




## STAFF REPORT

# SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: December 3, 2014

---

**PLANNER:** Cliff Jones, Associate Planner   
Katherine Moran, Planning Intern

**SUBJECT:** **Minor Cultural Heritage Permit 14-327, Van Slyke Addition**, a request to consider the expansion of a historic house with nonconforming setbacks located at 209 Avenida Granada.

**LOCATION:** 209 Avenida Granada

**ZONING/GP:** Residential Medium Density (Coastal Zone) Zoning District and the Architectural Overlay

**BACKGROUND:**

- The single-story 1,150 square foot Ole Hanson historic house was built in 1928. The property has a Historic Property Preservation Agreement (HPPA) or "Mills Act" and the required improvements identified within the HPPA contract have been completed.
- The project is a 196 square foot expansion located at the rear of the residence. The expansion would create a new bathroom and expand the house to 1,346 square feet with an upper deck of 312 square feet and 116 square feet of storage under the stairs. Refer to plans for additional detail.
- Zoning Ordinance Table 17.16.100B requires Zoning Administrator review a Minor Cultural Heritage Permit (MCHP) because the project involves an addition less than 200 square feet to a historic structure and the addition is to a non-conforming structure.
- The home is legal-nonconforming because it does not comply with the required side yard setbacks. The existing side yard setbacks are 2'9" and 2'11". The required side yard setbacks are 5'. The project conforms to the other required setbacks and height limitations.
- The project was reviewed by the Design Review Subcommittee (DRSC) on October 15, 2014. The DRSC was supportive of the addition and the gabled roof structure over the deck. The DRSC indicated that the gabled roof structure over the roof deck helps to differentiate the existing historic building from the addition and roof deck. The DRSC also indicated support for the gabled roof structure design because it is not too visible from the street. DRSC staff report and minutes provided under Attachment 4 and 5 respectively.
- This request satisfies the required findings for a Minor Cultural Heritage Permit based on the following:

- The first floor addition and roof deck has limited visibility from the adjacent streets and, therefore, has no impacts on the public view of the historic resource. The Spanish Colonial Revival architecture of the addition will preserve the historic context of the homes in the area.
- The proposed design, materials, and massing of the project are consistent with the house's Spanish Colonial Revival architecture, Design Guidelines, and is in conformance with the Secretary of interior Standards for the Treatment of Historic Properties.
- The addition would be differentiated from the historic portions of the house because the new improvements will not match the aged materials, textures, and colors of the historic house exactly.
- Staff has not received public comments on the project to-date.

**RECOMMENDATION**

STAFF RECOMMENDS THAT the Zoning Administrator approve Minor Cultural Heritage Permit 14-327, Van Slyke Addition, subject to the attached Resolution and Conditions of Approval.

- Attachments:
- |              |   |
|--------------|---|
| Attachment 1 | Resolution                                  |
| Exhibit A    | Conditions of Approval                      |
| Attachment 2 | Location Map                                |
| Attachment 3 | Historic survey of 209 Avenida Granada      |
| Attachment 4 | DRSC Minutes – October 15, 2014 (excerpted) |
| Attachment 5 | DRSC Report – October 15, 2014 (excerpted)  |
| Plans        |   |

RESOLUTION NO. ZA 14-049

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING MINOR CULTURAL HERITAGE PERMIT 14-327, VAN SLYKE ADDITION, A REQUEST TO CONSIDER THE EXPANSION OF A NON-CONFORMING HISTORIC HOUSE LOCATED AT 209 AVENIDA GRANADA**

**WHEREAS**, an application was submitted on August 26, 2014 and completed on November 3, 2014 by Dena Van Slyke, 243 Avenida La Cuesta, San Clemente, CA 92672, for Minor Cultural Heritage Permit 14-327, Van Slyke Addition, to consider the expansion of a non-conforming historic house located at 209 Avenida Granada. The subject site is in the Residential Medium Density (Coastal Zone) zoning district. The site's legal description is Lot 5, Block 18, of Tract 779, Assessor's Parcel Number 058-113-42; and

**WHEREAS**, the Planning Division completed an initial environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA) and recommends the Zoning Administrator determine this project is categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301(e)(2) because the project is an addition that will not result in an increase of more than 10,000 square feet; and

**WHEREAS**, on October 15, 2014, the City's Design Review Subcommittee considered the proposed project and provided comments to the applicant; and

**WHEREAS**, on December 3, 2014, the Zoning Administrator held a duly noticed public hearing and considered evidence and testimony presented by City staff, the applicant and other interested parties.

**NOW, THEREFORE**, the Zoning Administrator of the City of San Clemente hereby resolves as follows:

**Section 1:** The project is categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301(e)(2) because the project is an addition that will not result in an increase of more than 10,000 square feet.

**Section 2:** With regard to MCHP 14-327, the Zoning Administrator finds as follows:

- A. The architectural treatment of the project complies with the San Clemente General Plan in that the proposed materials and design will be consistent with the neighborhood.
- B. The architectural treatment of the project complies with the Zoning Ordinance and architectural guidelines in the City's Design Guidelines, in that the project demonstrates sensitivity to the neighborhood by maintaining the structure's Spanish Colonial Revival historic context.

- C. The general appearance of the project is consistent with the surrounding neighborhood in that there are many homes designed in Spanish Colonial Revival architectural style within the neighborhood.
- D. The project is not detrimental to the orderly and harmonious development of the City in that the project remains consistent with the surrounding neighborhood and meets required Building, Safety and Fire codes.
- E. The proposed modifications, alternations, or additions are sufficiently in conformance with the Secretary of Interior Standards for the Treatment of Historic Properties and the San Clemente Design Guidelines to substantially further the City's goals of historic preservation in that the proposed design, materials, and massing of the project are consistent with the house's Spanish Colonial Revival architecture. The consistent architecture will preserve the historic context of homes in the area. The addition would be differentiated from the historic portions of the house because the new improvements will not match the aged materials, textures and colors of the historic house exactly. The massing and scale of the project would not adversely impact the historic house because the project would have the same a similar visual footprint and height when viewed from the street.

**Section 3:** The Zoning Administrator of the City of San Clemente hereby approves Minor Cultural Heritage Permit 14-327, Van Slyke Addition, subject to the above Findings and the Conditions of Approval attached hereto as Exhibit 1.

**PASSED AND ADOPTED** at a regular meeting of the Zoning Administrator of the City of San Clemente on December 3, 2014.

SAN CLEMENTE ZONING ADMINISTRATOR

---

James Holloway, Zoning Administrator

## EXHIBIT 1

**CONDITIONS OF APPROVAL  
MINOR CULTURAL HERITAGE PERMIT 14-327  
VAN SLYKE ADDITION**

1. The applicant or the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor") shall indemnify, defend, and hold harmless the City of San Clemente and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City. *[Citation – City Attorney Legal Directive]* (PIng.)\_\_\_\_\_
2. Thirty (30) days after project approval, the owner or designee shall submit written consent to all of these imposed conditions of approval to the Community Development Director or designee. *[Citation – City Attorney Legal Directive]* (PIng.)\_\_\_\_\_
3. Minor Cultural Heritage Permit 14-327 shall become null and void if the use is not completed within three (3) years from the date of the approval thereof. Pursuant to Section 17.12.150(B) of the Zoning Ordinance of the City of San Clemente, 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]*

Pursuant to Section 17.12.150(C) of the Zoning Ordinance, a use shall be deemed to have lapsed, and MCHP 14-327 shall be deemed to have expired, when a building permit has been issued, construction has not been completed, and the building permit has expired in accordance with applicable sections of the Uniform Building Code, as amended. *[Citation - Section 17.12.150.C.2 of the SCMC]* (PIng.)\_\_\_\_\_

4. Prior to issuance of certificate of occupancy, the project shall be develop in conformance with the site plan, floor plans, elevations, details, and any other applicable submittals approved by the Zoning Administrator on December 3, 2014, subject to the Conditions of Approval.

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

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 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]*
10. 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. (Bldg.)\_\_\_\_\_
- [S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]*
11. 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]*
12. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, plan check fees shall be submitted for the Engineering Department plan check of soils reports and grading plans. *[Citation – Fee Resolution No. 08-81 and Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_
13. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for, a soils and geologic report prepared by a registered geologist and/or geotechnical engineer which conforms to City standards and all other applicable codes, ordinances and regulations. *[Citation – Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_
14. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the City Engineer shall determine that development of the site shall conform to general recommendations presented in the geotechnical studies, including specifications for site preparation, treatment of cut and fill, soils engineering, and surface and subsurface drainage. *[Citation – Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_

15. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner or designee shall submit for review, and obtain the approval of the City Engineer, a precise grading plan, prepared by a registered civil engineer, showing all applicable onsite improvements, including but not limited to, grading, building pad grades, storm drains, sewer system, retaining walls, water system, etc., as required by the City Grading Manual and Ordinance. *[Citation – Section 15.36 of the SMC]* (Eng.)\_\_\_\_\_
16. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner shall demonstrate to the satisfaction of the City Engineer that the project meets all requirements of the Orange County National Pollutant Discharge Elimination System (NPDES) Storm Drain Program, and Federal, State, County and City guidelines and regulations, in order to control pollutant run-off. The owner shall submit for review, and shall obtain approval of the City Engineer for, plans for regulation and control of pollutant run-off by using Best Management Practices (BMP's). *[Citation – Section 13.40 of the SMC]* (Eng.)\_\_\_\_\_
17. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner shall provide surety, improvement bonds, or irrevocable letters of credit for performance, labor and materials as determined by the City Engineer for 100% of each estimated improvement cost plus a 10% contingency, as prepared by a registered civil engineer as required and approved by the City Attorney or the City Engineer, for each applicable item, but not limited to, the following: grading earthwork, grading plan improvements, retaining walls, frontage improvements; sewer lines; water lines; storm drains; and erosion control. *[Citation – Section 15.36 of the SMC]* (Eng.)\_\_\_\_\_
18. 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 SMC]* ■ ■ (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 5 feet behind the curbface, a sidewalk easement may be required to be granted to the City for the sidewalk unless a waiver is obtained.



- B. Existing improvements within the street right of way that conflict with the necessary sidewalk installation may be required to be removed if they conflict with necessary sidewalk improvements.
- C. 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 modified standard Condition of Approval
- ■ Denotes project specific Condition of Approval



# LOCATION MAP

ATTACHMENT 2

MCHP 14-327, Van Slyke Addition  
209 Avenida Granada



Copyright ©2014, Customer Data, County Appraiser, TeleAtlas, Digital Map Products

No scale

PRIMARY RECORD

Trinomial  
NRHP Status Code 5D

Other Listings

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

Page 1 of 3

Resource Name or #: 209 AVENIDA GRANADA

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 209 Avenida Granada City San Clemente Zip 92672

d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-113-42

P3a. Description:

The property contains a one-story single family residence with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a low-pitch front-gable and side-gable roof with clay tiles and exposed rafter tails. The exterior walls are clad with original smooth stucco. A partial-width covered entry porch supported by wood supports and including wood balustrades is situated at the western side of the residence. The fenestration consists of original double-hung, casement and fixed wood windows throughout the residence. The attached garage appears to have a non-original door. 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

1945 (E) Tax assessor

P7. Owner and Address:

Van Slyke, Oakley E.  
243 Avenida La Cuesta

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

Resource Name or #: 209 AVENIDA GRANADA

- 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: Unknown.

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

- 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 built in 1945. 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 local historic district under Criterion A for its association with the 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: Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann & 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

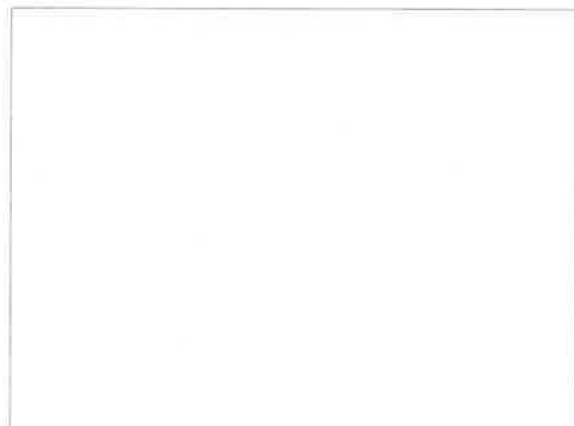
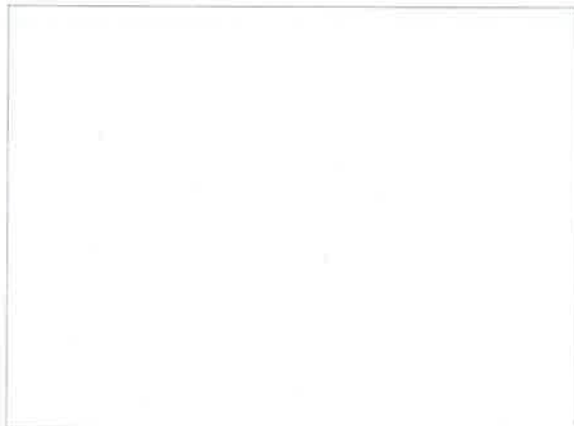
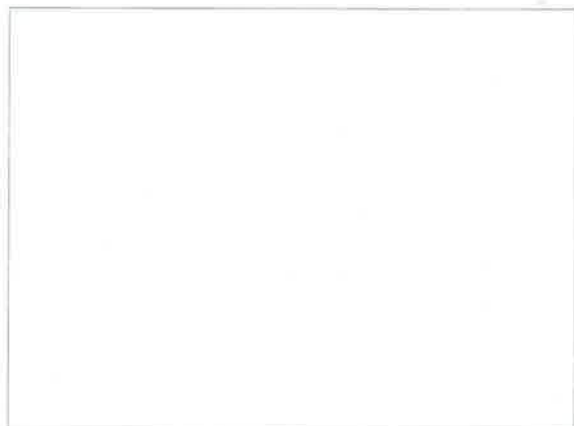
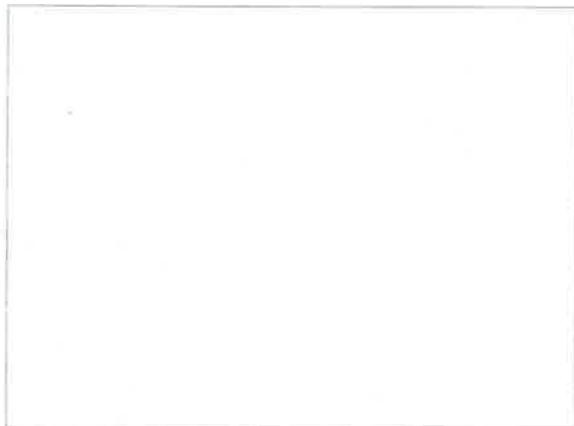
Resource Name or #: 209 AVENIDA GRANADA

Recorded by: Historic Resources Group

Date: 9/19/2006

Continuation  Update

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



Chair Crandall asked about the second story of the corner building above the loading bay and stated that the awnings should be used instead of arches to elongate the element. Everyone agreed.

Member Ruehlin asked about the columns again and indicated to make sure they are more traditional and consistent with the columns of Phase I.

Subcommittee Member Darden stated that landscaping is going to be key to the project as it is with Phase I. Wherever landscaping can be added or included to enhance the design will go a long way to help the project through and help the overall center. Member Darden also commented that having the designated path of travel utilizing the decorative paving will help.

The Subcommittee agreed that the parking needed to be figured out. The applicant was supportive of moving the driveway over away from the trash enclosure, which exits to Mira Costa, which will create more parking, landscaping, and outdoor seating areas. The Subcommittee was also supportive of this, if Engineering agrees with the proximity of the driveway to the intersection.

Staff indicated that despite everyone's efforts, no pedestrian path could be figured out for Phase I, but will be included in Phase II in front of the shops leading to Phase I.

**C. Minor Cultural Heritage Permit 14-327, Van Slyke Addition (Jones)**

A request to consider the expansion of a non-conforming historic house located at 209 Avenida Granada.

Associate Planner Cliff Jones summarized the staff report. Mr. Jones added that the property was built in 1928.

Cheryl Moe, architect, presented an alternative gabled roof structure over the roof deck that she thought was a better design.

Subcommittee Chair Crandell indicated that he is in support of the revised gabled roof structure as it is beginning to look like a tower element, which is more appropriate with the Spanish Colonial Revival architecture.

Subcommittee Member Ruehlin indicated that the gabled roof structure over the roof deck helps to differentiate the existing historic building from the addition and roof deck. He indicated support for the revised gabled roof structure design because of the differentiation and because it is not too visible from the street.

Subcommittee Member Darden indicated that she had concern with the roof deck as it is not typical to see historic Ole Hanson era homes with roof decks above the primary roof plate line. She liked that the gabled roof element over the roof deck is not too visible from the street but is concerned that the gabled roof element dominates the architecture of the historic home. She indicated neutrality with the new design as it is not very visible from the street. She suggested in the future that the City carefully consider whether to support proposed roof decks on historic homes.

Chair Crandell invited public comment and none was received. Mr. Jones indicated that a letter of support was received from Larry Culbertson of the Historical Society and the letter was distributed to the Subcommittee.

The Subcommittee indicated that input was requested on the potential Minor Exception Permit for a one foot encroachment. The Subcommittee agreed that the code requires a five foot setback and there did not appear to be a compelling reason for the granting of a minor exception permit for a one foot encroachment.

The Subcommittee recommended that the project move forward to the Zoning Administrator for consideration.

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**5. ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held October 29, 2014 at 2:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.



## Design Review Subcommittee (DRSC)

Meeting Date: October 15, 2014

**PLANNER:** Katherine Moran, Planning Intern  
Cliff Jones, Associate Planner

**SUBJECT:** **Minor Cultural Heritage Permit 14-327, Van Slyke Addition,** a request to consider the expansion of a non-conforming historic house located at 209 Avenida Granada.

### **BACKGROUND:**

#### ***Background / Project Description***

The single-story 1,150 square foot Ole Hanson historic house was built in 1945. The property has a Historic Property Preservation Agreement (HPPA) or "Mills Act" and the required improvements identified within the HPPA contract are complete. The project is a 196 square foot expansion located at the rear of the residence. The expansion would create a new bathroom and expand the house to 1,346 square feet with an upper deck of 312 square feet and 116 square feet of storage under the stairs. Refer to plans for additional detail.

#### ***Why is DRSC Review Required?***

Zoning Ordinance Table 17.16.100B requires Zoning Administrator review a Minor Cultural Heritage Permit (MCHP) because the project involves a residential addition less than 200 square feet to a historic structure and because it is an addition to a non-conforming structure. MCHPs are reviewed by the DRSC to ensure the project is consistent with City Design Guidelines and the Secretary of the Interior Standards. The applicant is also considering requesting a Minor Exception Permit for a 20% reduction in the required north side yard setback to allow a four foot side yard setback. The applicant is requesting DRSC feedback on that design aspect of the project. If the MEP is granted, the addition size and footprint would remain the same but shift one foot closer to the side property line.

#### ***Site Data / Historic Structure***

The subject site is a 4,000 square foot lot located in the Residential Medium zoning district and Architectural Overlay. This one-story single family residence was built in 1945. This historic home is a typical example of the Spanish Colonial Revival style as represented in San Clemente. It has a low-pitch front-gable and side-gable roof with clay tiles and exposed rafter tails. The exterior walls are clad with original smooth stucco. A covered entry porch supported by wood supports with wood balustrades is situated at the western



side of the residence. The fenestration consists of original double-hung, casement and fixed wood windows throughout the residence. Refer to Attachment 2 for additional information on the historic resource.

**ANALYSIS:**

***Development Standards***

The home is legal-nonconforming because it does not comply with the required side yard setbacks. The existing side yard setbacks are 2’9” and 2’11”. The required side yard setbacks are five feet. The project conforms to the other required setbacks and height limitations. Table 1 summarizes development standards and the project’s consistency with them.

**Table 1 – Development Standards**

<b>Development standard</b>	<b>Existing conditions</b>	<b>Zoning requirement</b>	<b>Proposed project</b>
Building Height Maximum	21’	25’	21’
Setbacks (Minimum):			
1. Front	27”	15’	27”
2. South Side	2’-9”*	5’	4’**
3. North Side	2’-11”*	5’	5’
4. Rear	28’	5’	5’
Required Parking (Minimum):	1 Car Garage	1 Covered***	1 Car Garage

*\* Not proposed to be modified or changed with the project.*

*\*\* A minor Exception is being considered to reduce the setback from 5’ to 4’.*

*\*\*\* Single-family dwellings with a single car garage or carport constructed in residential zones prior to April 4, 1962 are conforming as to parking.*

***Design Guidelines***

The Zoning Ordinance MCHP findings require the project to be consistent with Design Guidelines. Below is an analysis of the most relevant Design Guidelines and Secretary of Interior Standards:

- 1. Relationship to Neighboring Development II.B “All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood.”*

The proposed design, materials, and massing of the project are consistent with the house’s Spanish Colonial Revival architecture and the Architectural Overlay

requirements. The compatible architecture will preserve the historic context of homes and commercial structures in the area. The massing and scale of the project would not adversely impact the historic house because the addition meets setbacks, without the MEP, and meets height limitations with the modest single-story addition. Staff is supportive of the MEP for the one foot encroachment into the northern setback, if requested by the applicant, because: 1) the existing structure is setback two feet, eleven inches on the north side; and 2) it is common within this neighborhood and the Residential Medium zone for structures to not meet side yard setbacks and for structures within the Mixed Use zone located across the street to have little or no side yard setbacks.

- 2. IV.E. Compatibility with Historic Resources. New development should preserve and be compatible with existing historic resources.

The project's design, excepting the gable roof element covering the roof deck, is compatible with the historic house. Staff is concerned with the gable roof element covering the roof deck as it is not a traditional feature utilized in Spanish Colonial Revival architecture as represented in San Clemente's historic context and, therefore, is recommended to be omitted from the project. A staff recommended traditional alternative to providing shade on a roof deck is a wood trellis as seen on the historic Ole Hanson Beach Club building depicted below.



A second alternative is to have a pergola with a shed roof, exposed beams, and traditional tile roof. The columns could be either thick stucco or wood 8' x 8'. Pergola examples are depicted below.



Staff is supportive of the proposed first floor addition and roof deck, excepting the gable roof element covering the roof deck, as it is not visible from the adjacent streets and, therefore, has no impacts on the public view of the historic resource. The Spanish Colonial Revival architecture of the addition will preserve the historic context of the homes in the area.

### ***Secretary of the Interior's Standards***

The Zoning Ordinance Section 17.16.100 and the Design Guidelines require the project to comply with the Secretary of the Interior's Standards. Standard 9 is the most important for the project because it is related to additions. It 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 is designed to minimize impacts to the historic structure and to comply with the Secretary of the Interior's Standards. The addition, excepting the gable roof element covering the roof deck, is compatible with the historic portion of the house for the reasons stated earlier in the report. The addition would be differentiated from the historic portions of the house because the new improvements will not match the aged materials, textures and colors of the historic house exactly.

### **RECOMMENDATIONS:**

To preserve the historic buildings compatibility with Spanish Colonial Revival architecture represented in San Clemente's historic context, staff recommends a traditional alternative to providing shade on the roof deck such as the wood trellis seen on the historic Ole Hanson Beach Club building as explained and depicted above.

The recommendation provided is intended to bring the project more into conformance with Design Guidelines. Staff seeks the DRSC's comments and welcomes any additional recommendations.