



Cultural Heritage Subcommittee (CHSC)

Meeting Date: March 11, 2015

PLANNER: John Ciampa, Associate Planner

A handwritten signature in black ink, appearing to be "JC", is written over the name John Ciampa.

SUBJECT: **Amendment to Cultural Heritage Permit 14-168/ Amendment to Minor Exception Permit 14-249, Pearce Residence**, a request to amend the approved design for an addition to a single family residence that is located adjacent to a historic house. The project site is located in the Residential Low (RL) zoning designation at 139 West Avenida Cadiz.

BACKGROUND:

Project Description

On August 6, 2014 the Planning Commission approved a first and second story addition to the subject house. After approval, the applicant discovered the project's cost exceeded their budget. The applicant proposes modifications to reduce the cost of the project. The revised project consists of a 781 square foot bedroom and master bedroom addition at the first floor and a 674 square foot addition for a new second floor. The proposed project also includes a covered patio off of the new master bedroom. The additions would expand the 870 square foot house to 2,325 square feet.

Why CHSC 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 negatively impact historic structures and comply with the Design Guidelines.

Site Data

The subject site is a 5,000 square foot lot located in the Residential Low zoning district. This one story house was built in 1949 and is a typical example of the beach cottage design from the Post World War II era. The street is sloped towards the ocean with lots that step down with the topography. The subject site sits approximately two feet above and below the adjacent properties.

Historic Resource

The project site is adjacent to a historic house located at 137 Avenida Cadiz. The one-story, single-family residence was designed by Virgil Westbrook and built in 1929. The historic house is eligible as a contributor to a potential local district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea Period of Development (1925-1936). More information about the historic house is provided as Attachment 2.

ANALYSIS:

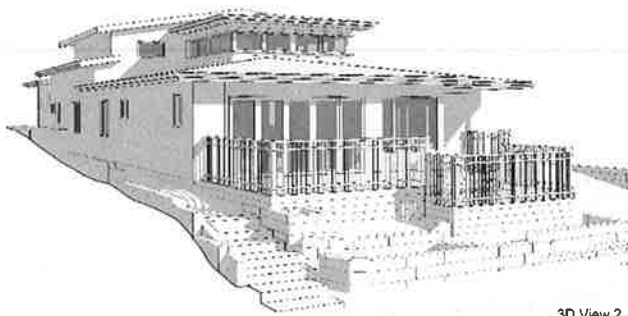
The proposed development complies with the development standards for the RL zone, with the exception of the proposed rear yard setback, as described in Table 1.

Table 1- Development Standards

	<i>Required</i>	<i>Proposed/Existing</i>
<u>Setbacks (Minimum)</u>		
Front to Primary Structure	20	20'3"
Front Street-facing Garage	18'	33'
Side	5'	5'
Rear	10'	8'6"
<u>Lot Coverage (Maximum)</u>	50%	45.4%
<u>Building Height (Maximum)</u>	25'	18.85'
<u>Parking (Minimum)</u>	1**	1

*MEP is requested for a reduction in the required rear yard setback.

** Houses built before 1962 only required one parking space and are considered conforming.



Approved



Proposed

Minor Exception Permit

A Minor Exception Permit (MEP) is requested for a rear yard setback reduction from 10 feet to 8.5 feet (15 percent). The MEP requires the reduction not create a negative impact on the adjacent properties. The reduction would allow the additional bedroom and bathroom to be located on the first floor. By keeping the majority of the addition on the first floor, the second story massing is reduced so the design of the house would be more compatible with the adjacent historic house. The request is consistent with properties in the area as several houses have rear yard setbacks that are less than 10 feet or have accessory structures that are located on or near the rear and side property lines.

Cultural Heritage Permit

Below is an analysis of the project’s consistency with the Design Guidelines and it’s compatibility with the historic house.

Table 2 – Design Guidelines

Design Guideline or Policy	Project Consistency	Comments
<p>II.B Relationship to Neighboring Development <i>“All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood.”</i></p>	<p>Consistent. The proposed project is consistent with the mix of architectural styles and one and two story houses in the neighborhood. The design of the addition is also compatible with the historic house.</p>	<p>The house is kept to two stories and under 19 feet in height and has stucco siding and composition roofing to be consistent with the existing house. The mass of the addition would be at the back half of the house and is less than many other houses on the street.</p>
<p>IV.E. Compatibility with Historic Resources. <i>“New development should preserve and be compatible with existing historic resources.”</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. The driveway of the historic house provides additional separation between the two structures to reduce the massing of the project. The second story addition is kept under 19 feet and is located towards the back of the house to reduce the mass to the historic structure.</p>	<p>The design and location of the addition is compatible with the historic house and does not create any negative visual or physical impacts to the historic house.</p>

The project’s design is reviewed to ensure that it does not have a negative visual or physical impact to the adjacent historic house and is compatible with the neighborhood. The first and second floor additions are located towards the back of the house and are kept to under 18 feet to reduce their visibility. The historic house and the subject property have an increased separation because of the driveway access to the garage at

the back of the historic house. The historic house also sits at a higher pad elevation than the subject property which further reduces the potential massing impacts. The second story's low profile and location reduces the project's mass so it would not impact the integrity of the historic resource. Staff originally felt that the second story addition appears unbalanced and modifications might need to be made to address the issue; however, the addition is located 53 feet back from the front property line which would result in limited visibility of the second story so staff is not concerned with the design of the second story.

RECOMMENDATIONS:

Staff supports the project with no recommendations because the amendment is less intense than the previous project and there should be no impacts to the adjacent historic house. Staff seeks CHSC concurrence and requests any additional comments. The item, along with CHSC comments, will be forwarded to the Zoning Administrator because the proposed amendment only involves minor modifications to the originally approved project.

Attachments:


1. Location Map
2. DPR Form for 137 Avenida Cadiz
3. August 6, 2014 Planning Commission Report
4. Photos
Plans



LOCATION MAP

CHP14-168/MEP 14-249, Pearce Residence
139 Avenida Cadiz



No scale 

CONTINUATION SHEET

Page 1 of 2

Resource Name or #: 137 W AVENIDA CADIZ

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

PROPERTY NAME	Unknown
HISTORIC NAME	Unknown
PROPERTY ADDRESS	137 W Avenida Cadiz
ASSESSOR PARCEL NUMBER	692-143-50
PROPERTY TYPE	Single-family residential
OTHER DESCRIPTION	
DATE OF CONSTRUCTION	1929 (F) Building Permit
<hr/>	
INTEGRITY	No substantial changes post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.
SIGNIFICANCE	This one-story single family residence was built for Luella Kale, designed by Virgil Westbrook and constructed by F. S. S. Hallberg in 1929. 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 (1925-1936).
STATUS CODE	3D
STATUS	Appears eligible for the National Register as a contributor to a National Register eligible district through survey evaluation. The property 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.
<hr/>	
Project	City of San Clemente Historic Resources Survey Update
Prepared for	City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673
Prepared by	Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028

CONTINUATION SHEET

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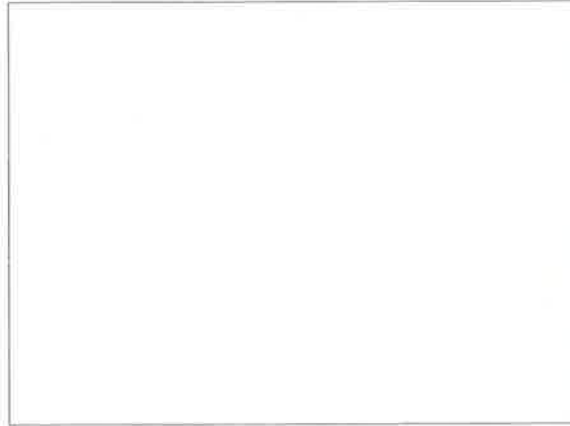
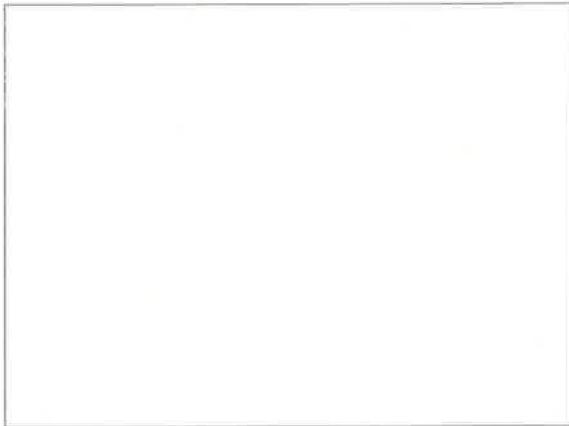
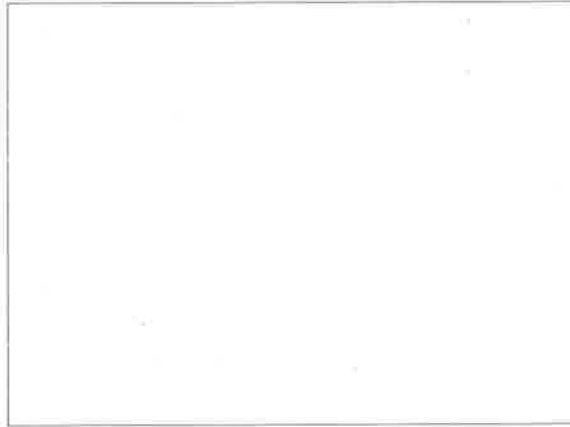
Resource Name or #: 137 W AVENIDA CADIZ

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

Photographs of the Subject Property:





STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: August 6, 2014

PLANNER: John Ciampa, Associate Planner

SUBJECT: Cultural Heritage Permit 14-168/Minor Exception Permit 14-249, Pearce Residence, a request for 15 percent reduction of the rear yard setback for an addition to a house that is adjacent to a historic resource. The project site is located at 139 West Avenida Cadiz.

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 (CHP), 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 the Zoning Ordinance including, but not limited to, height, setback, and color.
- c. The project's architectural treatment complies with the architectural guidelines in the City's Design Guidelines.
- d. The project's general appearance is in keeping with the character of the neighborhood.
- e. The project's 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.

Minor Exception Permit (MEP), Section 17.16.090

- a. The requested minor exception will not interfere with the purpose of the zone or the standards of the zone in which the property is located.
- b. The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the Minor Exception Permit.
- c. The approval or conditional approval of the Minor Exception Permit will not be detrimental to the health, safety or welfare of the general public.

BACKGROUND

The property is a 5,000 square foot lot located within the Residential Low (RL) zoning district. The single-story, 870 square foot house was built in 1949 with an attached one car garage. The project would expand the living area of the first floor and add a new second story for the beach cottage house.

Development Management Team

The City's Development Management Team (DMT) reviewed the request and determined the project meets City standards and requirements. Recommended conditions of approval are included in the attached draft resolution (Attachment 1).

Noticing

Public notices were distributed and posted per City and State requirements. No public comment have been received on the project.

Historic Resource Information

The project site is adjacent to a historic house located at 137 Avenida Cadiz. The one-story, single-family residence was designed by Virgil Westbrook and built in 1929. The historic house is eligible as a contributor to a potential local district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea Period of Development (1925-1936). More information about the historic house is provided as Attachment 3.

PROJECT DESCRIPTION

The project proposes to demolish an accessory structure at the back of the lot and an illegal bedroom addition. The addition is proposed to expand the house to 2,242 square feet, which includes the proposed second floor storage area. The project would add 718 square feet for a master bedroom and bathroom on the first floor, and 654 square feet for a new second story living and storage areas.

Development Standards

Table 1 outlines how the project meets the RL development standards:

Table 1 - Development Standards

Development Standard	Zoning Requirement	Existing/Proposed
Building Height Maximum	25'	17.71'
Setbacks (Minimum):		
Front	20'	20'3"
Side Yard	5'	5'

Development Standard	Zoning Requirement	Existing/Proposed
Rear	10'	8'6"*
Parking Spaces	1**	1

*A Minor Exception Permit is requested for a reduction in the rear yard setback for the house.

** Houses built prior to 1962 are considered legal conforming with only one parking space.

Architecture

The project's continues the beach cottage architectural design of the house. Stucco, wood, and corrugated metal siding are proposed for the addition. The first floor addition continues the low pitched roof line and stucco walls. The front of the house is improved with new folding doors that open to the existing deck. The enclosed stairway behind the garage would be constructed with corrugated metal siding. The second story addition is stepped in from the first floor to provide additional separation from the historic house. The north elevation that is exposed to the historic house would have stucco and wood siding. The location of the second floor addition and its low pitched roof reduces the mass of the project towards the adjacent historic property and improves the projects compatibility with the neighborhood.

PROJECT ANALYSIS

Minor Exception Permit

A Minor Exception Permit (MEP) is requested for a rear yard setback reduction from 10 feet to eight feet six inches (15 percent). As part of the review of the MEP staff ensures the proposed reduction does not have a negative impact on the adjacent properties. The reduction to the rear yard setback would allow the additional bedroom and bathroom to be located on the first floor. By keeping the majority of the addition on the first floor, the second story massing is reduced so the design of the house would be more compatible with the adjacent historic house. The request is consistent with properties in the area as several homes have rear yard setbacks that are less than 10 feet and/or accessory structures that are located on or near the side and rear property lines.

Cultural Heritage Permit

A Cultural Heritage Permit (CHP) is required because the project is adjacent to a historic residence. The CHP ensures development does not have a negative physical or visual impact on historic structures, are compatible with the neighborhood, and consistent with the Design Guidelines.

The project complies with the required findings for the following reasons:

1. The project design is consistent with the mix of architectural styles in the neighborhood that include: Spanish Colonial Revival, mid-century, beach cottage, and Cape Cod.
2. The second floor addition is centrally located on the house and inset to articulate the second story addition and avoids a visual or physical impact to the historic house.

3. The roof material, stucco, and wood siding of the project facing the historic house are consistent with the Design Guidelines.
4. The 1,372 square foot addition is located within the required setbacks for the RL zoning district with the exception of the rear yard setback, and would be architecturally consistent with the house.

Cultural Heritage Subcommittee

The Cultural Heritage Subcommittee (CHSC) reviewed the project on the June 25, 2014 and supports the project because the addition’s location and proportions are sensitive to the historic house. The CHSC also believed the requested MEP was warranted because it ensured less mass on the new second floor and the project would not result in a negative impact to the adjacent properties.

GENERAL PLAN CONSISTENCY

Table 2 summarizes how the proposed use is consistent with adopted policies outlined in the City of San Clemente General Plan.

Table 2 - General Plan Consistency

Policies and Objectives	Consistency Finding
<p>HP-2.06 <i>New Development.</i> 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>The project is compatible with the adjacent historic property in that the addition and exterior facade improvements maintain the house as a single family residence and does not have a negative visual or physical impact to the historic house because of the location of the addition and the project design.</p>

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):

The Planning Division completed an initial environmental assessment of the project per the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission determine 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 of 1,372 square feet and exterior improvements would not result in an increase of more than 10,000 square feet.

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

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

This is the recommended action. This action would result in the adoption of Resolution No. PC 14-031.

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 project, such as architectural modifications to reduce the massing or size of the addition.

3. The Planning Commission can deny of the proposed project.

This action would result in the Planning Commission denying of the project. This would require staff to draft a new resolution for recommending denial of the project. The Commission should cite reasons or findings for its denial.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission approve CHP 14-168/MEP 14-249, Pearce Residence, subject to the attached Resolution and Conditions of Approval.

Attachments:

1. Resolution PC14-031
Exhibit A: Conditions of Approval
 2. Location Map
 3. DPR form for 137 Avenida Cadiz
 4. June 25, 2014 CHSC Meeting Minutes
 5. Photographs
- Plans





