




## Cultural Heritage Subcommittee (CHSC)

Meeting Date: February 25, 2015

**PLANNER:** John Ciampa, Associate Planner 

**SUBJECT:** **Cultural Heritage Permit 14-496, Petri Addition**, a request to consider an addition to a nonconforming residence located adjacent to a historic house. The project site is located at 204 West Paseo De Cristobal.

### **BACKGROUND:**

#### *Project Description*

The project proposes an addition to a legal-nonconforming residence. The residence is one-story with 902 square feet of floor area and has a 392 square foot detached guest house with an attached two car garage. The proposed project includes: a first floor addition of 570 square feet that would attach the house to the garage and guest house, 374 square foot addition for a new second story, and demolition of 139 square feet of the existing first floor. The proposed project would result in the demolition of 37 percent of the exterior walls of the structures and an addition of 72 percent (944 sq.ft.) which would bring the house to 2,099 square feet. Section 17.72.050.A of the Zoning Ordinance allows houses under 1,400 square feet to have an addition that brings the house up to 2,100 square feet, subject to the approval of a Minor Cultural Heritage Permit. The project also includes a façade remodel to modify the 1950s beach cottage to a craftsman design.

#### *Why is CHSC Review 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 and for expansions to legal non-conforming houses (under 1,400 sq.ft) that are more than 50 percent, up to 2,100 square feet. CHP applications are reviewed by the Cultural Heritage Subcommittee (CHSC) to ensure projects do not negatively impact historic structures, comply with the City's Design Guidelines and are compatible with the surrounding neighborhood.

#### *Historic Property*

The project site is adjacent to a historic house located at 201 Esplanade. The historic structure is located behind the subject property with the two lots partially sharing their rear lot lines. For additional information on the historic structure see Attachment 4.

*Site Data*

The subject site is a 9,338 square foot lot located in the Residential Low Density zone and Coastal Overlay (RL-CZ) at 204 West Paseo De Cristobal. The subject residence was constructed in 1954. Houses in the neighborhood have a mix of architectural styles that were constructed beginning in the 1950s. Many of the houses were remodeled and expanded from their original design.

**ANALYSIS:**

*Development Standards*

The residence is a legal-nonconforming structure because it does not comply with the required side yard setback for the house and the garage. The addition meets all height and setback development standards. Table 1 outlines development standards, the project’s consistency with them, and the non-conforming setbacks of the existing house and garage.

**Table 1 – Development Standards**

	<b>Code Requirements</b>	<b>Proposed project</b>
Building Height (Maximum)	25'	21'6"
Setbacks (Minimum):		
1. Front	20'	33'
2. Side Yard (East)	6'	5"*
3. Side Yard (West)	6'	2'2"*
4. Rear Yard	10'	44'7"
Lot Coverage	50%	25%
Required Parking (Minimum):	2 covered spaces	2 covered spaces
Front Yard Landscaping Req. (Minimum):	50%, 2-15 gallon trees	50%, 3 mature trees

\*Existing structure setbacks.

*Design Guidelines*

Below is an analysis of the project’s consistency with the Design Guidelines and the neighborhood.

**Table 2 – Design Guidelines**

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

*CHP Analysis*

The project site is located out of the Architectural Overlay and is not required to be a Spanish Colonial Revival design. The project proposes to modify the single story beach cottage to a two story craftsman design. The second story addition would be integrated into the existing house with a high quality architectural design and varying roof lines. The addition is centrally located on the house and is separated from the historic house by over 100 feet. The proposed addition is not anticipated to create negative impacts to the historic structure because the addition should not be visible from the street in front of the historic house and because of the topographic change between the properties and their respective streets.

**RECOMMENDATIONS:**

Staff supports the project with no recommended modifications and seeks CHSC concurrence and any additional comments. Following feedback from the CHSC, the application will be forwarded to the Planning Commission for final action.

***Attachments:***

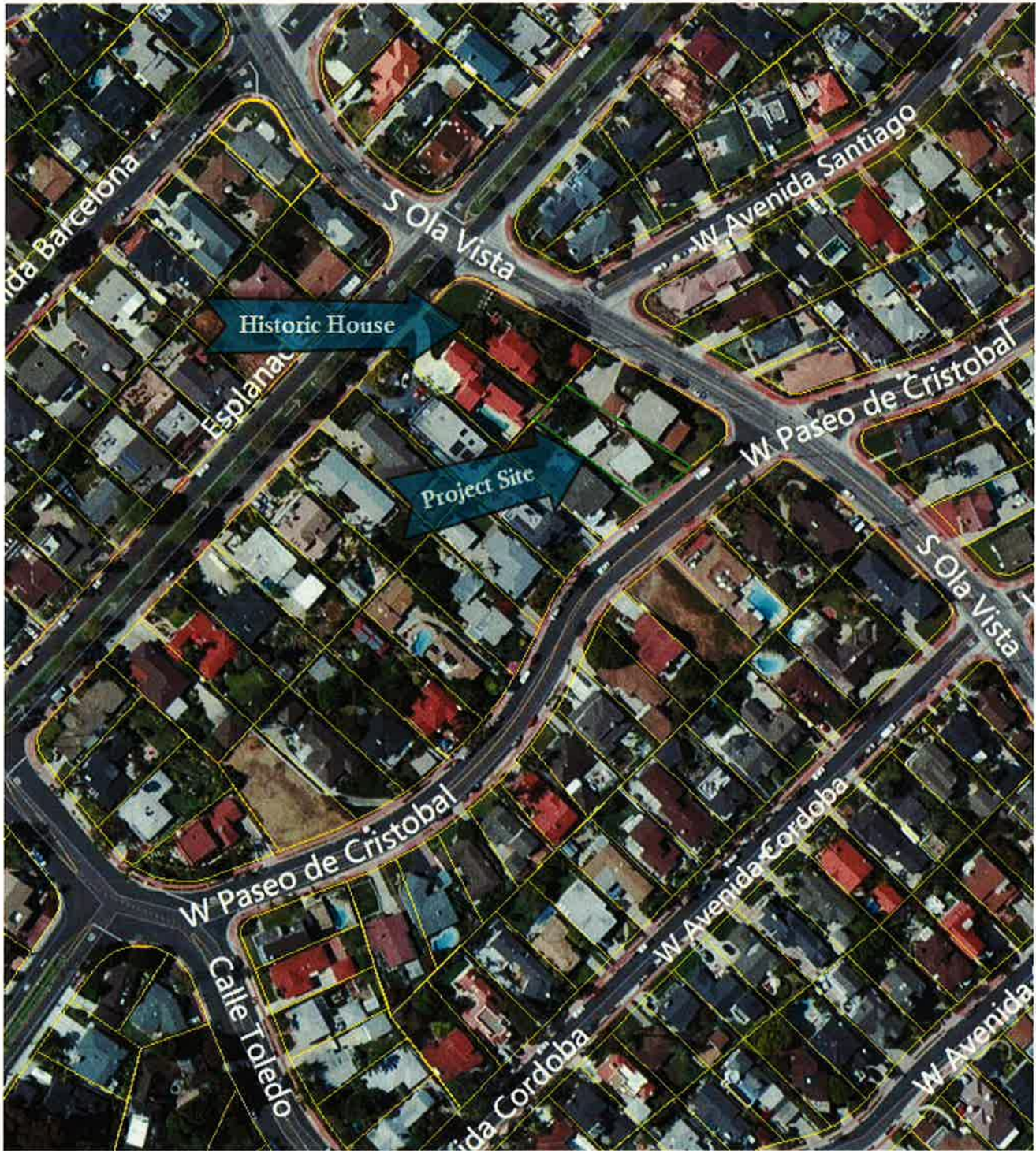
1. Location Map
2. Photos of existing neighborhood
3. Photos of historic property
4. DPR form for 201 Esplanade Plans



# LOCATION MAP

# ATTACHMENT 1

CHP 14-496, Petri Addition  
204 W. Paseo De Cristobal



No scale





LEFT FRONT



FRONT OF HOUSE



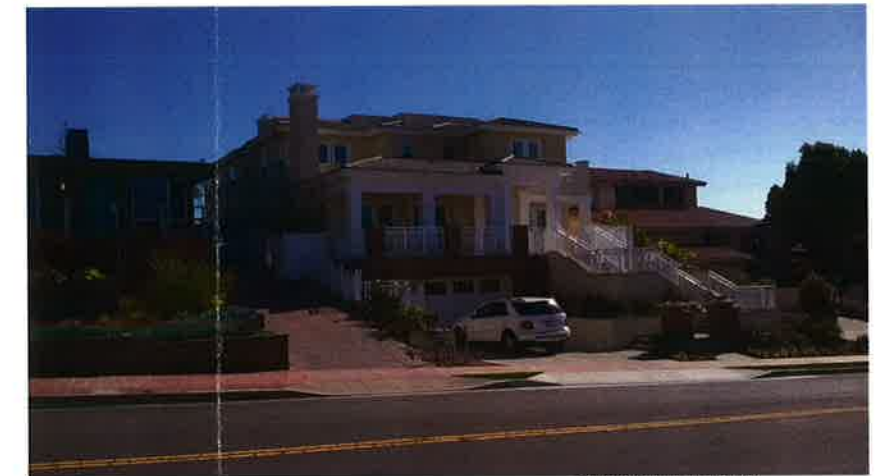
RIGHT FRONT



OPPOSITE LEFT



VIEW TOWARD HISTORIC STRUCTURE



OPPOSITE RIGHT



LEFT SIDE



AREIAL OF VICINITY



RIFHT SIDE

**PROJECT: PETRI REMODEL AND ADDITION  
204 W. PASEO DE CRISTOBAL  
SAN CLEMENTE, CA**









# PRIMARY RECORD

Other Listings

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

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Resource Name or #: 201 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 201 Esplanade City San Clemente Zip 92672  
d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 692-242-10

**P3a. Description:**

The property contains a one-story single family residence with an irregular plan and wood-frame construction. The residence sits atop a hill and includes concrete steps leading to the entryway. Designed in the Spanish Colonial Revival style, it has various rooflines including a low-pitch front-gable, low-pitch side-gable, and shed roof, all with clay tiles. The exterior walls are clad with original smooth stucco. The residence is asymmetrical in character, with various projecting bays. The fenestration consists of original wood casement and fixed windows throughout the residence. Other openings include decorative wood vents. The residence also includes its original entrance door. The entryway of the residence is enclosed by a low stucco wall. Spanish Colonial Revival elements of the residence include exposed rafter tails and a brick chimney with a decorative brick cap. A side courtyard is enclosed with a stucco wall. A garage with an addition including double garage doors and a window opening on the second elevation is located to the rear of the residence. The residence is in good condition. Its integrity is good.

**P3b. Resources Attributes:** 02 Single Family Property

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



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

**P6. Date Constructed/Sources:**  
 Historic  Both  
 Prehistoric  
1938 (F) Building Permit

**P7. Owner and Address:**  
Redmond, Michael J. & Georgia, W.  
201 Esplanade

**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:

DPR 523A (1/95) HRG

# BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: 201 ESPLANADE

**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:** Leo Smith

**b. Builder:** Leo Smith

**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 for Mrs. M.J. Brew in 1938. It was designed and constructed by Leo Smith. 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

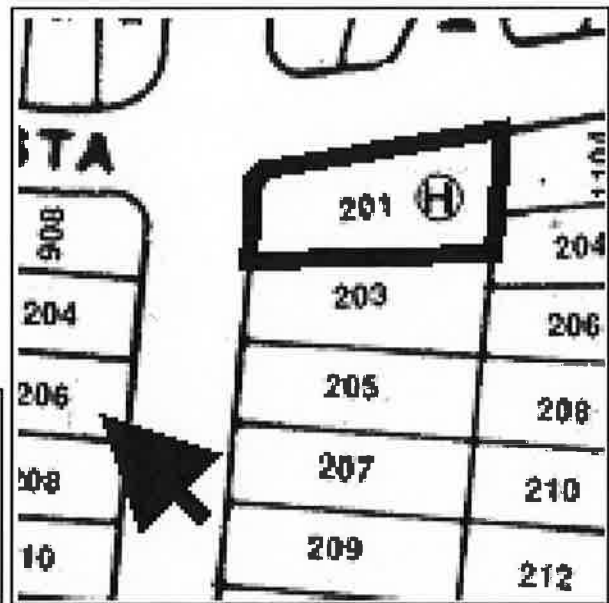
**B12. References:** San Clemente Building Permits; Historic Resources Survey, Leslie Heumann and Associates, 1995.

**B13. Remarks:** (none)

**B14. Evaluator:** Historic Resources Group, Hollywood, CA

**Date of Evaluation:** 9/19/2006

(This space reserved for official comments.)



# CONTINUATION SHEET

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Resource Name or #: 201 ESPLANADE

Recorded by: Historic Resources Group

Date: 9/19/2006

Continuation  Update

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

