



## STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: October 22, 2014

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**PLANNER:** Amber Gregg, Associate Planner *AS*

**SUBJECT:** Cultural Heritage Permit (CHP) 14-284, Van Epp Residence, a request to construct a single-family home adjacent to a historic resource. The project is located at 222 Paseo De Cristobal in the Residential Low Zoning District and Coastal Zone Overlay (RL-CZ).

### REQUIRED FINDINGS

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

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

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

### BACKGROUND

The project site is a vacant 10,292 square foot lot. The lot slopes down approximately 20 feet from the rear to the front of the lot. The applicant is proposing a two-story single-family residence with a subterranean garage. Although the project qualifies for a shorter driveway under Zoning Ordinance (Section 17.32.050) due to the steep grade, they are proposing a standard length driveway of 18 feet, with a three-car garage.

The property abuts a historic resource at the back corner. Zoning Ordinance Section 17.16.100, Cultural Heritage Permits, require all single-family homes abutting buildings listed on the Historic Resources and Landmarks list to obtain a Cultural Heritage Permit (CHP).

The site is located in the Residential Low Density zoning district and the Coastal Zone Overlay (RL-CZ). The project is surrounded by single-family homes on all sides. The homes are a mix of one- and two-stories with some developments utilizing similar subterranean garages.

***Development Management Team Meeting***

The City’s Development Management Team (DMT) reviewed the project and supports the request, subject to the proposed conditions of approval.

***Noticing***

Public notification was completed in accordance with State Law and Municipal Code regulations. To date, staff has not received input from the public.

**PROJECT DESCRIPTION**

***Development Standards***

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

**Table 1**  
**Development Standards**

	<b>Code Requirements</b>	<b>Proposed Site Plan</b>	<b>Meets Code Req.</b>
Building Height Maximum	25'	24.7'	Yes
Setbacks (Minimum):			
• Front	20'	20'	Yes
• Side Yard	6'	6'	Yes
• Rear Yard	10'	45'	Yes
Lot Coverage (Maximum)	50%	28.7%	Yes
Required Parking (Minimum):	2 spaces	3 spaces	Yes
Landscaping Req. (Minimum):	50% of front yard	55.6%	Yes
Street Trees	4	5	Yes

### ***Architecture***

The project is not located in an Architectural Overlay, therefore Spanish Colonial Revival style is not required. The applicant is proposing a two-story, Craftsman style home with a subterranean garage and a roof deck. Architectural features include stone veneer, wood details, and decorative shutters. An architectural rendering and material board are provided under Attachment 4.

### ***Site Design***

The irregularly shaped parcel is approximately 10,000 square feet and the applicant is proposing 28% lot coverage. The design provides a three-car, subterranean garage which is equipped with an elevator. Access to the home is taken on the right hand side by a set of stairs that lead up the steep grade to the first story. The rear yard setback is 45 feet and the house will be approximately 120 feet from the closest point of the historic home.

### ***Landscaping***

The code required 50% of the front yard be landscaped, the applicant is providing 931 square feet of landscaping in the front yard, or 55%. The code also requires one 15 gallon street tree per 25 linear feet of frontage, based on the frontage of this lot four trees are required. The applicant is proposing five trees.

## **PROJECT ANALYSIS**

### ***Cultural Heritage Permit***

The project requires a CHP because it is adjacent to a historic resource. The purpose of the CHP is to insure the project will not negatively impact the historic resource when viewed from the public right-of-way.

The historic resource is located on the street behind the project site, at 217 Esplanade. The lot of the historic property also has a significant grade change with a 15 foot rise from the front to the back of the property. Esplanade is at a slightly higher elevation than Paseo De Cristobal in this area. See exhibit 1 for details.

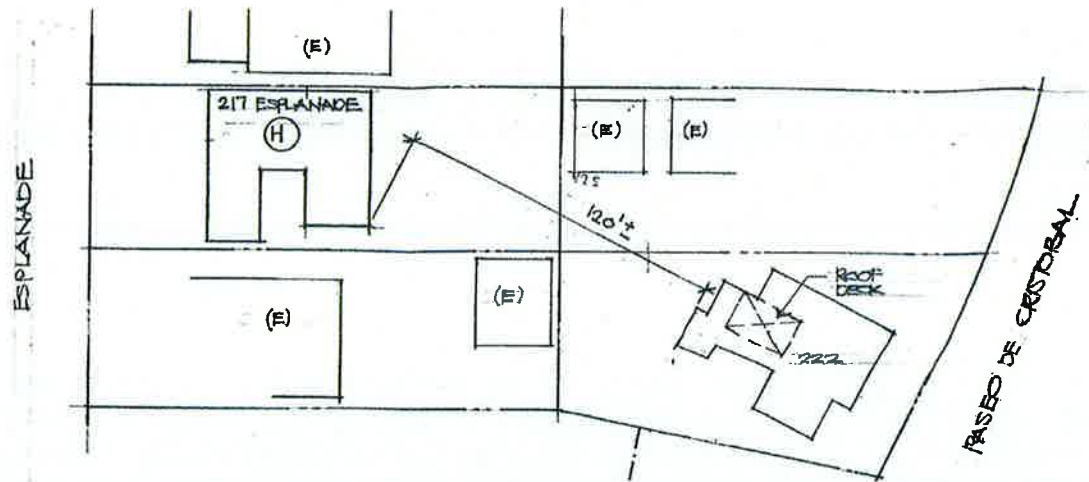
The historic resource is a two-story home with a single story element in the front, and a large setback to the second story. The primary elevation is largely obscured from view by a tall-stucco-clad garden wall which encloses a front courtyard. At the back of the property are large trees and mature landscaping. For the complete historic resource survey please see Attachment 5.

**Exhibit 1 - Historic Resource located at 217 Esplanade**



The proposed project has a rear setback of 45 feet. The distance between the closest point of the historic resource and the proposed home is 120 feet. See the exhibit below for configuration.

**Exhibit 2 - Relationship to Historic Property**



Due to the topography changes, lush landscaping surrounding the historic property, the adjacent two-story home directly behind the development, and the building's distance being 120 feet from the historic structure, staff anticipates no visual or massing impacts to the historic resource.

Staff supports the project as proposed as it meets all development standards and is not anticipated to have massing impacts when viewing the historic resource. Based on the

above analysis, the project complies with required findings for a CHP in that the architectural treatment complies with the General Plan, the project meets the development standards and is consistent with the design guidelines, and is in keeping with the character of the neighborhood.

**Design Review Subcommittee**

The Design Review Subcommittee (DRSC) reviewed the project on September 24, 2014. At the meeting the DRSC all agreed that the location of the project, and its proximity to the historic house, should not result in any negative impacts to the historic resource. Below are recommendations the DRSC had and how the applicant’s modifications.

**Table 2 - DRSC Concerns and Project Modifications**

<b><i>DRSC Concerns</i></b>	<b><i>Project Modifications</i></b>
Right elevation, concern with large blank wall below roof deck.	<b>Modified.</b> The applicant added an overhang in line with the existing roof eave to break up the wall.
Made a recommendation that some more mature landscaping, or tress larger than 15 gallon, would help the home blend in better with the existing neighborhood.	<b>Modified.</b> The applicant stated that they would install a couple 24 inch box trees to have some larger specimens.
The pillar on the front elevation was not proportional in size with the elevation and the roof it was supporting. Recommended increasing the width of the pillar to be proportional.	<b>Modified.</b> The applicant increased the width of the pillar from 15 inches to 18 inches to be proportional in size.

**GENERAL PLAN CONSISTENCY**

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

**Table 3 - General Plan Consistency**

<b>Policies and Objectives</b>	<b>Consistency Finding</b>
LU-1.03. Maintenance of Neighborhood Character. We maintain elements of residential streets that unify and enhance the character of neighborhoods, including parkways, street trees, and compatible setbacks.	<b>Consistent.</b> The project complies with the required front yard setback. The small parkway in front of the home will be landscaped (existing parkway in the neighborhood is concrete and landscaping) and the applicant will be installing five street trees.

Policies and Objectives	Consistency Finding
<p>HP-2.06. New Development. We require that all new single-family and multi-family residential development abutting historic resources, and new commercial and multi-family development of three or more units within a 300-foot radius from a historic resource be compatible with the historic resource in terms of scale, massing, building materials and general architectural treatment.</p>	<p><b>Consistent.</b> The adjacent historic resource is a two story home that is approximately 120 feet from the proposed project. Due to the topography of the lot and distance from the resource the proposed project will not have massing impacts on the historic home.</p>

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

An environmental assessment for each project was completed in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine this project categorically exempt from CEQA as a Class 3 exemption pursuant to CEQA Guidelines Section 15303, because the project involves the development of a single-family residence in an urbanized area.

**California Coastal Commission Review**

The project is located in the Categorical Exclusion area so it does not require a California Coastal Commission (CCC) permit.

**ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES**

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

*This action would result in the approval of the single-family home and the applicant's ability to submit for plan check to construct the residence.*

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

*This action would result in any modifications being incorporated into the proposed project and included in the conditions of approval, if needed. Potential changes could include modifications to the color scheme or architectural details.*

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

*This action would result in the denial of the application. The applicant would be able to appeal to the City Council.*

**RECOMMENDATION**

**STAFF RECOMMENDS THAT** the Planning Commission approve CHP 14-284, Van Epp Residence, a request to construct a single-family home abutting a historic resource, subject to the attached resolution and conditions of approval.

**Attachments:**

1. Resolution No. PC 14-043  
Exhibit A - Conditions of Approval
2. Location Map
3. Photographs
4. Colored Rendering and Material Board
5. Historic Resource Report  
Plans

**RESOLUTION NO. PC 14-043**

**A RESOLUTION OF THE PLANNING COMMISSION APPROVING CULTURAL HERITAGE PERMIT 14-284, VAN EPP RESIDENCE, A REQUEST TO CONSTRUCT A SINGLE-FAMILY RESIDENCE THAT IS ADJACENT TO A HISTORIC RESOURCE, THE PROJECT IS LOCATED AT 222 WEST PASEO DE CRISTOBAL**

**WHEREAS**, on July 16, 2014, an application was submitted, and completed on August 15, 2014, by Jack Garland, Architect, P.O. Box 2036, Capistrano Beach, CA 92624, for a Cultural Heritage Permit to allow the construction of a single-family residence that is located adjacent to a historic resource. The project is located within the Residential Low zoning district and Coastal Zone Overlay (RL-CZ) at 222 West Paseo De Cristobal. The legal description being Lot 11, of Block 13, of Tract 822, Assessor's Parcel Number 692-242-21; and

**WHEREAS**, the Planning Division completed an initial environmental assessment of the above matter in accordance with California Environmental Quality Act (CEQA) and recommends the Zoning Administrator determine this project is categorically exempt from CEQA as a Class 3 exemption pursuant to CEQA Guidelines Section 15303 because the project is for the construction of a single-family home in an urbanized area; and

**WHEREAS**, on August 14, 2014 the City's Development Management Team reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

**WHEREAS**, on September 24, 2014, the City's Design Review Subcommittee considered the project and supported it as proposed; and

**WHEREAS**, on October 22, 2014, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by the applicant, City staff, and other interested parties.

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

**Section 1:** This project is categorically exempt from CEQA as a Class 3 exemption pursuant to CEQA Guidelines Section 15303 because the project is for the construction of a single-family residence in an urbanized area.

**Section 2:** The Planning Commission finds the following for Cultural Heritage Permit 14-284:

- A. The proposed use is permitted within the subject zone pursuant to the approval of a Cultural Heritage Permit and complies with the San



Clemente General Plan in that the project is a single family residence in the Residential Low (RL) zoning district, and complies with all the development standards for said zone.

- B. The architectural treatment of the project complies with the Zoning Ordinance including, but not limited to, height, setback, and parking; there is no architectural style required for the project location. The project does comply with all development standards for the district it is located in.
- C. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines in that the design of the residence will be in scale with the neighborhood, and the adjacent historic residence.
- D. The general appearance of the proposal is in keeping with the character of the neighborhood in that the house will be two-stories with an in-bank garage which is consistent with other developments in the surrounding vicinity due to topography. The design of the house is consistent with the mix of architectural styles in the neighborhood.
- E. The proposed development will not be detrimental to the harmonious development of the City in that the project consistent of a single-family home in a single-family zoning district. The residence will not have massing impacts on the abutting historic resource, and will comply with the height, lot coverage, and setback standards, which is consistent with other houses in the area.
- F. The proposed project will not have negative visual or physical impact upon the adjacent historic structure in that the proposed development is 120 feet from the historic resource and due to topography will not be visible when viewing the historic resource from the public right of way.

**Section 3:** The Planning Commission of the City of San Clemente hereby approves CHP 284, Van Epp Residence, to allow the construction of a single-family residence abutting historic resource, subject to the above findings, and the conditions of approval attached hereto as Exhibit A.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of San Clemente on October 22, 2014.

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Chair

**TO WIT:**

**I HEREBY CERTIFY** that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of San Clemente on October 22, 2014, and carried by the following roll call vote:

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

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Secretary of the Planning Commission

**EXHIBIT A****CONDITIONS OF APPROVAL  
Van Epp Residence  
CHP 14-284**

1. The owner or designee shall develop the approved project in conformance with the site plan, elevations, and any other applicable submittals approved by the Planning Commission on October 22, 2014, subject to these Conditions of Approval.

Any deviation from approved submittals shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Planning Commission, as appropriate. (PIng.)\_\_\_\_\_

2. The applicant or the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor") shall indemnify, defend, and hold harmless the City of San Clemente and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active

negligence of the City. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PIng.)\_\_\_\_\_

3. The owner or designee shall have the right to request an extension of CHP 14-284 if said request is made and filed with the Planning Division prior to the expiration date as set forth herein. The request shall be subject to review and approval in accordance with Section 17.16.160 of the Zoning Ordinance. *[Citation - Section 17.12.160 of the SCMC]* (PIng.)\_\_\_\_\_
4. CHP 14-284 shall become null and void if the use is not commenced within three (3) year from the date of the approval thereof. Since the use requires the issuance of a building permit, the use shall not be deemed to have commenced until the date that the building permit is issued for the development. *[Citation - Section 17.12.150.A.1 of the SCMC]* (PIng.)\_\_\_\_\_

A use shall be deemed to have lapsed, and CHP 14-284 shall be deemed to have expired, when a building permit has been issued and construction has not been completed and the building permit has expired in accordance with applicable sections of the California Building Code, as amended. *[Citation - Section 17.12.150.C.1 of the SCMC]* (PIng.)\_\_\_\_\_

### **Building**

5. A separate Building Permit is required. Plans to construct new building, add or alter the existing building configuration, change in use, add or alter structural, mechanical, electrical or plumbing features of the project must be reviewed and approved through a separate building plan check / permit process.  
(Bldg.)\_\_\_\_\_
 

*[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]*
6. Project has not been reviewed for Building Code compliance. Prior to issuance of building permits, code compliance will be reviewed during building plan check.  
(Bldg.)\_\_\_\_\_
 

*[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]*
7. Prior to issuance of building permits, applicant shall secure all utility agencies approvals for the proposed project. (Bldg.)\_\_\_\_\_
 

*[S.C.M.C – Title 15 Building Construction]*
8. Building permits shall not be issued unless the project complies with all applicable codes, ordinances, and statutes including, but not limited to, the Zoning Ordinance, Grading Code, Security Ordinance, Transportation Demand

Ordinance, Water Quality Ordinance, Title 24 of the California Code of Regulations as adopted by the City including, but not limited to the California Administrative, Building, Electrical, Plumbing, Mechanical, Energy, Green, and Fire Codes. (Bldg.)\_\_\_\_\_

*[S.C.M.C – Title 8 – Chapter 8.16 – Fire Code, Title 15 Building and Construction Chapters 15.08, 15.12, 15.16, 15.20, 15.21, Title 16 Subdivisions, Title 17 Zoning ]*

9. Prior to the issuance of building permits, the owner or designee shall submit plans that identify the intended use of each building or portion of building and obtain approval of the Building Official. (Bldg.)\_\_\_\_\_

*[S.C.M.C – Title 15 – Chapter 15.08]*

10. Prior to the issuance of building permits, the owner or designee shall pay all applicable development fees in effect at the time, which may include, but are not limited to, Regional Circulation Financing and Phasing Program (RCFPP), park acquisition and development, water and sewer connection, drainage, Public Facility Construction, transportation corridor, Avenida La Pata Supplemental Road Fee and school fees, etc. (Bldg.)\_\_\_\_\_

*[S.C.M.C. – Title 15 Building and Construction, Chapters 15.52, 15.56, 15.60, 15.64, 15.68, 15.72]*

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

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

12. Prior to the Building Division's approval to pour foundations, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the forms for the building foundations conform to the front, side and rear setbacks are in conformance to the approved plans.

*[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]* (Bldg.)\_\_\_\_\_

13. Prior to the Building Division's approval of the framing inspection, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the height of all structures are in conformance to the approved plans. (Bldg.)\_\_\_\_\_

*[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]*

14. Fire sprinkler system required throughout for all new Group R occupancies.

*[S.C.M.C – Title 15 – Chapter 15.08]* (Bldg.)\_\_\_\_\_

15. Under ground utilities are required. Overhead wiring shall not be installed outside on private property. *[S.C.M.C – Title 15 – Chapter 15.12-Electrical Code]*  
(Bldg.)\_\_\_\_\_
16. Prior to the issuance of any permits, plan check fees shall be submitted for the Engineering Department plan check of soils reports and grading plans. *[Citation – Fee Resolution No. 08-81 and Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_
17. Prior to the issuance of any permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for, a soils and geologic report prepared by a registered geologist and/or geotechnical engineer which conforms to City standards and all other applicable codes, ordinances and regulations. *[Citation – Section 15.36 of the SCMC]*  
(Eng.)\_\_\_\_\_
18. Prior to the issuance of any permits the City Engineer shall determine that development of the site shall conform to general recommendations presented in the geotechnical studies, including specifications for site preparation, treatment of cut and fill, soils engineering, and surface and subsurface drainage. *[Citation – Section 15.36 of the SCMC]*  
(Eng.)\_\_\_\_\_
19. Prior to the issuance of any permits, the owner or designee shall submit for review, and obtain the approval of the City Engineer, a precise grading plan, prepared by a registered civil engineer, showing all applicable onsite improvements, including but not limited to, grading, building pad grades, storm drains, sewer system, retaining walls, water system, etc., as required by the City Grading Manual and Ordinance. *[Citation – Section 15.36 of the SCMC]*  
(Eng.)\_\_\_\_\_
20. Prior to the issuance of any permits, the owner shall demonstrate to the satisfaction of the City Engineer that the project meets all requirements of the Orange County National Pollutant Discharge Elimination System (NPDES) Storm Drain Program, and Federal, State, County and City guidelines and regulations, in order to control pollutant run-off. The owner shall submit for review, and shall obtain approval of the City Engineer for, plans for regulation and control of pollutant run-off by using Best Management Practices (BMP's). *[Citation – Section 13.40 of the SCMC]*  
(Eng.)\_\_\_\_\_
21. Prior to the issuance of any permits, the owner shall provide surety, improvement bonds, or irrevocable letters of credit for performance, labor and materials as determined by the City Engineer for 100% of each estimated improvement cost plus a 10% contingency, as prepared by a registered civil engineer as required and approved by the City Attorney or the City Engineer, for each applicable item, but not limited to, the following: grading earthwork, grading plan improvements, retaining walls, frontage improvements; sewer lines; water lines; storm drains; and erosion control. *[Citation – Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_

22. Prior to issuance of any permits for applicable projects with building permit valuations exceeding \$50,000, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for frontage improvement plans. The owner or his designee shall be responsible for the construction of all required frontage and onsite improvements as approved by the City Engineer including but not limited to the following: *[Citation – Section 15.36, 12.08.010, and 12.24.050 of the SCMC]* ■ (Eng.)\_\_\_\_\_
- A. Per City Municipal Code Section 12.08.010 (A) when building permit valuations exceed \$50,000, unless a waiver is obtained from the City Manager, the owner or designee shall construct sidewalk along the property frontage. This includes installation of sidewalk around the drive approach. Since the street right-of-way is approximately 10 feet behind the curbface in some areas, a sidewalk easement is not anticipated to be required to be granted to the City for the sidewalk.
  - B. Existing improvements within the street right of way shall be protected during constructed or replaced to the satisfaction of the City Engineer in the event they are damaged or disturbed during construction.

An Engineering Department Encroachment Permit is required for any work in the public right-of-way.

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

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



## LOCATION MAP

CHP 14-284, Van Epp Residence  
222 Paseo De Cristobal





PHOTO LOG

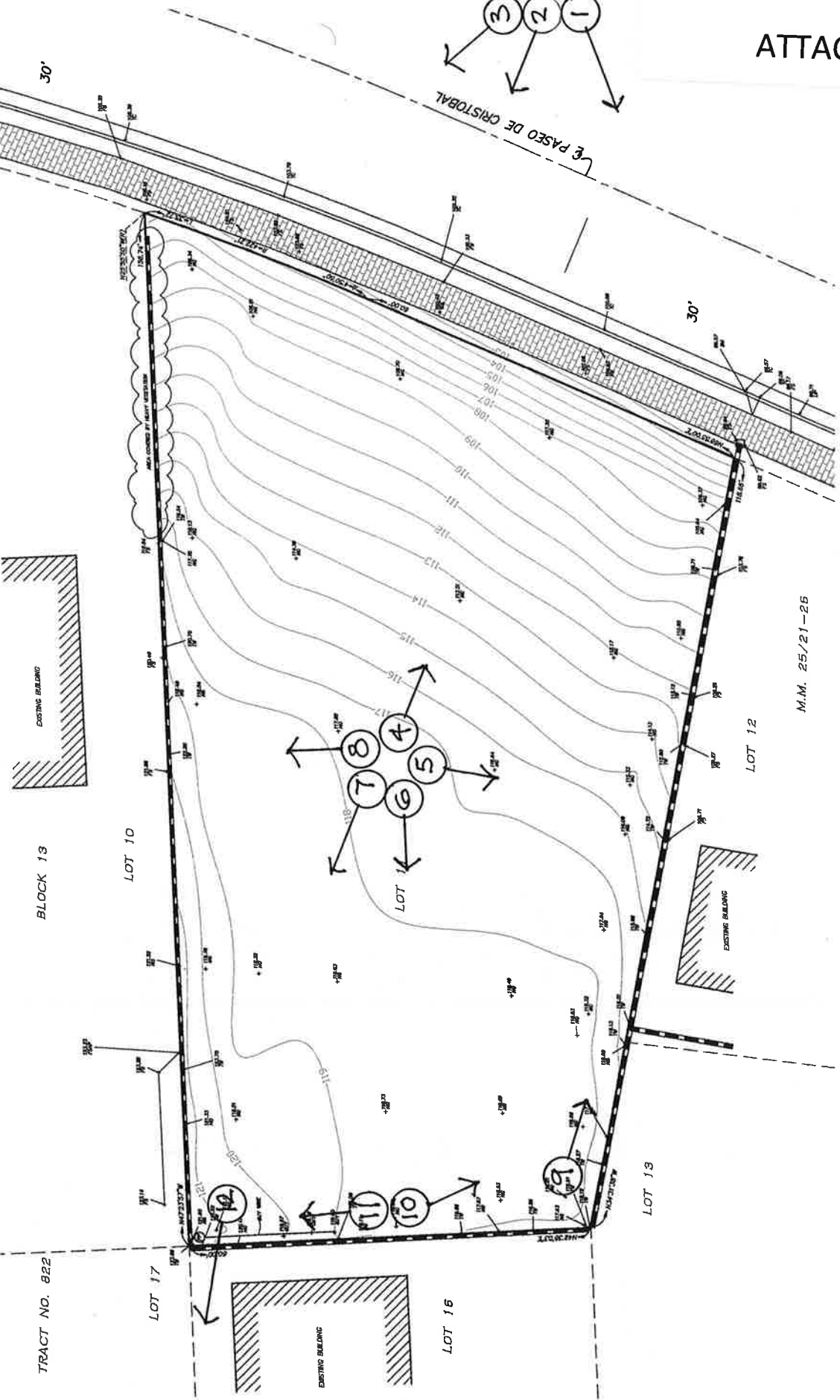
TOPOGRAPHIC SURVEY OF:  
222 PASEO DE CRISTOBAL  
SAN CLEMENTE, CA 92672  
PHOTOS TAKEN 7/11

**BORCHARD SURVEYING AND MAPPING, INC.**  
815 CALLE PUENTE  
SAN CLEMENTE CA. 92672  
(949) 439-4682



**LEGAL DESCRIPTION:**  
LOT 11 OF BLOCK 13 OF TRACT NO. 822, IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, CALIFORNIA, AS SHOWN ON THE ASSASSORS MAPS THROUGHOUT THIS PROJECT, INCLUDING THE ASSASSORS MAPS, RECORDS OF SAID COUNTY.  
**ASSESSORS PARCEL NO.:**  
APN# 882-02-21  
**BENCHMARK:**  
CONCRETE BENCH MARK IN TOP OF CURB NEAR THE SOUTHWEST CORNER OF LOT 11, BLOCK 13 OF TRACT NO. 822, SAN CLEMENTE, CA 92672.

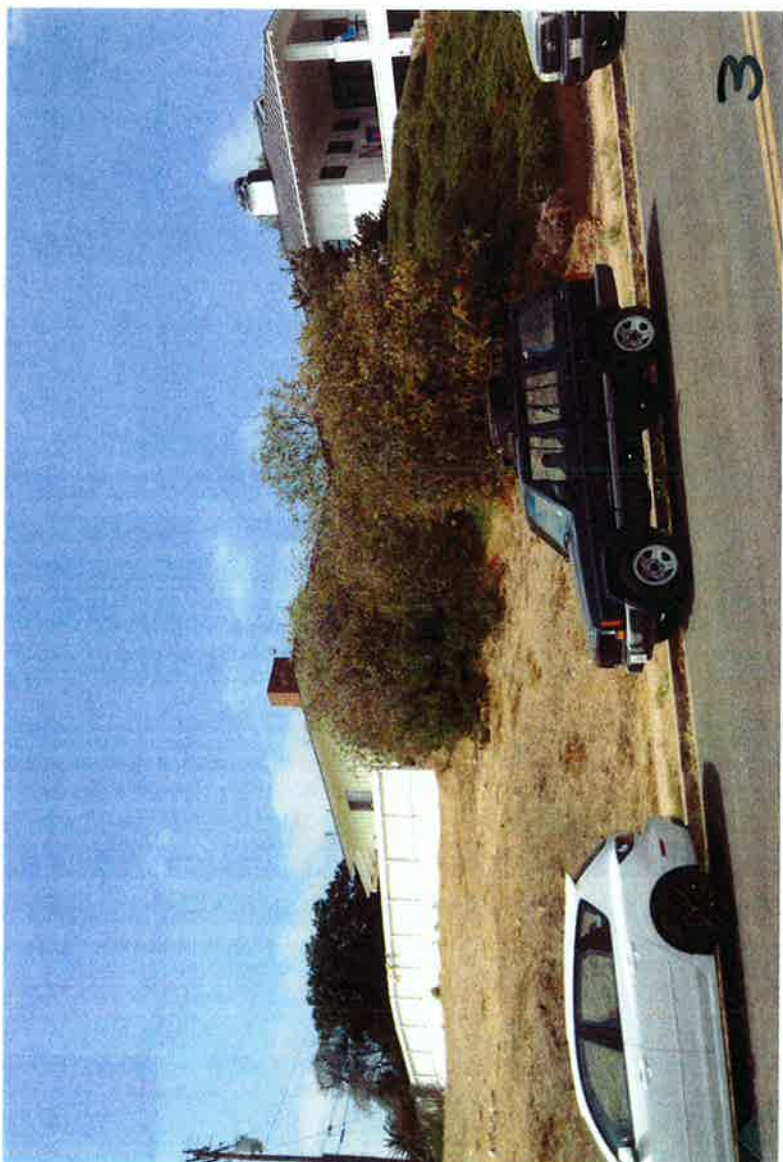
ON THE COURSELINE OF PASEO DE CRISTOBAL, BLOCK 13, TRACT NO. 822, SAN CLEMENTE, CA 92672, AS SHOWN ON THE ASSASSORS MAPS, RECORDS OF SAID COUNTY IN THE COUNTY RECORDS OF ORANGE COUNTY, CALIFORNIA.  
LOSS EXEMPTIONS EXCEPT THOSE SPECIFICALLY DELINEATED BY OTHER STRUCTURES OR ZONES, SETBACKS AND STREET

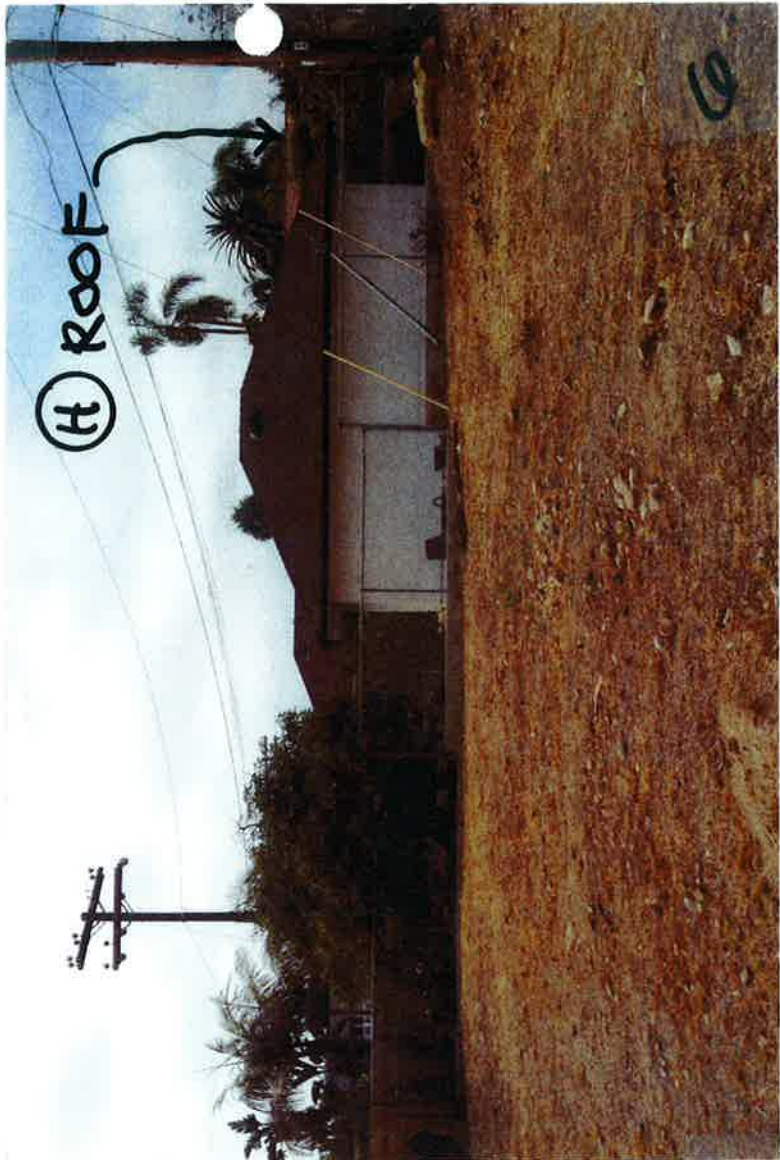


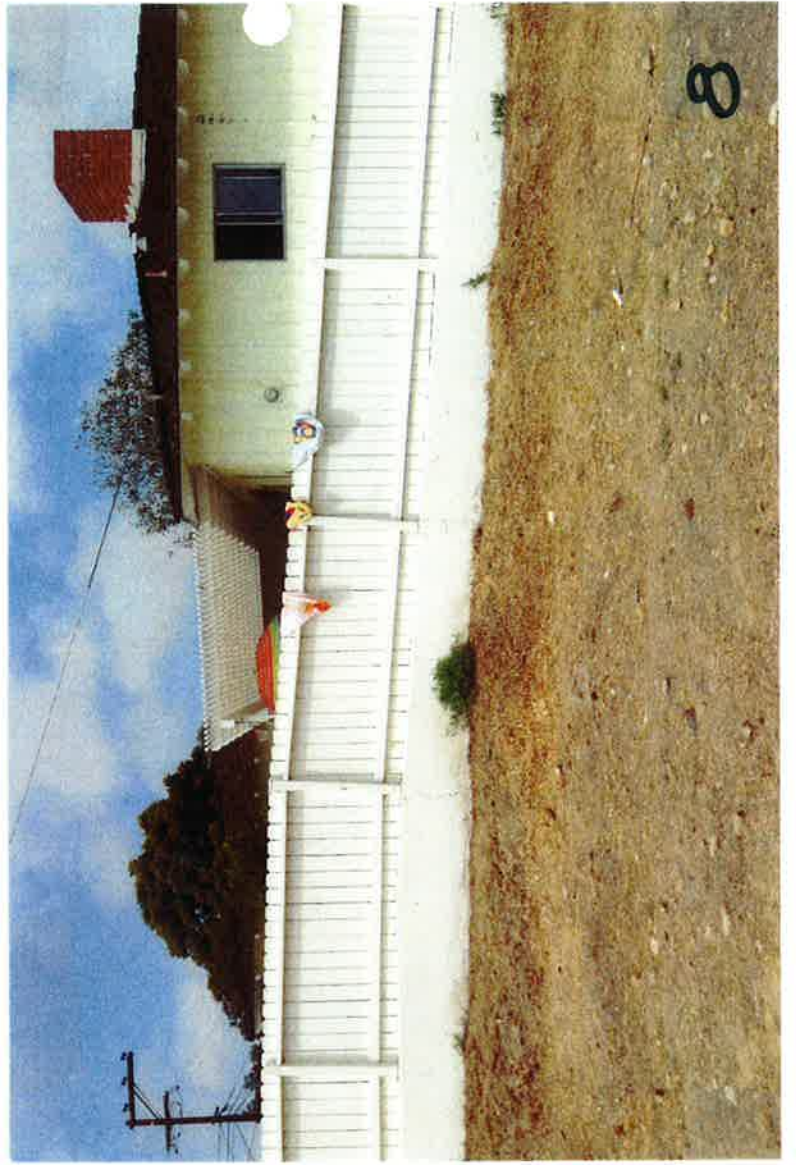
M.M. 25/21-26

(H)















222 PASEO DE CRISTOBAL



222 PASEO DE CRISTOBAL



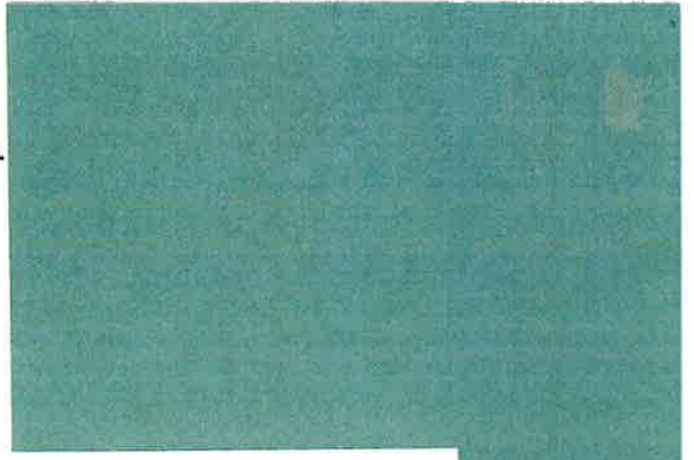
↑ ROOFING: G.A.F.

↑ STONework: EL DORADO STONE



STUCCO & TRIM:  
BEHR PPU18-6 ↓

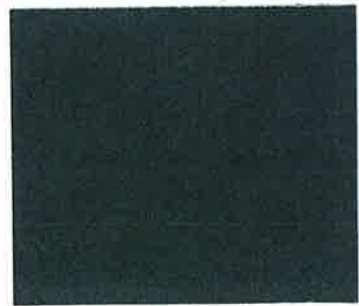
SHUTTERS:  
PPU12-4 →



ULTRA PURE WHITE



↑ WINDOWS: MILGARD  
ESPRESSO



↑ ALUMINUM RAILINGS

PRIMARY RECORD

NRHP Status Code 3D

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: 217 ESPLANADE

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 217 Esplanade City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 692-242-02

P3a. Description:

The property contains a two-story single family residence with an L-shaped plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has low-pitched hip and shed roofs clad with clay tiles and exposed rafter tails. The exterior walls are clad with smooth stucco. Spanish Colonial Revival details include wood balustrades, wood porch supports, an upper level balcony, and a stucco chimney. The fenestration consists of original wood casement windows throughout the residence. The primary elevation is largely obscured from view by a tall stucco-clad garden wall. The wall encloses a front courtyard and features a rectangular door opening sheltered beneath a projecting clay tile hood. The residence is in good condition. Its integrity is good.

P3b. Resources Attributes: 02 Single Family Property

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



P5b. Description of Photo:  
West elevation, east view. May 2006.

P6. Date Constructed/Sources:  
 Historic  Both  
 Prehistoric

1927 (E) Tax Assessor

P7. Owner and Address:  
Pike, Nelson Craft  
217 Esplanade

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

P9. Date Recorded: 8/10/2006

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 3D

Resource Name or #: 217 ESPLANADE

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

- B7. Moved?  No  Yes  Unknown      Date: Original Location:
- B8. Related Features:

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

This two-story single family residence was built in 1927. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development. It also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.

- B11. Additional Resource Attributes: 02 Single Family Property
- B12. References: Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA  
Date of Evaluation: 8/10/2006

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

Resource Name or #: 217 ESPLANADE

Recorded by: Historic Resources Group

Date: 8/10/2006

Continuation  Update

**Photographs of the Subject Property, Continued:**

