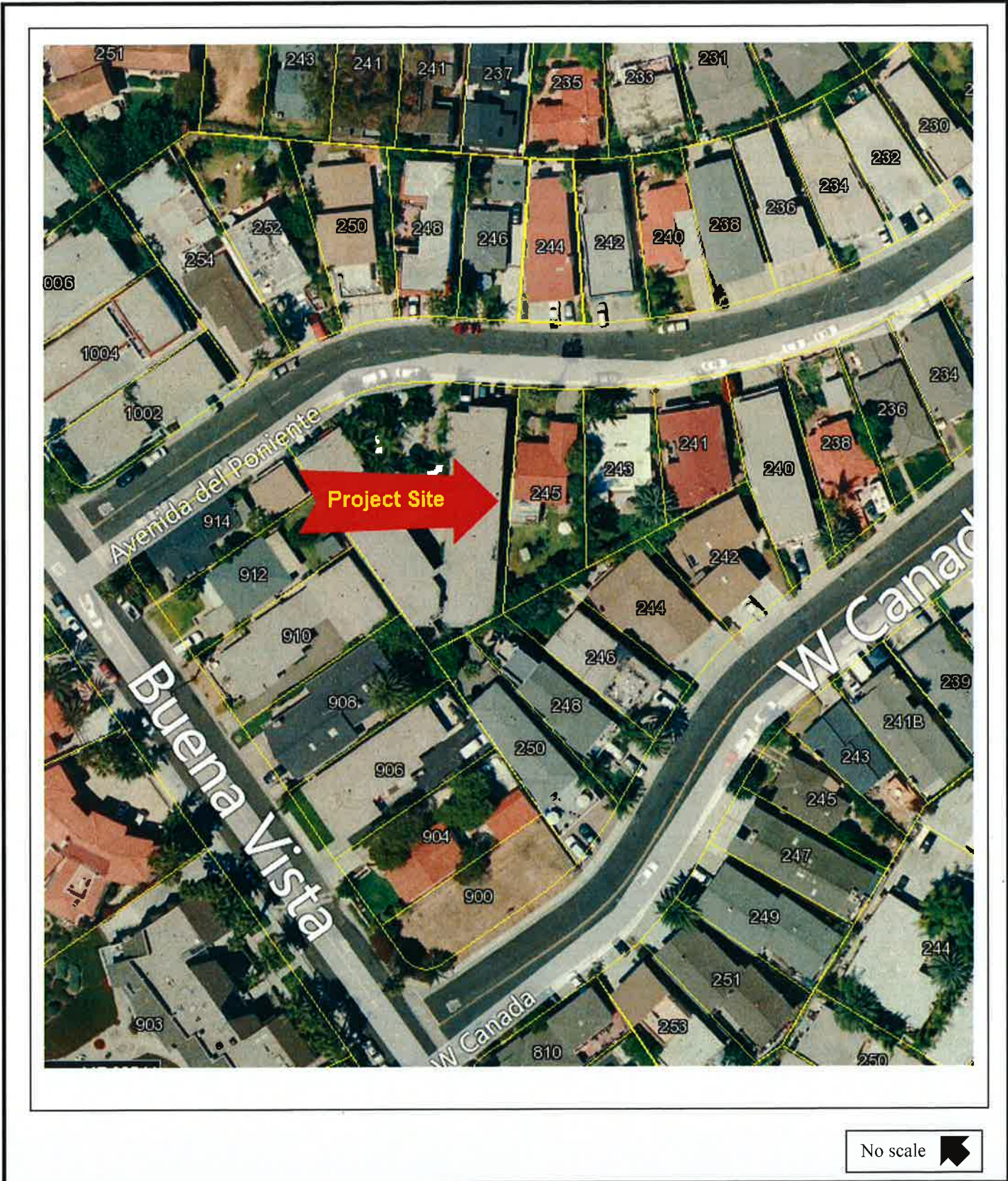
It is staff's position that the recommended restoration improvements will restore the historic house and be architecturally compatible. Staff seeks DRSC concurrence with the above recommendations and any additional comments on the proposed Mills Act.

Attachments:

1. Location Map
2. DPR Form
3. Annotated Photographs of Proposed Restoration Improvements
4. HPPA Background Information

LOCATION MAP

HPPA 14-298, Myhren Residence
245 Avenida Del Poniente



No scale 

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____
Trinomial _____
NRHP Status Code 5D

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: 135 AVENIDA FLORENCIA

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Orange
and (P2b and P2C or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec ; B.M.
c. Address 135 Avenida Florencia City San Clemente Zip 92672
d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 692-361-16

P3a. Description:

The property contains a one-story single family residence with an irregular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a low-pitch side-gable and front-gable roof with clay tiles and exposed rafter tails. The exterior walls are clad with original smooth stucco. The property sits on a sloping site, and the house is raised above the garage, accessed from the street by tiled stairs. The primary (north) facade is two bays wide. The easternmost bay contains a pair of wood double-hung windows and an entry alcove containing the recessed main entrance. The westernmost bay is recessed above the garage and contains three wood double-hung windows overlooking a patio. The east elevation is also visible from the street. The fenestration consists of fixed wood casement and double-hung windows throughout the residence. The residence is in good condition. Its integrity is good.

P3b. Resources Attributes: 02 Single Family Property

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



P5b. Description of Photo:
North elevation, south view. May 2006.

P6. Date Constructed/Sources:
 Historic Both
 Prehistoric
(Unknown)

P7. Owner and Address:
Price, Antoine & Price, Veronique
135 Avenida Florencia

P8. Recorded by:
Historic Resources Group, 1728
Whitley Avenue, Hollywood, CA
90028

P9. Date Recorded: 9/19/2006

P10. Survey Type:
City of San Clemente Historic
Resources Survey Update

P11. Report Citation: None.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 5D

Resource Name or #: 135 AVENIDA FLORENCIA

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

- B7. Moved? No Yes Unknown Date: 1957 Original Location: 328 Avenida Sierra
B8. Related Features:

- B9a. Architect: (Unknown) b. Builder: (Unknown)
B10. Significance: Theme San Clemente in the '30s and '40s Area City of San Clemente
Period of Significance 1937-1949 Property Type Residential Applicable Criteria A

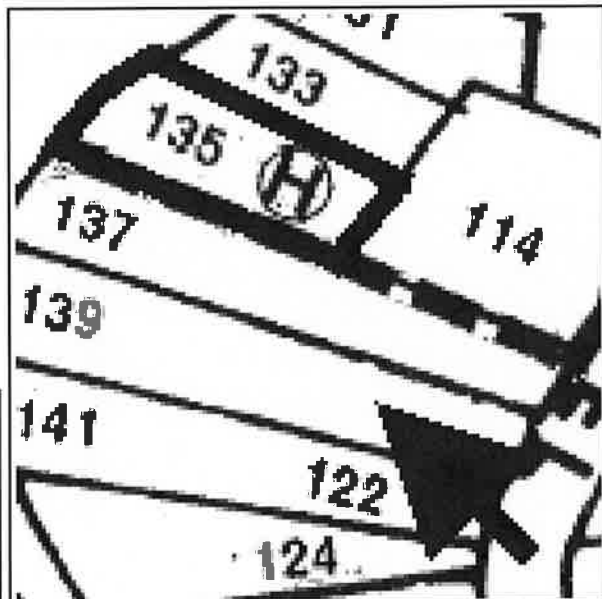
This one-story single family residence was relocated onto the present site from 328 Avenida Sierra in 1957. The original date of construction is not known. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. It appears eligible as a contributor to a potential local historic district under Criterion A for its association with San Clemente in the '30s and '40s. It is recommended for retention on the Historic Structures List.

- B11. Additional Resource Attributes: 02 Single Family Property
B12. References: Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA
Date of Evaluation: 9/19/2006

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

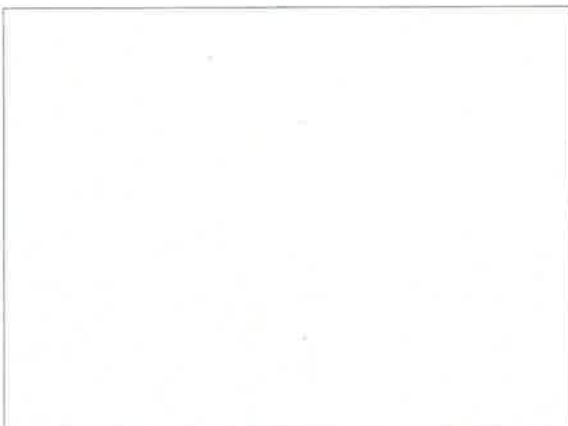
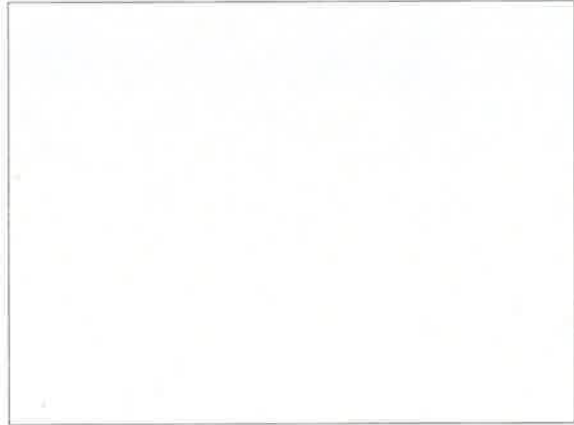
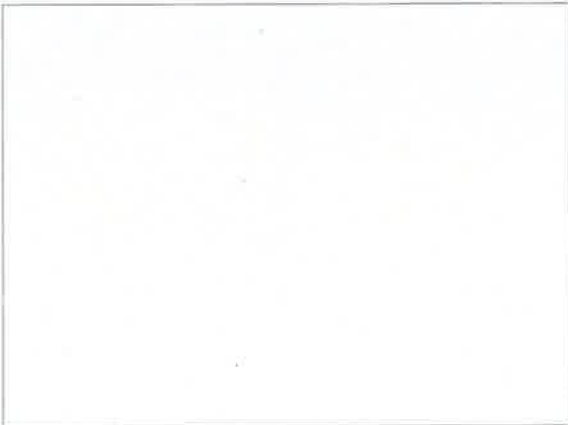
Resource Name or #: 135 AVENIDA FLORENCIA

Recorded by: Historic Resources Group

Date: 9/19/2006

Continuation Update

Photographs of the Subject Property, Continued:



Complete 2016



*Photos Taken 2014

Remove the addition to the garage and replace the garage door with a wood garage door painted or stained dark brown.

Complete 2016



Replace the deteriorated wood fence.



Complete 2016



Replace driveway with Ole Hanson pavers, gray concrete, or another acceptable material that would be historically accurate and compatible.

Complete 2017

Repair all damaged wood windows, doors, and paint them a traditional color.



Complete 2018

Replace the undersized light fixture above the garage with an appropriately sized and designed light fixture.



8

Complete 2018

Paint the eaves dark brown.



9

Complete 2017

Repaint the porch posts dark brown.



10

Complete 2018



Remove the fascia board attached to the eaves.

11

Complete 2018



The wood siding should be removed and replaced with stucco.

12

Complete 2018

Replace the roof vent with a traditionally designed vent.



13

Complete 2019



Remove or try and reduce the visibility of the vent pipes on the side of the house.



14

Complete 2022



Replace the nontraditional wood windows and doors.

15

Complete 2022

Remove paint from chimney and expose the raw brick.



16

Complete 2023



Remove the additional entrance to the house that is not original.

17

Complete 2023

Add mortar packing to the roof tile.



18

Complete 2024

Remove the non-compatible addition at the back of the house or modify it to be compatible with the historic house.



19

Purpose of the Mills Act Program

Economic incentives foster the preservation of residential neighborhoods and the revitalization of downtown commercial districts. The Mills Act is the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners.

Enacted in 1972, the Mills Act legislation grants participating local governments (cities and counties) the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief.

Benefits to Local Governments

The Mills Act allows local governments to design preservation programs to accommodate specific community needs and priorities for rehabilitating entire neighborhoods, encouraging seismic safety programs, contributing to affordable housing, promoting heritage tourism, or fostering pride of ownership. Local governments have adopted the Mills Act because they recognize the economic benefits of conserving resources and reinvestment as well as the important role historic preservation can play in revitalizing older areas, creating cultural tourism, building civic pride, and retaining the sense of place and continuity with the community's past.

A formal agreement, generally known as a Mills Act or Historical Property Contract, is executed between the local government and the property owner for a minimum ten-year term. Contracts are automatically renewed each year and are transferred to new owners when the property is sold. Property owners agree to restore, maintain, and protect the property in accordance with specific historic preservation standards and conditions identified in the contract. Periodic inspections by city or county officials ensure proper maintenance of the property. Local authorities may impose penalties for breach of contract or failure to protect the historic property. The contract is binding to all owners during the contract period.

Benefits to Owners

Owners of historic buildings may qualify for property tax relief if they pledge to rehabilitate and maintain the historical and architectural character of their properties for at least a ten-year period. The Mills Act program is especially beneficial for recent buyers of historic properties and for current owners of historic buildings who have made major improvements to their properties.

Mills Act participants may realize substantial property tax savings of between 40% and 60% each year for newly improved or purchased older properties because valuations of Mills Act properties are determined by the Income Approach to Value rather than by the standard Market Approach to Value. The income approach, divided by a capitalization rate, determines the assessed value of the property. In general, the income of an owner-occupied property is based on comparable rents for similar properties in the area, while the income amount on a commercial property is based on actual rent received. Because rental values vary from area to area, actual property savings vary from county to county. In addition, as County Assessors are required to assess all properties annually, Mills Act properties may realize slight increases in property taxes each year.

Qualified Historic Property

A qualified historic property is a property listed on any federal, state, county, or city register, including the National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks, State Points of Historical Interest, and locally designated landmarks. Owner-occupied family residences and income-producing commercial properties may qualify for the Mills Act program, subject to local regulations.

OHP's Role

OHP provides technical assistance and guidance to local governments and property owners. OHP maintains a current list of communities participating in the Mills Act program and copies of Mills Act ordinances, resolutions, and contracts that have been adopted. OHP does not participate in the contract negotiations and is not a signatory to the contract.



Memorandum Planning

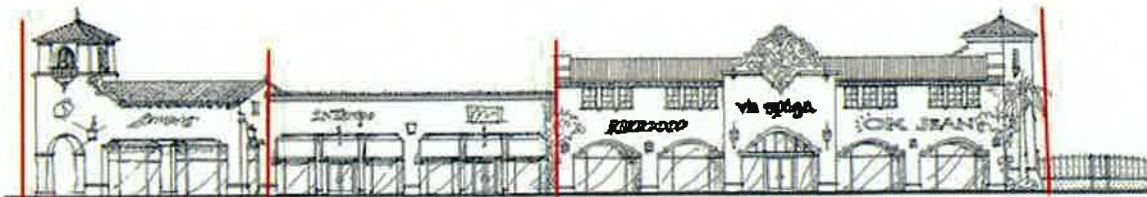
Wednesday, August 27, 2014

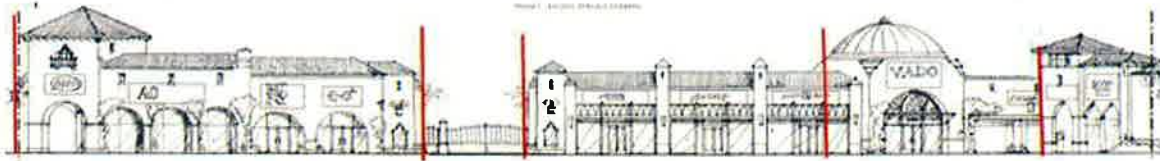
To: Design Review Subcommittee
 From: Sean Nicholas, Associate Planner
 Subject: Preliminary Design Review-Estrella Shopping Center Remodel
 Copies: Jim Pechous, City Planner

The property owners of the shopping center located on Camino De Estrella (K-Mart/Big Lots Center), have requested the Design Review Subcommittee complete a preliminary review of enhancements for the shopping center as depicted in Attachment 1. The formal review is scheduled for September 10th.

While the applicant has made progress with the overall design, staff still has concerns that the design appears to be a large box with three plant on façade entries. This is not consistent with the Design Guidelines for building form and massing (Section II.C.3.b, included as attachment 2), and other recent projects and remodels approved in the community. Staff's position is that the applicant needs to look at the in between spaces so the development reads more as three separate buildings developed over time. This can be accomplished in a number of design ways, for example: varying wall planes, roof lines and types, window types, openings, arches, murals, style, heights, and incorporate different/varying elements that will enhance the overall design. Also keeping in mind the importance of five sided architecture will assist in designing this approach. These are examples taken from the Plaza San Clemente project which shows the idea which staff is recommending to emulate:

This is one large building though the façade works and feels as if it is 3 distinct buildings:

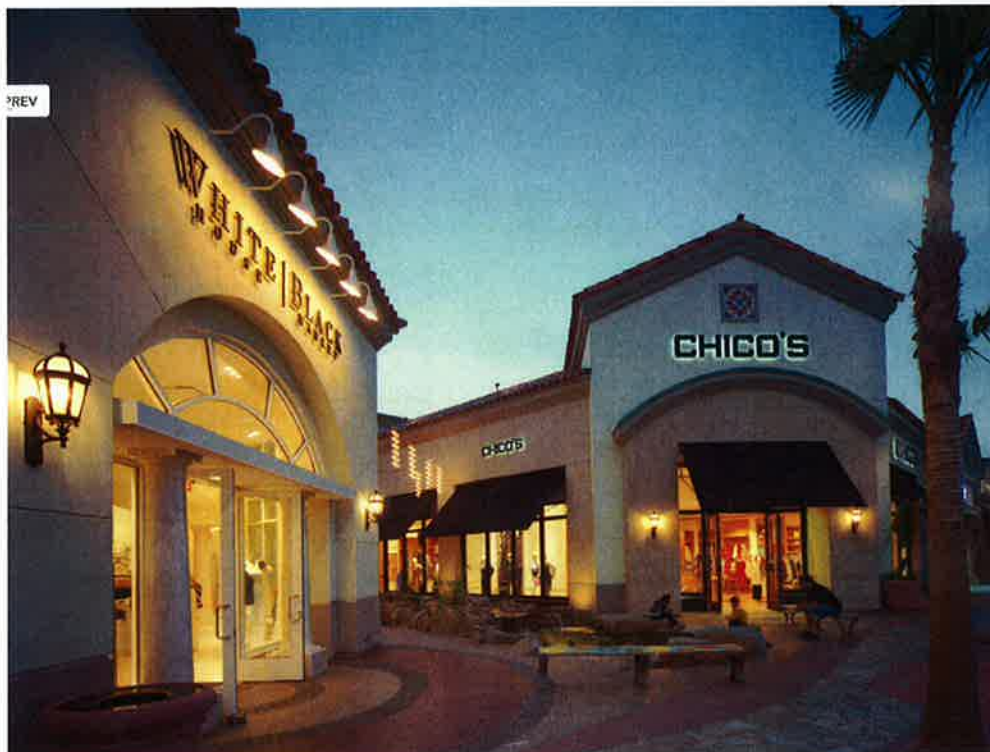




Similarly, this is 2 very large buildings that read as many separate buildings built next to each other over time, the movement of the building (up and down, in and out) really help to create the pedestrian environment/scale, unique tenant facades, and make the buildings feel real, rather than just a big box façade (which in reality they are):



Staff also found great examples of the details, movement, and architectural quality on other projects the applicant's architect, Nadel, has designed. These examples show design quality, scale, massing, and pedestrian environment the community is looking for:





Staff seeks Design Review Subcommittee concurrence with the above recommendations and any additional comments.

Attachments

- 1) Applicant's Submittal
- 2) Design Guidelines Section II.C.3.b



PROPOSED EXTERIOR DESIGN

400 CAMINO DE ESTRELLA
SAN CLEMENTE, CALIFORNIA

DATE: AUGUST 19, 2014
NADEL JOB#: 14104
NADEL STUDIO ONE, INC.
1990 S. BUNNY DR., FOURTH FLOOR
LOS ANGELES, CA 90025
T. 310.826.2100 F. 310.826.0182
WWW.NADELARC.COM

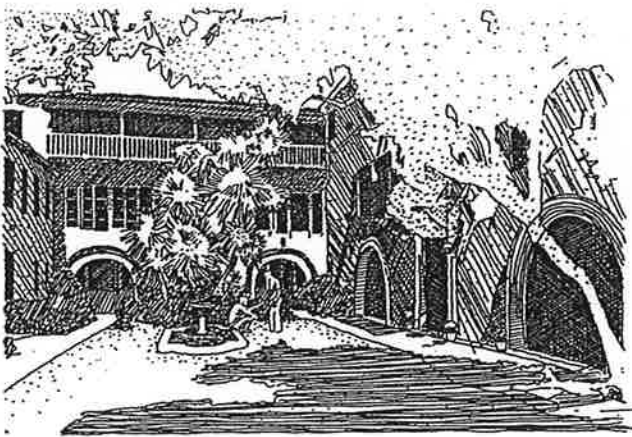
NADEL

3. General Guidelines for All Architecture Subject to Discretionary Design Review

a. Outdoor Spaces

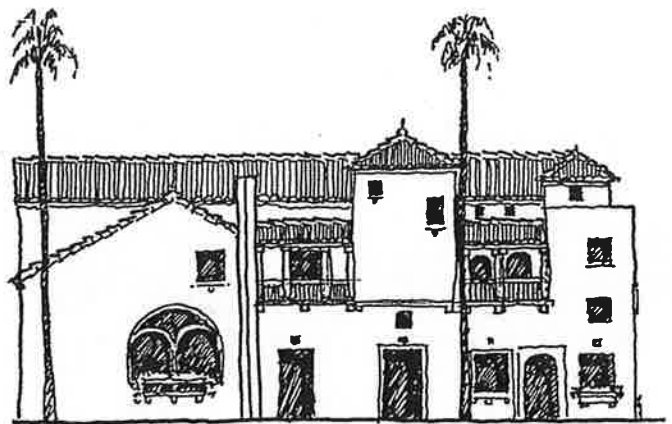
Incorporate defined outdoor spaces into the buildings and site designs of all new development in the city. This is the most fundamental and important principle of the “Spanish Colonial Revival” tradition that can be used in all buildings, regardless of architectural style or type.

Outdoor spaces encouraged include courtyards, patios, plazas, covered walkways (arcades and colonnades), passages, gardens, trellised areas, verandas, balconies, roof terraces and all other spaces that are enclosed or partly-enclosed by architectural or landscape elements.



b. Building Form and Massing

- Articulate new building forms and elevations to create interesting roof lines, and strong patterns of shade and shadow.
- Reduce the perceived height and bulk of large structures by dividing the building mass into smaller-scale components.

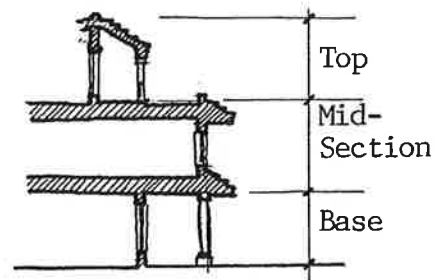


Building Mass Divided into Smaller Parts

Suggested methods of reducing the apparent height and bulk of larger buildings are illustrated. Although these methods are encouraged, other approaches that achieve the same objectives are acceptable.

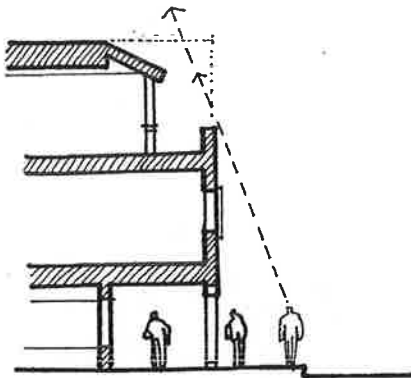


Building Mass Divided into Smaller Parts, with Third Story Stepped Back



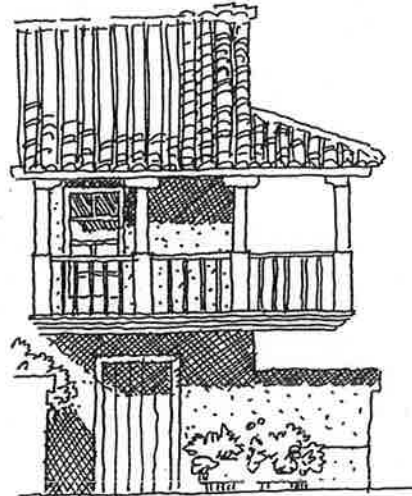
Third Story Step Back

- “Scale down” the street-facing facades of buildings more than two stories high in order to reduce apparent height. Achieve this by stepping back the third story at least 10 feet from the street-facing property line, or 5 feet from the building face, whichever stepback is greater.

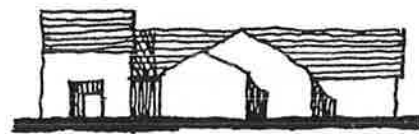


- Avoid long and unrelieved wall planes. As a general principle, relieve building surfaces with recesses that provide strong shadow and visual interest.
- Recesses may be used to define courtyards, entries or other outdoor spaces along the perimeter of a building.
- Projections may be used to emphasize important architectural elements such as entrances, bays, stair towers, balconies and verandas.

- Architectural elements may be incorporated to break down the expansive mass of walls. Recessed balconies, porches, and loggias create a sense of depth in the building wall, contrasting surfaces exposed in sun with those in shadow.



- Varied roof heights are encouraged.
- Changes in roof orientation should be accompanied by plan offsets. Similarly, abrupt changes in adjacent heights require plan offsets to distinguish building forms.



Encouraged



Discouraged



Design Review Subcommittee (DRSC)

Meeting Date: August 27, 2014

PLANNER: Cliff Jones, Associate Planner

SUBJECT: **Minor Architectural Permit 14-259 / Minor Exception Permit 14-260, Cutlip Remodel**, a request to consider an addition to a nonconforming residence located at 114 Avenida Barcelona.

BACKGROUND:

Project Description

The proposed project is an addition to a legal-nonconforming residence. The subject residence is one-story with 1,248 square feet of floor area. The proposed project includes: a 772 square foot second story, 56 square foot covered porch, 117 square foot second floor deck, and 172 square foot roof deck.

Why is DRSC Review Required?

Per Zoning Ordinance Section 17.72.050(1)(3)(a)(i), DRSC review is required to allow legal-nonconforming residences under 1,400 square feet to be expanded up to a maximum of 2,100 square feet. The proposed project expands the residence's floor area to 2,020 square feet. The purpose of the DRSC review is to ensure the project's compatibility with the surrounding neighborhood.

Site Data

The subject site is a 4,400 square foot lot located in the Residential Low Density zone and Coastal Overlay (RM-CZ) at 114 Avenida Barcelona. The subject residence was constructed in 1946. Houses in the neighborhood have a mix of architectural styles that were constructed in the 40s, 50s, and 60s.

ANALYSIS:

Development Standards

The residence is a legal-nonconforming structures because it does not comply with the required side yard setback. The addition meets height and setback development standards. Table 1 outlines development standards and the project's consistency with them.

Table 1 – Development Standards

	Code Requirements	Proposed Site Plan	Complies with Requirements
Density:	1 Unit	1 Unit	Yes
Building Height (Maximum)	25'	24.62'	Yes
Setbacks (Minimum):			
1. Front	20'	22'	Yes
2. Left Side Yard	4'	3'9"	Yes*
3. Right Side Yard	4'	9'	Yes
4. Rear Yard	10'	32'	Yes
Lot Coverage	50%	39.1%	Yes
Required Parking (Minimum):	2 covered spaces	2 covered spaces	Yes
Front Yard Landscaping Req. (Minimum):	50%, 2-15 gallon trees	80%, 2 mature trees	Yes

**The applicant is applying for an MEP to continue the nonconforming side yard setback of 3'9".*

The home is one story with a detached garage. It is characteristic of the small beach cottages built in San Clemente throughout the late 1940s to early 1960s. Below is an image of the existing residence.

Exhibit 1
Existing Residence



Design Guidelines

Below is an analysis of the project’s consistency with the Design Guidelines and the neighborhood, both in design and massing.

Table 2 – Design Guidelines

Design Guideline or Policy	Project Consistency
<p><i>“All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood.”</i> <i>Relationship to Neighboring Development II.B.</i></p>	<p>Consistent. The proposed project is consistent with the mix of architectural styles and one and two story houses in the neighborhood. Overall, the materials are high quality and will improve the look of the structure and neighborhood.</p>
<p><i>“Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood.”</i> <i>Relationship to Neighboring Development II.B.3</i></p>	<p>Consistent. The building is two stories. The roof has a low pitch and is under the maximum height limit for the RL zone. The project includes articulated building forms and elevations to create interesting roof lines, and strong patterns of shade and shadow that are of a high architectural quality similar to other structures nearby. This is achieved with varied roof heights and changes in roof orientation, as well as a covered porch.</p>

RECOMMENDATIONS:

Staff supports the project with no recommended modifications and seeks DRSC concurrence and requests any additional comments.

Following feedback from the Design Review Subcommittee, the Minor Architectural Permit and Minor Exception Permit will be forwarded to the Zoning Administrator for final action.

Attachments:

1. Location Map
2. Photographs of existing neighborhood Plans



LOCATION MAP

ATTACHMENT 1

MAP 14-259 / MEP 14-260, Cutlip Remodel and Addition
114 Avenida Barcelona



No scale