



Design Review Subcommittee (DRSC)

Meeting Date: February 11, 2015

PLANNER: John Ciampa, Associate Planner *JC*

SUBJECT: **Cultural Heritage Permit (CHP) 14-338, Donoso Residence**, a request for an addition, façade remodel, and deck extension for a legal nonconforming house located adjacent to a historic house. The project is located at 434 Calle Gomez.

BACKGROUND:

Project Description

The 1,524 square foot, single story house with a 737 square foot in-bank garage was constructed in 1975. Based on some preliminary analysis of the property, staff believes that when the garage built it was allowed to encroach into the required 18 foot setback to 10 feet because of the topography of the site. In 1975 discretionary approval was not required for a reduction in the garage setback for lots with steep topography. There is not sufficient evidence to show the lot meets the requirements for a reduced setback for an in-bank garage, therefore the structure is considered legal non-conforming at the present time. In 1999, a 297 square foot tower element was added along the west elevation.

The project proposes to add 669 square feet to the 1,821 square foot house. The deck along the Calle Gomez frontage is proposed to be enclosed and a new deck would extend from the new addition. The patio area along the south side of the house would be enclosed to enlarge the living room and add a laundry room. A new entrance would be added next to the garage. The project would also add a gable tile roof over the main portion of the house, new stucco finish, and wrought iron railings to modify the structure's contemporary Spanish design to a more traditional Spanish design.

Why DRSC Review is Required?

Design Review Subcommittee (DRSC) review is required because the project involves an addition to a legal non-conforming house that is adjacent to a historic structure. The Cultural Heritage Permit (CHP) requires the DRSC to evaluate the project to ensure it does not have negative impacts to the adjacent historic structure and is in character with the neighborhood.

Abutting historic resource at 429 Calle Gomez

The historic structure is located across the street from the subject property on Calle Gomez. The property is eligible as a contributor to a potential local historic district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea Period of

Development. Additional information about the historic resource is provided as Attachment 2.

ANALYSIS:

Development Standards

Table 1 outlines development standards and which aspects of the project meet these requirements.

Table 1- Development Standards

	Zoning Ordinance Requirements	Proposed
Building Height Maximum	25'	18.8'
Setbacks (Minimum):		
• Front	20'	20'
• Street Side Yard	10'	10'
• Side Yard	6'	6'
• Rear Yard	10'	11'
• Garage	18'	11'
Lot Coverage(Minimum):	50%	35%
Required Parking (Minimum):	2 spaces	3 spaces
Front Yard Landscaping Req. (Minimum):	50%	30%

Cultural Heritage Permit (CHP)

The project modifies the structure’s contemporary Spanish design by bringing it closer to a Spanish Colonial Revival design. The improvements to the façade to bring it closer to the Spanish Colonial Revival style include: gable roof with terra cotta tile, wrought iron railings, large stucco beams and columns to the new porch, wood headers, Spanish style garage doors, and new stucco finish. The project’s architecture is in character with the neighborhood, which consists of a mix of architectural styles, including Spanish Colonial Revival (historic house), modern, Mediterranean, and contemporary Spanish. The proposed addition and modifications to the house would still maintain the house as a single story and are not anticipated to create any massing impacts to the historic house.

The project was also evaluated because it proposes an addition to a legal non-conforming structure. The proposed additions expand the house by 42 percent and do not alter more than 50 percent of the exterior walls since 1996. The addition is modest in size and keeps the house to one story which ensures its compatibility with the neighborhood character. The façade remodel enhances the architectural style of the house and improves the character of the neighborhood.

Design Guidelines

Table 2 is 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
<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 project is consistent with the mix of architectural styles and one- and two-story structures in the neighborhood. The design of the additions and the façade remodel would enhance the Spanish design of the house.	The house is kept to one story and 18.8’ in height and will be in scale with the neighborhood. The project improves the architectural design of the house which improves its compatibility with the neighborhood.
<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.”	The house is maintained as a single story and the project would keep the house under 19’ and the architectural design does not create any massing impacts with the adjacent structures.	The project maintains the house’s modest scale and is in character with the neighborhood.
<i>Compatibility with Historic Resources. IV.E</i> “New development should preserve and be compatible with existing historic resources.”	Consistent. The project’s enhanced design is complementary to the historic house. The project does not create any massing or visual impacts because the historic house is located across the street and the height of the house would not be increased along the west elevation fronting the historic house.	The enhanced design and location of the project should improve its compatibility with the historic structure.

RECOMMENDATIONS:

Staff supports the project and recommends the following design modifications to improve the project’s consistency with the City’s Design Guidelines:

1. The existing white vinyl windows should be painted, if possible, to a traditional Spanish color or replaced with windows with a paintable surface. These windows detract from the architectural appearance of the house.
2. The glass block in the tower on the west elevation are not a traditional material and should be eliminated to improve the architectural design of the house.

3. The corbels to the new patio should modified to a traditional Spanish design to improve the architecture of the project.

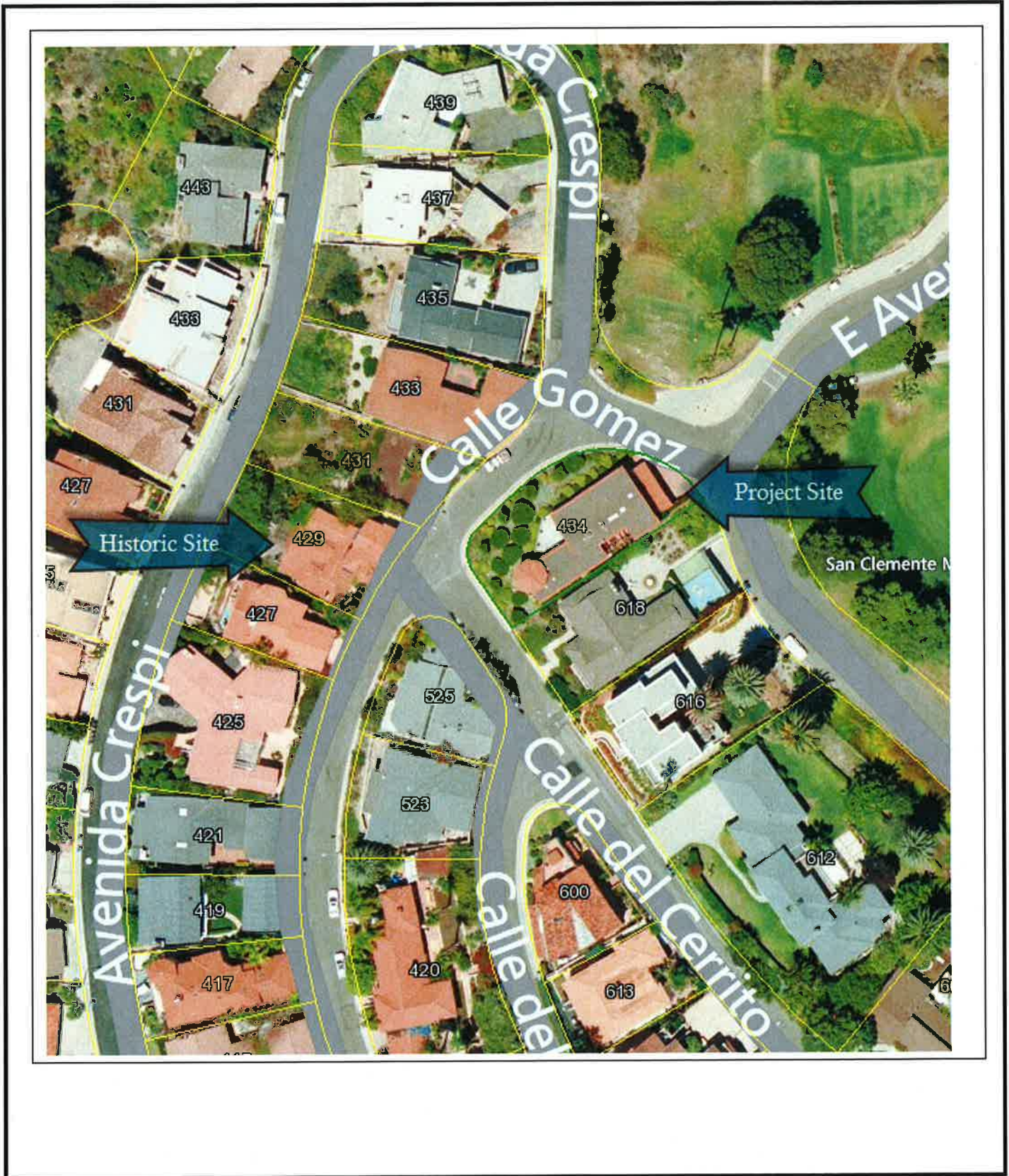
Attachments:

1. Location Map
2. DPR form for 434 Calle Gomez
3. Photographs
Plans



LOCATION MAP

CHP 14-336, Donoso Residence
434 Calle Gomez



PRIMARY RECORD

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: 429 CALLE GOMEZ

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 429 Calle Gomez City San Clemente Zip 92672
d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 060-051-06

P3a. Description:

The property contains a two-story single family residence with a irregular plan and wood-frame construction. The garage to the residence is at the street level, while the residence itself sits below the street level. Designed in the Spanish Colonial Revival style, it has a front-gable roof with clay tiles as well as a shed roof with clay tiles over the covered porch. The exterior walls are clad with smooth stucco. The primary facade includes a covered porch with wood porch supports and non-original iron elements. Spanish Colonial Revival elements of the residence include exposed rafter tails and a balcony. The fenestration consists of non-original wood casement 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:
East elevation, west view. May 2006.

P6. Date Constructed/Sources:
 Historic Both
 Prehistoric
1929 (F) Building Permit

P7. Owner and Address:
Willett, David Glenn
429 Calle Gomez

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:

CONTINUATION SHEET

Page 3 of 3

Resource Name or #: 429 CALLE GOMEZ

Recorded by: Historic Resources Group

Date: 9/19/2006

Continuation Update

Photographs of the Subject Property, Continued:

