



Design Review Subcommittee (DRSC)

Meeting Date: January 28, 2015

PLANNER: John Ciampa, Associate Planner 

SUBJECT: **Cultural Heritage Permit 14-396/ Minor Exception Permit 14-395, Berardi Duplex**, a request for a second story addition to a legal nonconforming duplex that is adjacent to two historic houses. The project site is located at 314 North Ola Vista within the Residential Medium (RM) zoning district.

BACKGROUND:

Project Description

The Cultural Heritage Subcommittee (CHSC) completed a review of this project on January 14, 2015. In summary, the DRSC was concerned with the project's architectural quality, visual impact to the adjacent historic structures, placement of the second story balconies, roof design, lack of roof articulation, fenestration, and the railing design. As a result of the design recommendations the applicant modified the plans to address the comments received. Refer to Attachment 2 for the DRSC meeting minutes and design recommendations.

The subject property is a 3,615 square foot lot that originally contained a 1,312 square foot one-story house that was built in 1949. The house was converted to a duplex in 1961. The project proposes a second floor addition to expand unit one from 440 square feet to 1,074 square feet, bringing the duplex to a total of 1,946 square feet. The project would add two bedrooms, one bathroom, and an open room to the proposed second story.

Why DRSC Review is Required

Cultural Heritage Permits (CHP) are required for residential projects that propose additions of more than 200 square feet that are adjacent to a historic resource. CHP applications are reviewed by the Cultural Heritage Subcommittee (CHSC) to ensure projects do not impact historic structures and comply with the Design Guidelines. The Minor Exception Permit (MEP) is required to allow additions to nonconforming setbacks.

Historic Resource

The project site is adjacent to two historic houses located at 202 Avenida Serra and 202 Avenida Miramar. More information about the historic houses is provided as Attachment 3.

ANALYSIS:

The proposed development complies with the development standards for the RM zone, with the exception of the proposed side yard setback, as described in Table 1.

Table 1- Development Standards

	<i>Required</i>	<i>Proposed/Existing</i>
<u>Setbacks</u> (Minimum)		
Front to Primary Structure	15'	22'
Front Street-facing Garage	18'	10'***
Side	5'	3'6"*
Rear	10'	11'
<u>Lot Coverage</u> (Maximum)	55%	47%
<u>Building Height</u> (Maximum)	25'	24'5"
<u>Parking</u> (Minimum)	4	2**

*MEP requested for a continuation in the side yard setback.

** Duplex was approved with existing uncovered parking in 1961.

Minor Exception Permit

The Minor Exception Permit (MEP) ensures the continuation of a legal nonconforming setback does not have a negative impact on adjacent properties. The MEP is requested to allow the second story addition to continue the legal nonconforming side yard setback of three feet, six inches. The reduction to the side yard setback would allow the second story addition to continue along the first floor wall plane. The continuation of the nonconforming setback is not anticipated to have a negative impact on the adjacent apartment building (along Avenida Miramar) because the addition is located towards the back of the lot and would maintain the existing eight foot, six inch building separation.

Cultural Heritage Permit

Table 2 provides an analysis of the project's consistency with the Design Guidelines and its compatibility with the historic house.

Table 2 – Design Guidelines

Design Guideline or Policy	Project Consistency	Comments
<p><i>Relationship to Neighboring Development II.B</i> “All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood.”</p>	<p>Consistent. The proposed project is consistent with the mix of architectural styles and one- and two-story structures in the neighborhood. The design of the addition would match the existing building’s beach cottage architecture.</p>	<p>The duplex is kept to two stories and 24’5” in height. Continuing the structures architectural design for the addition would ensure the project is compatible with the mix of architectural styles in the neighborhood. The project’s height would be consistent with the historic property at 202 Avenida Serra. Also see discussion below.</p>
<p><i>Scale, Mass, and Form II.B</i> “Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood.”</p>	<p>Consistent. The second story addition will be located on only part of the duplex and the height and roof design would be in scale with the adjacent development.</p>	<p>Since only a portion of the structure would have a second story addition, the scale, mass, and form would be compatible with the adjacent structures. The modifications to the project design including the pitched roof, popped out features, and new roof elements improves the architectural quality and the transition to the second floor addition.</p>
<p><i>Compatibility with Historic Resources. IV.E</i> “New development should preserve and be compatible with existing historic resources.”</p>	<p>Consistent. The project has a neutral architectural design that is complementary to the historic house and does not create any massing or visual impacts.</p>	<p>The improved design and the location of the addition makes the project compatible with the adjacent historic houses and does not create any negative visual or physical impacts to the historic houses.</p>

At the last DRSC meeting, concerns were raised regarding the architectural quality of the project and its visual compatibility with the adjacent historic structures. The applicant incorporated the DRSC’s design recommendations by adding a popped-out with a hip roof element to improve the proposed east and north elevations. The mansard roof was modified to a gable roof design with a roof well to hold the mechanical equipment (see cross-section on sheet 5). The second story balconies were shifted to be centered over the openings below and incorporated the railing design that exists on the first story. The wall to the covered parking area, on the east elevation, was increased in width to improve the proportions of the feature.

The project's design is reviewed to ensure that it does not have a negative visual or physical impact to the adjacent historic houses and is compatible with the pattern of development in the neighborhood. There should be no negative impact to the historic structures because the addition is located 16 feet from the non-historic portion of the historic house located at 202 Avenida Serra. While the subject property sits closer towards the street than the adjacent historic resource (202 Avenida Serra); the second story is a similar height and staff does not anticipate any massing impacts from the second story addition. Additionally, the historic house located at 202 Avenida Miramar is located across the street and faces the single story portion of the structure. The improved design of the project ensures that there would not be any visual impacts to the historic structures when they are viewed from the north or south of the project site. Staff supports the proposed modifications because they improve the architectural quality of the project and eliminate potential negative visual impacts to the adjacent historic structures.

RECOMMENDATIONS:

Staff seeks DRSC concurrence with staff's determination and any additional comments on the proposed project. Staff recommends the project be forwarded to the Planning Commission for review.

Attachments:

1. Location Map
2. Draft DRSC Meeting Minutes, dated January 14, 2015
3. DPR Form for 202 Avenida Serra 202 Miramar
4. Photos
Plans



LOCATION MAP

CHP14-396/MEP 14-395, Berardi Duplex
314 North Ola Vista



B. Cultural Heritage Permit 14-396/Minor Exception Permit 14-395, Berardi Duplex (Ciampa)

A request for a second story addition to a legal nonconforming duplex that is adjacent to a historic house. The project site is located at 314 North Ola Vista.

Associate Planner John Ciampa summarized the staff report.

The applicant, Mario Berardi, stated that he has shown the plans to the neighboring property owners and they are supportive of the proposed project.

Subcommittee Member Ruehlin asked staff if the proposed application increased the square footage of the duplex by more than 50 percent. Staff confirmed that the addition was under 50 percent of the existing square footage of the duplex.

The DRSC had concerns with the following aspects of the project:

- As designed, the architectural quality of the design would have a negative visual impact on the adjacent historic houses. DRSC requested an improved fenestration and architectural design.
- The mansard roof gives the duplex a dated design and should be a pitched roof similar to the existing roof. The DRSC was in favor of increasing the roof height to improve the roof design.
- The north and east elevations need additional articulation to improve the architectural quality and transition from the first floor to the proposed second floor.
- Additional second story roof elements should be added to improve the design quality.
- The second floor balconies should be centered over the openings below.
- The proposed railings should be compatible with the building's architecture.

Subcommittee Chair Crandell discussed design modifications to improve the design of the project which included: popping out a portion of the east and north elevations and adding a roof element to break up the elevations, improve the transition to the second floor addition, and add architectural interest to the project design. He also requested the water heater be relocated to a new location so that it would not be visible from the street.

Subcommittee Darden stated that the revised project could also be improved to create a sense of entry for unit one.

The applicant agreed to make the recommended modifications to improve the project and address DRSC's concerns.

The DRSC requested the applicant make the recommended modifications and return back to review the project again before moving to the Planning Commission.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held January 28, 2015 at 2:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

Bart Crandell, Chair

Attest:

Cliff Jones, Associate Planner

DRAFT

PRIMARY RECORD

Trinomial
NRHP Status Code 3D

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: 202 AVENIDA MIRAMAR

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 202 Avenida Miramar

City San Clemente

Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-121-15

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 side-gable roof with clay tiles and exposed rafter tails. The exterior walls are clad with lightly textured stucco. A shed roof is over the entryway on the primary facade, while a side-gable is above the entryway on the Ola Vista elevation. Elements of the Spanish Colonial Revival style include exposed rafter tails and a stucco chimney. A breezeway is between the residence and its garage. The fenestration consists of original wood casement and fixed windows throughout the residence. The entrance to the residence features the 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:

East elevation, west view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

1928 (E) Tax Assessor

P7. Owner and Address:

Boullion, Susan J. & Rodriguez, Steve A.
202 Avenida Miramar

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

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NRHP Status Code 3D

Resource Name or #: 202 AVENIDA MIRAMAR

- 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: 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

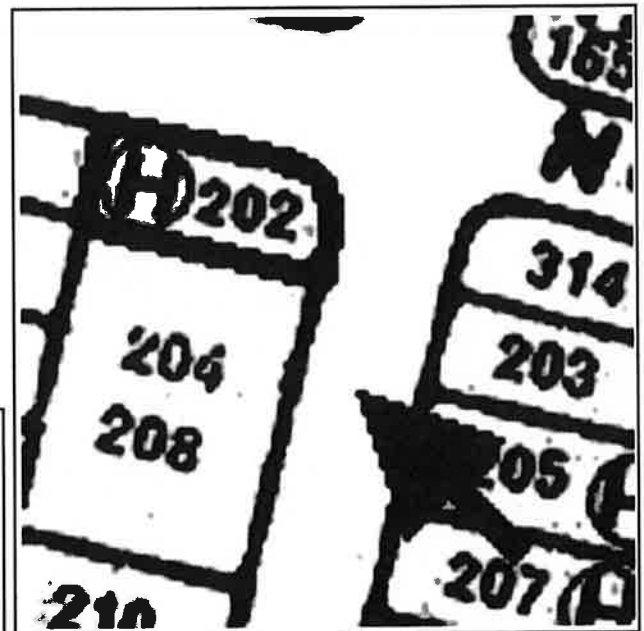
This one-story single family residence was built in 1928. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole 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

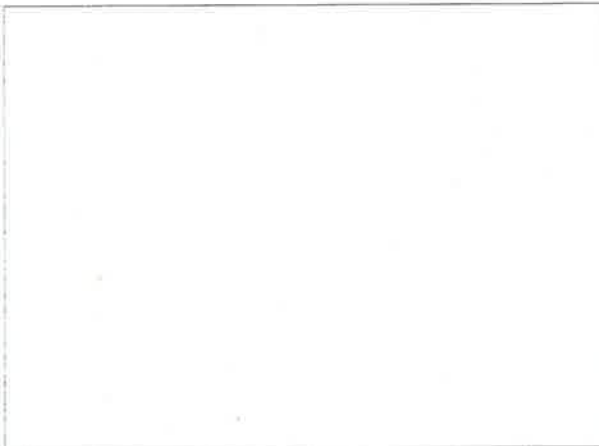
Resource Name or #: 202 AVENIDA MIRAMAR

Recorded by: Historic Resources Group

Date: 8/10/2006

Continuation Update

Photographs of the Subject Property, Continued:



PRIMARY RECORD

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: 202 AVENIDA SERRA

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 202 Avenida Serra **City** San Clemente **Zip** 92672
d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-122-20

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 hip roof with clay tiles. The exterior walls are clad with original smooth stucco. The fenestration consists of original wood double-hung and casement windows throughout the residence. Spanish Colonial Revival elements of the residence include exposed rafter tails, a bay window, and an open quarter-circle above the entrance door. Landscape features include a tall stucco wall as well as a low stucco wall enclosing a courtyard. A large two-story addition has been made to the residence featuring a two-car garage. 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:
East elevation, west view. May 2006.

P6. Date Constructed/Sources:
 Historic Both
 Prehistoric
1941 (F) Building Permit

P7. Owner and Address:
Wixted, Margaret A.
202 Avenida Serra

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

P9. Date Recorded: 9/21/2006

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:

DPR 523A (1/95) HRG

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 5D

Resource Name or #: 202 AVENIDA SERRA

- 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:** **Original Location:**
B8. **Related Features:**

- B9a. **Architect:** (Unknown) b. **Builder:** Smith & Halseth
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-and two-story single family residence was built for Fred Carlson in 1941. It was constructed by Smith & Halseth. 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 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:** San Clemente Building Permits; Historic Resources Survey; Leslie Heumann and Associates, 1995.

- B13. **Remarks:** (none)

- B14. **Evaluator:** Historic Resources Group, Hollywood, CA
Date of Evaluation: 9/21/2006

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or #: 202 AVENIDA SERRA

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation Update

Photographs of the Subject Property, Continued:





