



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: June 3, 2015

PLANNER: John Ciampa, Associate Planner *JC*

SUBJECT: 407 Avenida Santa Barbara – Cultural Heritage Permit 14-073/Lot Line Adjustment 15-156/Minor Exception Permit 15-157 – Santa Barbara Apartments

Public Hearing to consider a request to demolish an existing house and construction of a three-unit residential building with a reduced garage setback, and a lot line adjustment within 300 feet of multiple designated historic structures. The project is located in the Residential High Density Zone and Coastal Zone Overlay (RH-CZ) at 407 Avenida Santa Barbara.

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, to approve and addition, remodel and deck extension for a historic house.

- 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/use preserves and strengthens San Clemente's historic identity as a Spanish village.
- g. The City finds that the proposed modifications, alterations, or additions are sufficiently in conformance with the Secretary of the Interior Standards for the Treatment of Historic Properties and the San Clemente Design Guidelines to substantially further the City's goals of historic preservation.

Minor Exception Permit (MEP), Section 17.16.090, to allow a reduced garage setback.

- 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; and
- 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.
- d. The slope of the front of the lot is significant enough in both length and width that requirement of the standard front yard setback will result in significant grading and/or fill.
- e. The proposed project reduces the need for mass grading and/or fill and allows the structures on the site to follow the natural topography of the site.

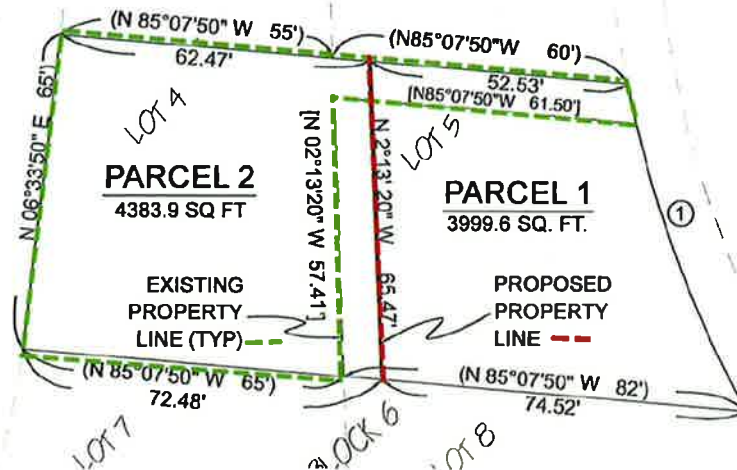
BACKGROUND

On May 16, 2007, the subject property received an approval for the construction of a four story triplex with an in-bank garage. In 2009, the project's approval expired. The applicant is now proposing a similar project.

Site

The 3,898 square-foot interior lot is improved with a one story, single-family house, built in 1947. The lot is significantly sloped upwards from the street with a series of low retaining walls that step up a 16 foot grade from the front to the rear of the lot. The house is located towards the back of the lot and would be demolished as part of this project. The property is located in the City's Residential High Density zoning district, and Coastal Zone (RH-CZ) and is surrounded by several multi-family structures. The lot abuts two designated historic properties at the rear, which face Avenida Victoria. The project's relationship to these structures as well as the other historic structures within 300 feet is discussed later in the staff report.

The proposed LLA eliminates the flag lot configuration of the subject property. Current subdivision code does not allow flag lots to this will eliminate this configuration, making these lots more conforming. This modification benefits the historic property because it provided additional separation from the adjacent property lines and eliminates the potential for development along the side property line. The lot line adjustment will not result in either lot being reduced in size and will convert the lots back to a traditional rectangular configuration, where they will only share the rear property line (shown below in red). The owner of the historic property is supportive of the proposed LLA and project. The LLA is an administrative permit that is approved by the City Engineer. Condition of approval #5 requires approval of the LLA prior to the issuance of building or grading permits.



Development Management Team Meeting

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. One letter was received by the public and is provided as Attachment 7.

Adjacent Historic Resources

The project is located within 300 feet of nine designated historic structures. Of those nine, the project abuts two at 306 and 308 Avenida Victoria and is located in close proximity to 404 Monterey Lane. Staff has included the DPR forms for the three closest properties, which have the greatest potential to be effected by the proposed development, as Attachment 3. Attachment 2 identifies the locations of the historic structures within 300 feet of the project site.

PROJECT DESCRIPTION

The applicant proposes to construct a new triplex with a basement level garage. The structure would consist of four levels of habitable space over the garage. The three units range from 1,793 to 2,377 square feet in size. Each unit has a private deck and has access to the garage with an elevator.

Development Standards

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

Table 1 - Development Standards

<i>Standard</i>	<i>Zoning Ordinance</i>	<i>Proposed</i>
<u>Density</u> (Maximum)	3 units	3 units
<u>Setbacks</u> (Minimum)		
Front to Primary Structure	10'	10'2"
Front to Street-facing Garage	18'	10'2"
Interior/Street Side	5'	5'
Rear	5'	8'
<u>Lot Coverage</u> (Maximum)	55%	55%
<u>Building Height</u> (Maximum)	45'	41'6"
<u>Parking</u> (Minimum)	8 spaces	8 spaces

Architecture

The proposed triplex is designed with Spanish Colonial Revival architecture to be consistent with the adjacent historic structures and the newer development in the area. The applicant has incorporated traditional Spanish Colonial Revival materials such as single-barrel clay tile, wood rafter tails, smooth hand-trowelled stucco, vertically-oriented windows, copper gutters, wood trellis, and wrought iron railings. The project was modified to address the DRSC’s concerns regarding massing impacts and its compatibility with the adjacent historic structures as discussed later in the report. To address these concerns the applicant modified the side and rear elevations with additional pop-out features and varied roof heights to break up the wall plains to create additional articulation.

The adjacent property located at 409 Avenida Santa Barbara was improved with a similar Spanish Colonial Revival, four story, four-plex that was constructed in 2008. The adjacent project was also designed by, Michael Luna, the same architect designing the proposed project. Both projects utilized the height permitted in the RH zone and have upper floor setbacks on the front and rear elevations. The design of the project is consistent with the mass and architecture of new development in the area.

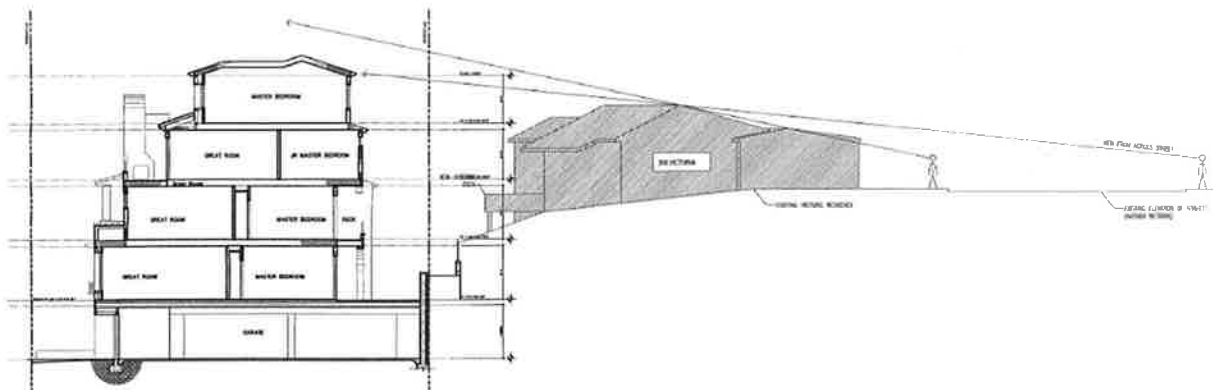
PROJECT ANALYSIS

Cultural Heritage Permit

A Cultural Heritage Permit (CHP) is required to ensure the project does not have a negative impact on the historic resources and is consistent with the Design Guidelines.

The project must be compatible with the adjacent and nearby historic structures and not create negative impacts to these resources. The design, location, and separation all are considered when evaluating and determining if a structure is compatible with historic

structures. The project's Spanish Colonial Revival architecture is compatible with the historic structures. The applicant provided a cross-section on sheet A4.1 (shown below) of the plans to show the building separation from the adjacent historic structures, topography, and context of the site. The cross-section illustrates how the historic houses' building pads are on a higher elevation and therefore, the perceived height of the proposed structure is lower than the actual height. This topography change between lots would ensure proper perspective of light and air between the properties and not result in significant massing impacts. The rear and side elevations provide articulation with building step backs on each of the floors, wall plane breaks, building pop-outs, and varied roof heights to break up the building mass. The third and fourth floors are setback 11 and 13 feet respectively from the rear property line to provide separation from the adjacent historic resources and reduce mass.



The DRSC and staff reviewed the project in context with the recently developed properties and the RH zoning. The project is compatible in scale, mass, and architecture with adjacent development. The RH zoning for the area allows for structures that are up to 45 feet tall. The topography of the site creates a unique circumstance that allows for a taller structure that is adjacent to single story historic structures. The project is located close to the front of the lot to maximize the separation for the adjacent historic structures. The design elements of the project and the topography of the site makes the project compatible with the historic structures that are adjacent to, and within 300 feet.

Minor Exception Permit

The project proposes a reduced setback for the garages to allow a 10 feet 2 inch setback when 18 feet is required. The steep topography of the site meets the requirements to allow a reduced garage setback as identified in Section 17.32.050.E of the Zoning Ordinance. The topography of the lot would allow for a garage setback of five feet; however, the project is only proposing a setback of 10 feet. The reason reduced garage setbacks are allowed is to avoid the need for significant grading and the creation of unsightly tall retaining walls. The request allows for the required parking to be screened from view with the garage gate to comply with General Plan policy LU-1.05 (as shown in Table 3). Due to the narrow lot depth and its steep topography the site design needs the reduced setback to accommodate the parking. The reduced setback for the garage is consistent with the required 10 foot front yard setback for the structure in the RH zoning district so the request would not modify the

footprint of the structure. The request is also consistent with five other properties on the street that have reduced garage setbacks.

Cultural Heritage Subcommittee Review

The Cultural Heritage Subcommittee (CHSC) reviewed the project on January 15, 2014. The CHSC supports the proposed project with the following recommended modifications identified in Table 2.

Table 2 - CHSC Concerns and Project Modifications

<i>CHSC Concerns</i>	<i>Project modifications</i>
Compatibility with the adjacent historic structures and concerns with the project's mass.	<i>Modified as Requested.</i> Modifications made to incorporate varied wall planes and roof lines, and third and fourth floor setbacks.
Inadequate separation from the adjacent historic structures which could result in a canyonization effect.	<i>Modified as Requested.</i> The cross-section provided shows the buildings separation and topography change between building pads.
Lower floors should have windows should have divided lite	<i>Modified as Requested.</i> The lower floors have been modified to have windows with divided lite.
Larger trees should be added to the rear of the property to provide a more vertical canopy	<i>Modified as Requested.</i> Larger canopy trees have been added to the landscape plan.
Garage doors should be added to be consistent with General Plan Policy LU-1.05	<i>Modified as Requested.</i> A wrought iron gate has been added to the front of the garage to screen the parking area.

GENERAL PLAN CONSISTENCY

Table 3 summarizes how the use is consistent with adopted policies outlined in the City of San Clemente General Plan.

Table 3 - General Plan Consistency

Policies and Objectives	Consistency Finding
<p><i>UD-5.01. Outdoor Spaces. For multi-family residential, mixed use and commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios, paseos, plazas, gardens, covered walkways, rooftop terraces, verandas and other outdoor spaces enclosed by architectural or landscape elements, and encourage the same for other types of development.</i></p>	<p>The small size of the site does not allow for the use of courtyards; however the applicant has incorporated decks for all of the units to allow for outdoor spaces.</p>
<p><i>UD-5.10. Scale and Massing. We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.</i></p>	<p>Project incorporates articulation, setbacks, and varying wall planes on the side and rear elevations to reduce massing to the historic and adjacent properties.</p>
<p><i>UD-5.14. Building Design with Topography. Building design shall consider the site's natural topography, public view corridors and adjacent building profiles so that canyonization is avoided.</i></p>	<p>The upper floors are pushed back and provide additional articulation to reduce the project's massing and improve its compatibility with the historic houses and the neighborhood.</p>
<p><i>HP-2.06 New Development. 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.</i></p>	<p>The visual analysis shows that the separation between the structures should not result in massing impacts to the adjacent historic structures.</p> <p>The project would be one level taller than the adjacent historic houses. The 3rd and 4th floors are stepped back 11 and 13 feet from the rear property line, respectively. The additional pop-outs and setbacks on the upper floors reduce the massing of the project.</p>

Policies and Objectives	Consistency Finding
<p><i>LU-1.05. Multi-Family Residential Uses. We require that multi-family residential projects be designed to convey a high level of quality and distinctive neighborhood character in accordance with the Urban Design Element and Zoning Code. New multi-family housing development projects shall:... c. visually hide or buffer subterranean parking garages.</i></p>	<p>The project incorporates Spanish Colonial Revival elements that are of high quality. The proposed wrought iron gates screens underground parking area from views from the street.</p>

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):

The Planning Division completed an initial environmental assessment for the above matter in accordance with the California Environmental Quality Act (CEQA). It was determined that the project is categorically exempt per CEQA Guidelines Section 15303(b) because it involves new construction of a new structure (a multi-family structure totaling no more than six units).

CALIFORNIA COASTAL COMMISSION REVIEW

The subject property is located within the Coastal Zone. Although the property meets the geographic area criteria of Categorical Exclusion Order, it does not meet the conditions of the Exclusion Order because the project is replacing a single family residence with a multi-family property. Therefore, the project is subject to the permit requirements of the California Coastal Act.

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

1. The Planning Commission can concur with staff and recommended approval of the proposed project to the City Council.

This is the recommended action. This action would result in the adoption of Resolution No. PC 15-024, and approving of the project.

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 to make the project more compatible with the historic house.

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 denial of the project. The Commission should cite reasons or findings for its denial.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission approve CHP 14-073 and MEP 15-157, Santa Barbara Apartments, subject to the attached Resolution and Conditions of Approval.

Attachments:

1. Resolution PC15-024
2. Location Map
3. DPR forms
4. CHSC Staff Reports
5. CHSC Meeting Minutes
6. Photographs
7. Public Comment
8. Landscape Photos
Plans

ATTACHMENT 1

RESOLUTION NO. PC 15-024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 14-073, AND MINOR EXCEPTION PERMIT 15-157, SANTA BARBARA APARTMENTS, A REQUEST TO ALLOW THE DEVELOPMENT OF A TRIPLEX WITH A REDUCED GARAGE SETBACK THAT IS ADJACENT TO TWO HISTORIC RESOURCES AND WITHIN 300 FEET OF MULTIPLE HISTORIC STRUCTURES LOCATED AT 407 AVENIDA SANTA BARBARA

WHEREAS, on March 5, 2014, an application was submitted, and deemed completed on May 7, 2015, Michael Luna, 1531 North El Camino Real, suite A, CA 92672, for a Cultural Heritage Permit and Minor Exception Permit to allow the construction of a triplex with a reduced garage setback that is within 300 feet of multiple historic resources and a lot line adjustment. The project is located within the Residential High (RH) zoning district at 407 Avenida Santa Barbara. The legal description being Lot 4, of Block 6, of Tract 785, Assessor's Parcel Number 692-025-21; and

WHEREAS, the Planning Division completed an initial environmental assessment of the above matter in accordance with California Environmental Quality Act (CEQA) and recommends the Planning Commission determine this project is categorically exempt from CEQA as a Class 3 exemption pursuant to CEQA Guidelines Section 15303(b) because the project involves new construction of new structure (a multi-family structure totaling no more than six units); and

WHEREAS, on March 27, September 25, 2014, and March 19, 2015 the City's Development Management Team reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

WHEREAS, on October 29, 2014, and April 15, 2015, the City's Design Review Subcommittee considered the project and supported it with recommended modifications to the design; and

WHEREAS, on June 3, 2015, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by the applicant, City staff, and other interested parties.

NOW, THEREFORE, the Planning Commission of the City of San Clemente hereby resolves as follows:

Section 1: This project is categorically exempt from CEQA as a Class 3 exemption pursuant to CEQA Guidelines Section 15303(b) because the project involves new construction of new structure (a multi-family structure totaling no more than six units).

Section 2: With respect to Cultural Heritage Permit 14-073, the Planning Commission finds as follows:

- A. The proposed use is permitted within the subject zone pursuant to the approval of a Cultural Heritage Permit and complies with the San Clemente General Plan in that the project meets the density requirements for the zone and is located within the required setbacks for the Residential High (RH) zoning district, with the exception of the request for the continuation of the legal nonconforming side yard setback.
- B. The architectural treatment of the project complies with the Zoning Ordinance including, but not limited to, height, setback, and color; in that the triplex will conform to all of the development standards for the RH zone, with the exception of the MEP for a reduced driveway setback.
- C. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines in that the structure will be in scale with the neighborhood, and the architectural design reduces massing to the adjacent properties with the incorporated building setbacks, varied wall planes, and roof heights.
- D. The general appearance of the proposal is in keeping with the character of the neighborhood in that the triplex is a stepped design with additional setbacks for the upper floors for the front and rear elevations. The size of the triplex is consistent with adjacent structures and is a Spanish Colonial Revival design to be compatible with the historic structures.
- E. The proposed use will not be detrimental to the harmonious development of the City in that the project does not exceed the allowed density for the RH zone and conforms to all setbacks, height, and lot coverage, with the exception of the MEP for a reduced garage setback. The proposed addition will not have any massing impacts to the adjacent properties because of the architectural design. The reduced garage setback is consistent with other structures in the area.
- F. The proposed project will not have negative visual or physical impact upon the adjacent historic structures in that the second story addition is in scale with the adjacent historic structures and the multiple historic structures within 300 feet of project in that the project incorporated building setbacks, varied wall planes and roof heights.

Section 3: With regard to Minor Exemption Permit (MEP) 15-157, the Planning Commission finds as follows:

- A. The requested minor exception will not interfere with the purpose of the zone or the standards of the zone in which the project is located in that the

proposed triplex complies with the San Clemente General Plan, in that the use will comply with the density and development standards of the RH zone, with the exception of the requested reduction in the garage setback.

- B. The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the MEP for the following reasons:
1. The structure will still conform to the required front yard setback of 10 feet for the RH zoning designation.
 2. Similar projects in the area have garages with reduced setbacks.
 3. The reduced setback will allow the garage gate to screen the garage from the public street.
- C. The conditional approval of the MEP will not be detrimental to the health, safety or welfare of the general public in that the project will be constructed in compliance with all required Building, Safety, and Fire codes.
- D. The slope of the front of the lot is significant enough in both length and width that requirement of the standard front yard setback will result in significant grading and tall retaining walls. The reduction in the setback will comply with the building setback for the RH zone and allow for a garage door to screen the parking.
- E. The proposed project reduces the need for mass grading and/or fill and allows the structures on the site to follow the natural topography of the site. The project will stepped up the lot. The reduction in the garage setback will avoid tall retaining walls.

Section 4: The Planning Commission of the City of San Clemente hereby approves CHP 14-073, and MEP 15-157, Santa Barbara Apartments, a request to allow the construction of a triplex with a reduced garage setback that is within 300 feet of multiple historic resources subject to the above findings, and the conditions of approval attached hereto as Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on June 3, 2015.

Chair

TO WIT:

I HEREBY CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of San Clemente on June 3, 2015, and carried by the following roll call vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
ABSENT: COMMISSIONERS:

Secretary of the Planning Commission

EXHIBIT A**CONDITIONS OF APPROVAL
Santa Barbara Apartments
CHP 14-073 and MEP 15-157**

1. The owner or designee shall develop the approved project in conformance with the site plan, elevations, and any other applicable submittals approved by the Planning Commission on June 3, 2015, subject to these Conditions of Approval.

Any deviation from approved submittals shall require that, prior to the issuance of building permits, the owner or designee shall 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 Planning Commission, as appropriate. (PInG.)_____

2. 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/City Council Approval June 1, 2010]* (PIng.)_____

3. The owner or designee shall have the right to request an extension of CHP 14-073, MEP 15-157 if said request is made and filed with the Planning Division prior to the expiration date as set forth herein. The request shall be subject to review and approval in accordance with Section 17.16.160 of the Zoning Ordinance. *[Citation - Section 17.12.160 of the SCMC]* (PIng.)_____

4. CHP 14-073, MEP 15-157 shall become null and void if the use is not commenced within three (3) year from the date of the approval thereof. 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]* (PIng.)_____

A use shall be deemed to have lapsed, and CHP 14-073, MEP 15-157 shall be deemed to have expired, when a building permit has been issued and construction has not been completed and the building permit has expired in accordance with applicable sections of the California Building Code, as amended. *[Citation - Section 17.12.150.C.1 of the SCMC]* (PIng.)_____

5. Prior to the issuance of a building or grading permit the Lot Line Adjustment must be approved and finalized by the Engineering Division and any other necessary government agencies. ■■(ENG) (PIng.)_____

6. All exterior details shall be approved by the Planning Department prior to purchase and installation. ■■ (PIng.)_____

7. Prior to issuance of building permits, the owner or designee shall submit for review and obtain approval of the City Planner or designee for plans indicating the following:
(PIng.)_____

A. Two-piece clay tile roofing shall be used with booster tiles on the edges and ridges and random mortar packing. The mortar shall be packed on 100 percent of the tiles in the first two rows of tiles and along any rake and ridgeline, and shall be packed on 25 percent of the tiles on the remaining field. Mortar packing shall serve as bird stops at the roof edges. The volume of mortar pack to achieve the appropriate thickness shall be equivalent to a 6 inch diameter sphere of mortar applied to each tile. *[Citation – City of San Clemente Design Guidelines, November 1991]*

B. Stucco walls with a 'steel, hand trowel' (no machine application), smooth Mission finish and slight undulations (applied during brown coat) and bull-nosed corners and edges, including archways (applied during lathe), with

no control/expansion joints. *[Citation – City of San Clemente Design Guidelines, November 1991]*

- 8. 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]

- 9. 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]

- 10. 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]

- 11. 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

- 12. 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]

- 13. Prior to issuance of building permits, the owner or designee shall submit a copy of the City Engineer approved soils and geologic report, prepared by a registered geologist and/or soil engineer, which conforms to City standards and all other applicable codes, ordinances, statutes and regulations. The soils report shall

accompany the building plans, engineering calculations, and reports.(Bldg.)_____
[S.C.M.C – Title 15 – Chapter 15.08 – Appendix Chapter 1 – Section 106.1.4]

- 14. 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.
[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24] (Bldg.)_____

- 15. 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]

- 16. Fire sprinkler system required throughout all new Group R occupancies, including the subterranean garage. (Bldg.)_____
[S.C.M.C – Title 15 – Chapter 15.08]

- 17. Underground utilities required within the property site. Overhead utilities shall not be installed on private property. [S.C.M.C – Title 15 – Chapter 15.12-Electrical Code] (Bldg.)_____

- 18. Except as otherwise provided, no person shall own, erect, construct or occupy, any building or structure, or any part thereof, or cause the same to be done, which fails to support adequate radio coverage for City emergency service workers operating on the 800 MHz Countywide Coordinated Communications System. Further, owners must maintain a reasonable standard of reliable radio communication within their buildings and structures once a Certificate of Occupancy is issued. For the purposes of this section, adequate radio coverage shall include those specifications set forth in the coverage specifications. Buildings and structures that cannot support the required level of radio coverage shall be equipped with amplification systems as specified in the coverage specifications or any other system approved, in writing, by the OCSD/Communications and the Local Fire Department/Orange County Fire Authority (OCFA).
Exemptions:
This ordinance shall not apply to the following:

Buildings or structures existing prior to the time this ordinance became effective;
 Elevators;
 Buildings or structures that are three (3) stories or less and do not contain subterranean levels;
 Residential buildings or structures constructed of wood that are four (4) stories or less and do not contain subterranean levels;
 Subterranean portions of buildings or structures that contain less than one thousand five hundred (1,500) square feet of floor area;
 Subterranean parking garages that contain less than eight (8) parking spaces;
 Other buildings or structures where limited radio coverage will not adversely effect public safety when specifically approved by the San Clemente Police Services Lieutenant and the Orange County Fire Authority Division Chief.

19. Should construction less than the story height described in items three (c) and four (d) above include subterranean portions, then this ordinance shall apply only to the subterranean portions.
[S.C.M.C – Title 8 – Chapter 8.80-Building Regulations] (Bldg.)_____
20. 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.)_____
21. 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.)_____
22. 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.)_____
23. 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.)_____

24. 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.)_____

25. 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.)_____

26. Prior to issuance of any permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for frontage improvement plans, prepared by a registered civil engineer. The owner or his designee shall be responsible for the construction of all required frontage 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, the owner or designee shall construct sidewalk along the property frontage, unless a waiver is obtained. This includes construction of compliant sidewalk up and around drive approach or other obstructions to meet current City standards (2% cross fall) when adequate right-of-way exists. Since the street right-of-way is approximately 5 feet behind the curbface a sidewalk easement is anticipated to be required to be granted to

the City prior to final of Building Permits.

- B. In the event that areas of sidewalk or other street improvements are disturbed or damaged during the construction project, the applicants shall be responsible for replacing said sidewalk or other street improvements prior to the finalization of any Engineering or Building Permits.
- C. An Engineering Department Encroachment Permit shall in place prior to the commencement of any work in the public right-of-way.

27. The garage entry shall be designed and built per the approved architectural plans. The existing Landscape and Civil Grading Plans still show a column in the middle of the garage door, which would limit access to parking stalls and therefore is not allowed. : *[Citation – Section 15.36 of the SCMC]*

■ ■ (Eng.) _____ (PIng.) _____

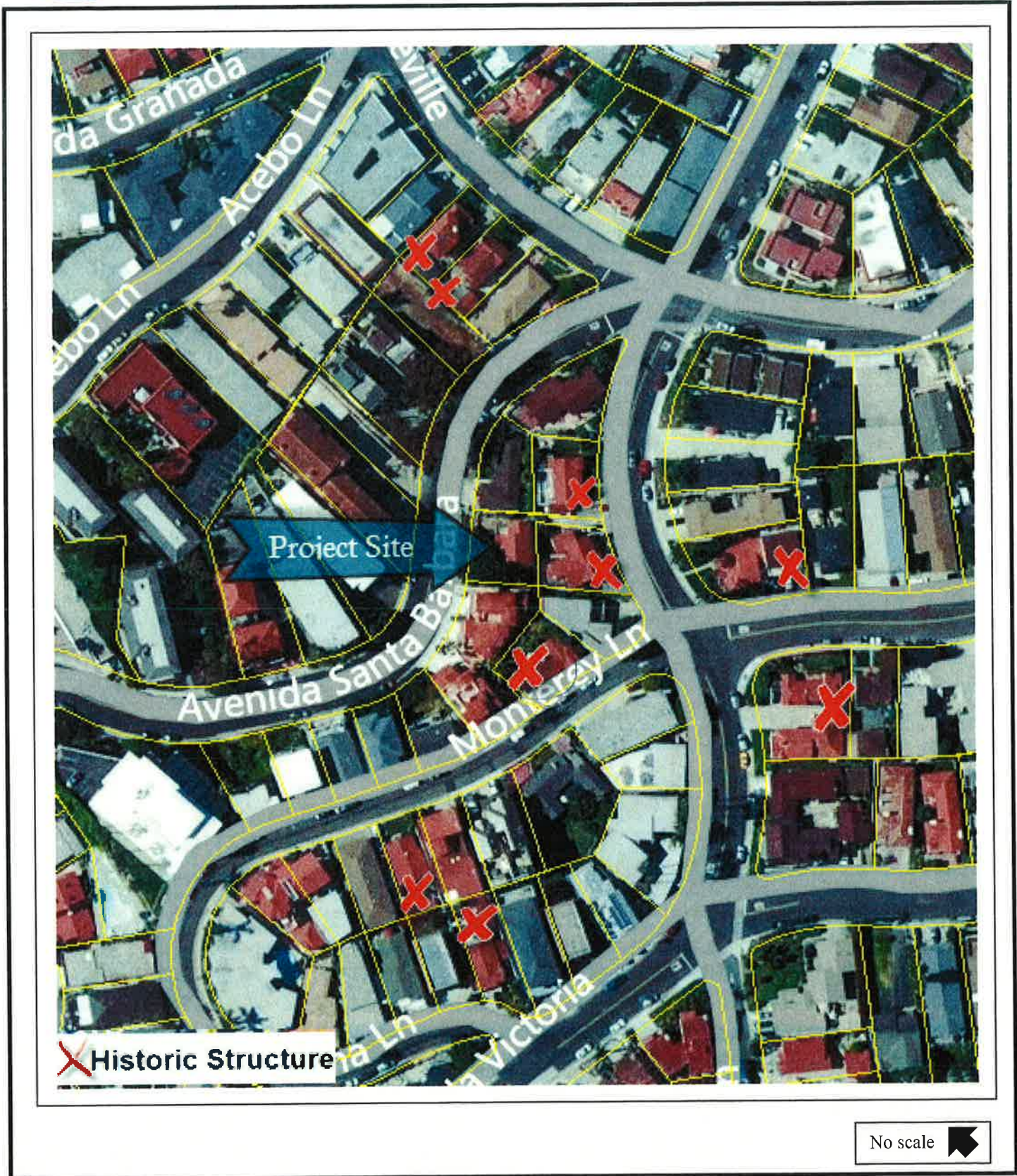
All Conditions of Approval are standard, unless indicated as follows:

- Denotes a modified standard Condition of Approval.
- ■ Denotes a project specific Condition of Approval



LOCATION MAP

CHP 14-073, Santa Barbara Apartments
407 Avenida Santa Barbara



State of California - The Resources
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

Ser. No. _____
National Register Status 3D
Local Designation _____

1. Historic name Leonard G. Nattkemper House
- *2. Common or current name None
- *3. Number & street 404 Monterey Lane Cross-corridor _____
City San Clemente Vicinity only _____ Zip 92672 County Orange
4. UTM zone 11 A _____ B _____ C _____ D _____
5. Quad map No. _____ Parcel No. 692-025-27 Other _____

DESCRIPTION

6. Property category Building If district, number of documented resources _____
- *7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A distinctive entry has made this one story, Spanish Colonial Revival residence a local landmark for generations. The house, sheathed in stucco and topped by a low-pitched, tiled, front and side gable roof, is marked by long, horizontal lines. More or less centered on the principal block of the facade, the entry is characterized by a raised, pointed arch surround set beneath a tiled extension of the roof. Within the archway, a planked wood door with wrought iron hardware and a small window, is flanked by casement windows which have been cut to fit the curve of the arch. Turned wood colonettes frame the door and a spindle dado anchors the sidelights. In front of the entry, three, shallow, semicircular steps have been paved with brick. Wrought iron and glass lanterns are attached to the face of the arch. Circular windows with radiating muntins pierce the facade of the building on either side of the entry. A front-gabled wing to the east contains a large, fifteen-light, arched window. Historic photographs indicate that the double casement window on the facade to the west of the entry has been reglazed and a balconet removed from in front of it. Another modification is the



8. Planning agency
City of San Clemente

9. Owner & address
Peter M. & Barbara E. Jones
404 Monterey Lane
San Clemente, CA 92672

10. Type of ownership Private

11. Present use Residential

12. Zoning R-4

13. Threats Zoning

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

*Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

HISTORICAL INFORMATION

- *14. Construction date(s) 1927 F Original location Same Date moved _____
- 15. Alterations & date Convert garage (1958).
- 16. Architect Unknown Builder Unknown
- 17. Historic attributes (with number from list) 02—Single Family Residence

SIGNIFICANCE AND EVALUATION

- 18. Context for evaluation: Theme The Spanish Village Area San Clemente
 Period 1926-1936 Property type Residences Context formally developed? Yes

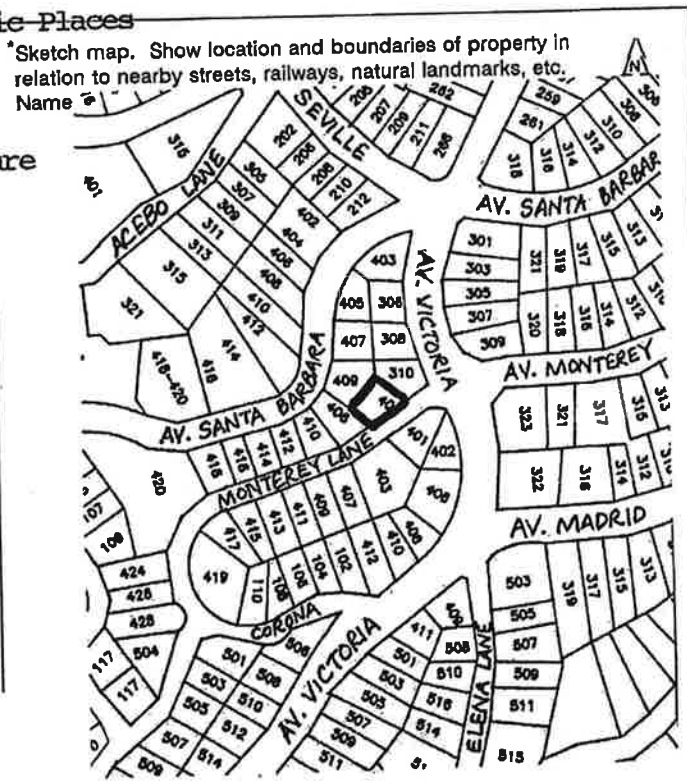
*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This one story Spanish style home is not only a representative example of residential architecture in "The Spanish Village," but also was an oft-published showplace of the young community. As conceived by Ole Hanson, San Clemente was to be improved exclusively with white stucco buildings topped by red clay tile roofs. Hanson was the most articulate spokesperson for his ideals, but he was helped in his sales efforts by the original owner of this house, Leonard G. Nattkemper. Various referred to as "Judge" and "Professor," Nattkemper lectured three times weekly for the Hanson Organization and this house was pictured in most of the sales brochures which promoted San Clemente in the late 1920s. Both its massing, which fits the contour of the land, and its orientation to the ocean view are characteristic of this early period of development. More unusual are the details such as the entry treatment, evidence of the emphasis on individuality which frequently makes buildings of all types and sizes in San Clemente notable.

See continuation sheet.

- 20. Sources
San Clemente Building Permits
Orange County Tax Assessment Records
M. Moon, Inventory of San Clemente Historic Places

- 21. Applicable National Register criteria A
- 22. Other recognition San Clemente Historical Structure
 State Landmark No. (if applicable) _____
- 23. Evaluator Leslie Heumann
 Date of evaluation 1995
- 24. Survey type Comprehensive
- 25. Survey name Historic Resources Survey
- *26. Year form prepared 1995
 By (name) Leslie Heumann & Associates
 Organization City of San Clemente
 Address 100 Calle Negocio, Suite 100
 City & Zip San Clemente 92672
 Phone (714) 498 2533



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY
CONTINUATION SHEET

LOCATION: 404 Monterey Lane

DESCRIPTION:

replacement of the original garage with its diagonally planked, double door with a tile roofed addition. An interior chimney, centered behind the entry, has had its arched double cap removed. In excellent condition, the house enjoys a beach view location.

SIGNIFICANCE:

Because of its construction during the period of significance, its unique Spanish Colonial Revival styling, its association with Nattkemper, and its relative integrity, 404 Monterey Lane contributes to a potential National Register district. It is recommended for retention on the Historical Structures List.

SOURCES:

Banks, Homer, The Story of San Clemente, 1929.

"San Clemente: The Spanish Village" brochures (1927, 1928, 1929).

El Heraldo de San Clemente Annual Edition (August 1928).

CONTINUATION SHEET

Page 1 of 2

Resource Name or #: 404 MONTEREY LANE

Recorded by: Historic Resources Group

Date: 8/10/2006

Continuation Update

PROPERTY NAME	Nattkemper House
HISTORIC NAME	Nattkemper House
PROPERTY ADDRESS	404 Monterey Lane
ASSESSOR PARCEL NUMBER	692-025-27
PROPERTY TYPE	Single-family residential
OTHER DESCRIPTION	
DATE OF CONSTRUCTION	1927 (E) Tax Assessor
<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 Leonard G. Nattkemper, the City's first Police Judge and Recorder, in 1927. It is a distinctive example of the Spanish Colonial Revival style as represented in San Clemente. It 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.
Project	City of San Clemente Historic Resources Survey Update
Prepared for	City of San Clemente 910 Calle Negocio, Suite 100 San Clemente, CA 92673
Prepared by	Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028

CONTINUATION SHEET

Page 2 of 2

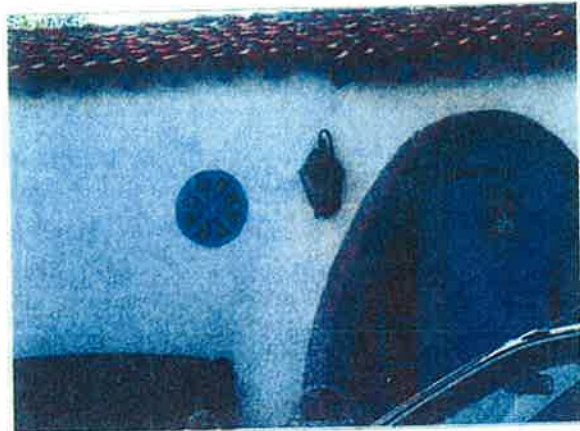
Resource Name or #: 404 MONTEREY LANE

Recorded by: Historic Resources Group

Date: 8/10/2006

Continuation Update

Photographs of the Subject Property:



Primary #
HRI#
Trinomial
NRHP Status Code 5D

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: 306 AVENIDA VICTORIA

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 306 Avenida Victoria City San Clemente Zip 92672
d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 692-025-24

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 over the main mass of the residence and and low-pitch hip roofs with clay tiles over the projecting end bays. Wood slat vents are centered under the side-gables on the end elevations and the residence features exposed rafter tails. The primary (east) elevation is asymmetrical and consists of the entrance door and a window. A non-original metal balustrade runs between the projecting bays. Both projecting end bays include fenestration. The exterior walls are clad with original smooth stucco. Spanish Colonial Revival elements of the residence include exposed rafter tails and a stucco chimney. The fenestration consists of original wood casement and fixed windows throughout the residence. The residence includes an attached garage in a setback projection off of the south elevation under a flat roof with a clay parapet. 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:

Bryant, Sharon M.
Po Box 73276, San Clemente Ca 92673- 0176

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

Page 2 of 3

NRHP Status Code 5D

Resource Name or #: 306 AVENIDA VICTORIA

- 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: Strang Bros.
- 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

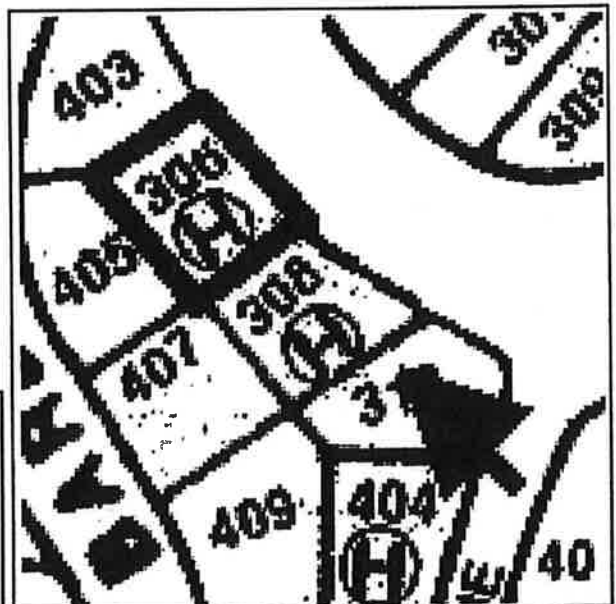
This one-story single family residence was built for L.M. Strang in 1941. It was constructed by Strang Bros. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential local historic district 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: 8/10/2006

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or #: 306 AVENIDA VICTORIA

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 #: 308 AVENIDA VICTORIA

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 308 Avenida Victoria City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 692-025-25

P3a. Description:

The property contains a one-story single family residence with a rectangular plan and wood-frame construction. The building was converted from a single family residence to three apartments (1950). Designed in the Spanish Colonial Revival style, it has a low-pitch side-gable roof with clay tiles. The exterior walls are clad with original smooth stucco. The fenestration consists of original wood fixed windows throughout the residence. One window has been replaced with louvers and the doors of the residence are also non-original. Spanish Colonial Revival elements of the residence include exposed rafter tails and a rounded projecting bay. A low stucco wall encloses a courtyard. The residence is in good condition. Its integrity is good.

P3b. Resources Attributes:

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

1946 (F) Building Permit

P7. Owner and Address:

Walsh, Molly K.
308 Avenida Victoria

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

Page 2 of 3

NRHP Status Code 5D

Resource Name or #: 308 AVENIDA VICTORIA

- 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 San Clemente in the '30s and '40s. Area City of San Clemente
Period of Significance 1937-1949 Property Type Residential Applicable Criteria A

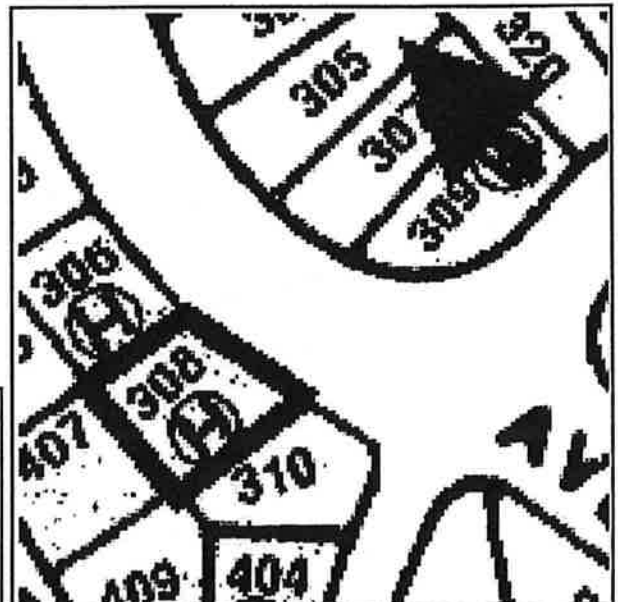
This one-story single family residence was built for Katherine Campbell in 1946. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential local historic district under Criterion A for its association 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: 8/10/2006

(This space reserved for official comments.)



Primary #
HRI#
Trinomial

CONTINUATION SHEET

Page 3 of 3

Resource Name or #: 308 AVENIDA VICTORIA

Recorded by: Historic Resources Group

Date: 8/10/2006

Continuation Update

Photographs of the Subject Property, Continued:





Design Review Subcommittee (DRSC)

Meeting Date: April 15, 2015

PLANNER: John Ciampa, Associate Planner

SUBJECT: **Cultural Heritage Permit 14-073, Santa Barbara Apartments**, a request to consider the construction of a three-unit residential building within 300 feet of multiple designated historic structures and located in the Residential High Density Zone and Coastal Zone Overlay (RH-CZ) at 407 Avenida Santa Barbara.

BACKGROUND:

The Design Review Subcommittee (DRSC) completed a review of this project on October 29, 2014, and provided comments to the applicant. The DRSC's comments were related to the project's massing, compatibility with the adjacent historic structures, and an inadequate separation from the adjacent historic structures which could result in a canyonization effect.

On May 16, 2007, the subject property received an approval for the construction of a four story triplex with a subterranean garage. In 2009, the project approvals expired and now the applicant proposes a very similar project with an expansion of the fourth floor.

The 3,898 square-foot interior lot is improved with a one story, single-family home, built in 1947. The lot is significantly sloped upwards from the street with a series of low retaining walls and the house placed towards the back of the lot. The house would be demolished as part of this project. The property is located in the City's Residential High Density zoning district, and Coastal Zone (RH-CZ) and is surrounded by several multi-family structures. The lot abuts two designated historic properties at the rear, which face Avenida Victoria. The project's relationship to these structures is discussed later in the staff report.

Project Description

The applicant proposes to construct a new triplex with a basement level garage. The structure would consist of four levels of habitable space over the garage. The three units range from 1,793 to 2,377 square feet in size. Each unit has a private deck and has access to the garage with an elevator.

Why DRSC Review is Required?

The project requires the approval of a Cultural Heritage Permit (CHP) because it is a residential project with three units within 300 feet of a historic structure. CHP applications are reviewed by the DRSC to ensure the project does not negatively impact the historic resources and complies with the Design Guidelines.

Adjacent Historic Resources

The project is located within 300 feet of nine designated historic structures. Of those nine, the project abuts two at 306 and 308 Avenida Victoria and is located in close proximity to 404 Monterey Lane. Staff has included the DPR forms for these properties. For additional information about their historic significance see Attachment 2. Attachment 1 identifies the locations of the historic structures within 300 feet of the project site. A cross-section is provided at Attachment 3 to depict the building separation and massing impacts of the project.

Development Standards

Table 1 details the project’s compliance with the Residential High (RH) development standards.

Table 1- Development Standards

<i>Standard</i>	<i>Zoning Ordinance</i>	<i>Proposed</i>
<u>Density</u> (Maximum)	3 units	3 units
<u>Setbacks</u> (Minimum)		
Front to Primary Structure	10'	10'
Front to Street-facing Garage spaces	18'	18'
Interior/Street Side	5'	5'
Rear	5'	8'
<u>Lot Coverage</u> (Maximum)	55%	55%
<u>Building Height</u> (Maximum)	45'	41'6
<u>Parking</u> (Minimum)	8 spaces	8 spaces

ANALYSIS:

Design Guidelines

The CHP findings require the project to comply with the Design Guidelines. Below is an analysis of the most relevant Design Guidelines:

Table 2 – Design Guidelines

Design Guideline or Policy	Project Consistency	Comments
<p>1. All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood. (Design Guidelines II.B)</p>	<p>Consistent. The proposed architecture and stepped design is consistent with the adjacent development. The rear and side elevations have been improved with building setbacks on the third and fourth floors as well as building pop-outs that provide articulation to breakup the larger wall plains.</p>	<p>The visual analysis shows that the separation between the structures should not result in massing impacts to the adjacent historic structures. The modified project design improves the visual appearance from the perspective of the historic properties.</p>
<p>2. Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood.(Design Guidelines II.B)</p>	<p>Consistent. The structure’s size is consistent with the recent development in the neighborhood; the new articulation to the rear and side elevations avoids any massing impacts to the neighboring properties.</p>	<p>The proposed project would be one level taller than the adjacent historic houses. The 3rd and 4th floors are stepped back 14 &17 feet from the rear property line, respectively. The additional pop-outs and setbacks on the upper floors reduce the massing of the project.</p>
<p>3. Step back the third story at least 10 feet from the street-facing property line, or 5 feet from the building face. (Design Guidelines II.C.3)</p>	<p>Consistent. The second and third floors are setback five feet from the building face. The fourth floor is setback six feet behind the third floor.</p>	<p>No comments.</p>

Design Guideline or Policy	Project Consistency	Comments
<p>4. Avoid long and unrelieved wall planes. As a general principle, relieve building surfaces with recesses that provided strong shadow and visual interest. (Design Guidelines II.C.3)</p>	<p>Consistent. The front elevation provides significant articulation with the stepping back of the upper floors, decks, and architectural features. The side and rear elevations have been modified to comply with this guideline by providing additional pop-outs and articulation.</p>	<p>The modified design has breaks in the wall planes and shadow lines to creates visual interest and breakup the elevations.</p>
<p>5. Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture (Design Guidelines II.C.2)</p>	<p>Consistent. The project incorporates traditional Spanish Colonial Revival designs including smooth white stucco, terra cotta tile roof, vertical oriented windows, full arches, decorative corbels, and wood trellis</p>	<p>No comment.</p>
<p>6. The building's forms are one, two and three stories with low pitched red tile hip, gable and shed roofs. The building forms often step to the topography. (Design Guidelines II.C.2)</p>	<p>Consistent. Fourth stories are allowed in the RH zone. The fourth floor is stepped back six feet from the third floor to reduce the massing and the perceived height of the structure.</p>	<p>The upper floors are pushed back and provide additional articulation to reduce the project's massing and improve its compatibility with the historic houses and the neighborhood.</p>
<p>7. Articulate building forms and elevations by dividing building mass into smaller-scale components. (Design Guidelines II.C.3.b)</p>	<p>Consistent. All elevations provide articulation to break up the building mass. Additional roof segments have been added to comply with this guideline.</p>	<p>The additional articulation added to the rear and side elevations divides up the building mass. The modified design improves the architecture of the project and its compatibility with the historic houses.</p>

Design Guideline or Policy	Project Consistency	Comments
8. Varied roof heights are encouraged. (Design Guidelines II.C.3.b)	Consistent. The roof heights of the front, side and rear elevation are varied to provide distinction between the third and fourth floors.	The added roof areas to the rear and side elevations improves the architectural quality of the project and reduce the massing.

General Plan Consistency

The following are applicable General Plan policies that should be considered when reviewing the project. These policies are new and were not included in the analysis of the project that was approved in 2007, which was approved per the General Plan policies in effect at that time.

UD-5.01. Outdoor Spaces. For multi-family residential, mixed use and commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios, paseos, plazas, gardens, covered walkways, rooftop terraces, verandas and other outdoor spaces enclosed by architectural or landscape elements, and encourage the same for other types of development.

The small size of the site hinders the use of courtyards; however the applicant has incorporated decks for all of the units to allow for outdoor spaces.

UD-5.10. Scale and Massing. We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.

The scale and massing of the project is discussed in Table 2 - Design Guidelines, under items two, six, and seven. The project is consistent with this policy.

UD-5.14. Building Design with Topography. Building design shall consider the site's natural topography, public view corridors and adjacent building profiles so that canyonization is avoided.

The discussion of the building's design with topography is discussed in Table - 2 Design Guidelines under item six and is consistent with this policy.

HP-2.06 New Development. 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.

The discussion of the building's compatibility with the historic resources is discussed in Table - 2 Design Guidelines under items one and two and in the sections below, and is consistent with this policy.

LU-1.05. Multi-Family Residential Uses. We require that multi-family residential projects be designed to convey a high level of quality and distinctive neighborhood character in accordance with the Urban Design Element and Zoning Code. New multi-family housing development projects shall:... c. visually hide or buffer subterranean parking garages.

The project is partially consistent with this policy because it does not hide or buffer the entire parking area from views from the street.

Architecture

The proposed triplex is designed with Spanish Colonial Revival architecture to be consistent with the adjacent historic structures and the newer development in the area. The applicant has incorporated traditional Spanish Colonial Revival materials such as single-barrel clay tile, wood rafter tails, smooth hand-trowelled stucco, vertically-oriented windows, copper gutters, a wood trellis, and wrought iron gates and railings. The project was modified to address the DRSC's concerns regarding massing impacts and the project's compatibility with the adjacent historic structures. To address these concerns the applicant modified the side and rear elevations with additional pop-out features and varied roof heights to break up the wall plains to create additional articulation.



Proposed Front Elevation

Proposed Rear Elevation

The adjacent property located at 409 Avenida Santa Barbara was improved with a similar four story, four-plex that was recently constructed with Spanish Colonial Revival

architecture. The project was also designed by this project's architect, Michael Luna, and is a similar design and height (40 feet) to the proposed project. Both projects utilized the height permitted in the RH zone and are terraced with the topography. The architectural design of the project is consistent with the mass and design of new development in the area.

Compatibility with Historic Resources

The project must be compatible with the adjacent and nearby historic structures and not create negative impacts to these resources. The project's Spanish Colonial Revival architectural is compatible with the historic structures. For the previously approved project on this site, the applicant provided a cross-section plan to show the building separation between buildings and that the project was only one story taller than the historic structures (Attachment 3). The cross-section illustrates how the historic houses' building pads are located on a higher elevation and therefore, the perceived height of the proposed structure is lower than the actual height to ensure proper perspective of light and air between the properties and no significant massing impacts. The modified rear and side elevations provide articulation with slight building step backs on each of the floors, building pop-outs, and varied roof heights. The third and fourth floors are setback 14 and 17 feet respectively from the rear property line to provide some additional separation from the adjacent historic resources. Staffs finds that the project's design modifications address the DRSC's concerns related to the project's massing on the adjacent single-story historic buildings and does not result in any negative impacts.

Recommendations:

Staff supports the project with a recommendation that the parking area be concealed or buffered from views from the street with a garage door, gate, or another material to comply with General Plan Policy *LU-1.05*. Staff seeks DRSC concurrence and any additional comments. Following feedback from the DRSC, the application will be forwarded to the Planning Commission for final action.

Attachments:

1. Vicinity Map
 2. DPR Forms for Adjacent Historic Properties
 3. Building Cross-Sections with Historic Property from 2007 Project
 4. Photographs
- Plans



Design Review Subcommittee (DRSC)

Meeting Date: October 29, 2014

PLANNER: John Ciampa, Associate Planner

SUBJECT: **Cultural Heritage Permit 14-073, Santa Barbara Apartments**, a request to consider the construction of a three-unit residential building within 300 feet of multiple designated historic structures and located in the Residential High and Coastal Zone (RH-CZ) at 407 Avenida Santa Barbara.

BACKGROUND:

On May 16, 2007, the subject property received an approval for the construction of a four story triplex with an in-bank garage. In 2009, the project approvals expired. The applicant is now proposing the same project with an expansion of the fourth floor, for unit C.

The 3,898 square-foot interior lot is significantly sloped upwards from the street. The single-family home, built in 1947, is located towards the rear (top) of the lot and would be demolished in conjunction with this project. The site is terraced with a series of low retaining walls.

The site is located in the City's Residential High zoning district, Architectural Overlay, and Coastal Zone (RH-A-CZ) and is surrounded by several multi-family structures. The lot abuts two designated historic properties at the rear, which face Avenida Monterey. The project's relationship to these structures is discussed later in the staff report.

Project Description

The applicant proposes to construct a new, three-unit, residential structure and garage on the site. The structure would consist of four levels of habitable space over the in-bank garage, which contains two parking spaces per unit, and one guest parking space. The three units range from 1,725 to 2,462 square feet in size. Each unit has a private deck and has access to the garage with an elevator.

Why DRSC Review is Required?

The project requires the approval of a Cultural Heritage Permit (CHP) because it is a residential project with three units within 300 feet of a designated historic structure. CHP applications are reviewed by the Design Review Subcommittee (DRSC) to ensure the

project does not negatively impact the historic resource, complies with the Design Guidelines and Architectural Overlay design requirements.

Adjacent Historic Resources

The project is located within 300 feet of eight designated historic structures. Of those eight, the project abuts two at 306 and 308 Avenida Victoria and is located in close proximity to 404 Monterey Lane. Staff has included the DPR forms for these properties. For additional information about their historic significance see Attachment 2. Attachment 1 identifies the locations of the historic structures within 300 feet of the project site.

Development Standards

Table 1 details the project's compliance with development standards.

Table 1- Development Standards

<i>Standard</i>	<i>Zoning Ordinance</i>	<i>Proposed</i>
<u>Density</u> (Maximum)	3 units	3 units
<u>Setbacks</u> (Minimum)		
Front to Primary Structure	10'	10'
Front to Street-facing Garage spaces	18'	18'
Interior/Street Side	5'	5'
Rear	5'	5'
<u>Lot Coverage</u> (Maximum)	55%	55%
<u>Building Height</u> (Maximum)	45'	43.5'
<u>Parking</u> (Minimum)	8 spaces	8 spaces

ANALYSIS:

Design Guidelines

The CHP findings require the project comply with the Design Guidelines. Below is an analysis of the most relevant Design Guidelines:

Table 2 – Design Guidelines

Design Guideline or Policy	Project Consistency	Comments
<p>1. All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood. (Design Guidelines II.B)</p>	<p>Partially consistent. The proposed architectural design of the project is consistent with the adjacent properties. The stepped design is consistent with the multi-level residences that are built on the hillside. However, the rear elevation would expose four stories to the historic house that abuts the site to the rear. A visual analysis is needed to evaluate project consistency with this Design Guideline and evaluate possible massing impacts to the historic properties.</p>	<p>Staff has some concern with the massing of the project to the one historic houses at the rear of the lot. Additional visual analysis should be provided to assist in the review of the project’s massing. Story poles will be required when the project is scheduled for Planning Commission Per Z.O. Section 17.12.060</p>
<p>2. Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern on the neighborhood. (Design Guidelines II.B)</p>	<p>Partially consistent. The structure’s size is consistent with the recent development in the neighborhood; however it is unclear if the structure creates any massing impacts to the adjacent historic house.</p>	<p>Three and four story buildings are permitted within the RH zone. The project must also be compatible with the historic structures. The proposed project would be 1 ½ levels taller than the adjacent historic houses. The 3rd and 4th floors are setback 11 & 13 feet respectively from the rear property line. Additional setbacks might be required on the upper floors to reduce the massing to the historic structures.</p>

Design Guideline or Policy	Project Consistency	Comments
3. Step back the third story at least 10 feet from the street-facing property line, or 5 feet from the building face. (Design Guidelines II.C.3)	Consistent. The second and third floors are setback five feet from the building face. The fourth floor is setback 11 feet behind the third floor.	No comments.
4. Avoid long and unrelieved wall planes. As a general principle, relieve building surfaces with recesses that provided strong shadow and visual interest. (Design Guidelines II.C.3)	Partially consistent. The front elevation provides significant articulation; however the side elevations have limited to no shadow lines and articulation. The rear elevation provides some articulation and building setbacks.	The side and rear elevations should provide additional articulation to provide shadow lines and improve the visual interest. The rear elevation should be modified to be more compatible with the adjacent historic house.
5. Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture (Design Guidelines II.C.2)	Consistent.	No comment.
6. The building's forms are one, two and three stories with low pitched red tile hip, gable and shed roofs. The building forms often step to the topography. (Design Guidelines II.C.2)	Partially inconsistent. Fourth stories are allowed in the RH zone. The fourth floor is stepped back six feet to reduce the massing.	The rear elevation of the fourth floor should be pushed further back from the rear property line or provide additional articulation to reduce the project's massing and improve its compatibility with the historic house.
7. Articulate building forms and elevations by dividing building mass into smaller-scale components. (Design Guidelines II.C.3.b)	Partially inconsistent. The front elevation provides articulation to break up the building mass. The rear and side elevations have less articulation.	Additional articulation should be provided on the rear and side elevations to divide up the building mass. More articulation for the side and rear elevations would improve the architectural design

		and improve the project's compatibility with the historic houses.
Design Guideline or Policy	Project Consistency	Comments
8. Varied roof heights are encouraged. (Design Guidelines II.C.3.b)	Inconsistent. The roof heights of the front elevation are varied; however, the side and rear elevations only provide roof variation between the third and fourth floors.	More varied roof heights should be added to the rear and side elevations to improve the projects consistency with the Design Guidelines and the architectural quality of the project.

General Plan Consistency

The following are applicable General Plan policies that should be considered when reviewing the project. Some of these policies are new and were not included in the analysis of the project that was approved in 2007.

UD-5.01. Outdoor Spaces. For multi-family residential, mixed use and commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios, paseos, plazas, gardens, covered walkways, rooftop terraces, verandas and other outdoor spaces enclosed by architectural or landscape elements, and encourage the same for other types of development.

The small size of the site does not allow for the use of courtyards; however the applicant has incorporated decks for all of the units to allow for outdoor spaces.

UD-5.05. Architectural Overlay District. We require that new buildings and major building remodels in the Del Mar/T-Zone, North Beach, and Pier Bowl areas, and on portions of El Camino Real utilize Spanish Colonial Revival architecture, per the Architectural Overlay District and Design Guidelines.

The project is a Spanish Colonial Revival design and the analysis of the project's consistency with the Design Guideline Table-2 under item five in the table above and the section below.

UD-5.10. Scale and Massing. We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.

The scale and massing of the project is discussed in the Design Guideline Table-2 under items two, and seven.

UD-5.14. Building Design with Topography. Building design shall consider the site's natural topography, public view corridors and adjacent building profiles so that canyonization is avoided.

The discussion of the building's design with topography is discussed in the Design Guideline Table-2 under item six.

HP-2.06 New Development. 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.

The discussion of the building's compatibility with the historic resources is discussed in the Design Guideline Table-2 under items one and two and in the sections below.

Architecture

The project is located in the Architectural Overlay and requires a Spanish Colonial Revival design that must be compatible with the neighborhood. The proposed triplex is designed in the required architectural style. In order for the triplex to be consistent with the neighborhood the applicant has incorporated traditional Spanish Colonial Revival materials such as single-barrel clay tile, wood rafter tails, smooth hand-trowelled stucco, vertically-oriented windows, copper gutters, a wood trellis, and wrought iron gates. The adjacent property located at 409 Avenida Santa Barbara was improved with a four story, four-plex that was recently constructed with Spanish Colonial Revival architecture. The four-plex was also designed by this project's architect, Michael Luna, and is a similar design and height (40 feet) to the proposed project. The projects take advantage of the height permitted in the RH zone and are terraced with the topography. There are other large multi-family structures in the neighborhood that are similar in size and were constructed prior to the establishment of the Architectural Overlay for the area and are a mix of architectural styles. The architectural design of the project is consistent with the mass and design of new development in the area.

Compatibility with Historic Resources

The project must be compatible with the adjacent and nearby historic structures and not create any negative impacts to these resources. The project's architectural style is compatible with the historic structures. A significant design issue that must be analyzed for the project is if the project creates any negative massing impacts to the historic structures. Staff has some concern the building mass could overshadow the adjacent single-story historic buildings to the rear of the property due to limited upper level set backs and separation between the structures. For the previously approved project the applicant provided a cross-section plan showing the building separation from the project in relation to adjacent historical homes (Attachment 3). The cross-section illustrates

how historic houses are located on a higher elevation and therefore, the perceived height of the proposed structure is lower than what is proposed ensuring proper perspective of light and air between the properties and no significant massing impacts. The cross-section depicts the triplex to be one and one half stories taller than the historic house. The design of the rear elevation provides some articulation with slight building step backs on each of the floors. The third and fourth floors are setback 11 and 13 feet respectively from the rear property line to provide some separation from the adjacent historic resources.

Recommendations:

Staff is supportive overall of the project and recommends the following modifications to improve the project's compatibility with the historic structures, architectural design, and aid in analyzing the massing impacts of the project.

1. The side and rear elevations should provide more articulation to break up the large wall planes and reduce the massing of the project.
2. The fourth floor rear elevation could be pushed back to reduce the massing of the project. This would improve the structure's compatibility with the adjacent historic structures.
3. Varied roof heights on the rear and side elevations could be utilized to improve the project's architectural quality and consistency with the Design Guidelines and improve the massing impacts to the historic resources.
4. An updated cross-section depicting the proposed project with the adjacent historic structures to analyze the massing of the project.

Attachments:

1. Vicinity Map
2. DPR Forms for Adjacent Historic Properties
3. Building Cross-Sections with Historic Property from 2007 Project
4. Photographs
Plans

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
April 15, 2015**

Subcommittee Members Present: Bart Crandell, Julia Darden, Jim Ruehlin

Staff Present: Jim Pechous, Cliff Jones, Sean Nicholas and John Ciampa

1. MINUTES

Minutes from March 25, 2015 meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Amendment to Discretionary Sign Permit 08-475, Vista Hermosa Master Sign Program Amendment – Courtney’s Banners (Nicholas)

A request to consider an amendment to the Vista Hermosa Sports Park Master Sign Program to include light pole banner signs for the Courtney’s Sandcastle portion of the park.

Associate Planner Sean Nicholas summarized the staff report.

The Design Review Subcommittee members individually or as a group provided the following comments:

- The yellow lines on the banner were too busy, and should be either solid yellow or match the top and bottom of the blue elevation.
- Make sure the yellow is a rich color and stands in contrast to the color of the various “senses” images.
- Make sure that the banners are anchored at the top and bottom so that the wind does not blow them around.

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

B. Cultural Heritage Permit 14-073, Santa Barbara Apartments (Ciampa)

A request to consider the construction of a three-unit residential building within 300 feet of multiple designated historic structures and located in the Residential High and Coastal Zone (RH-CZ) at 407 Avenida Santa Barbara.

Associate Planner John Ciampa summarized the staff report.

The project applicant, Michael Luna, identified the differences in the project design from when the DRSC previously reviewed the project on October 29, 2014. The differences include additional articulation, broken up wall planes, and increased setbacks on the upper floors.

The DRSC mentioned the following points related to the project design and its proximity to the adjacent historic structures:

- Importance of landscaping to soften the view of the development.
- The trees proposed at the back of the property should provide more vertical canopy and not spill over to the historic properties. A possible condition of approval should be added to the project to ensure vertical landscaping is maintained at the rear of the property to soften the relationship between the project and the historic structures.
- Use of divided lite windows for the more prominent elevations visible from the pedestrian level to be consistent with the Henry Lenny Design Guidelines.
- Incorporate a garage door into the project design to comply with the General Plan.
- Light fixtures should comply with dark skies policies from the General Plan.
- Canned lighting for the upper decks should be located behind beams or other locations to not be visible from the street.
- Requested the applicant review the plants proposed to ensure they are compatible in a coastal environment and will flourish.
- The trees proposed at the back of the property should provide more vertical canopy and not spill over to the historic properties. A possible condition of approval should be added to the project to ensure vertical landscaping is maintained at the rear of the property to soften the relationship between the project and the historic structures.
- Front elevation stairs should have decorative tile.
- Added articulation, topography, design compatibility, and the setting of the project within the Residential High zoning district with similar sized projects in the immediate vicinity contribute to the project's compatibility with the historic structures.

The Subcommittee recommended the project should move forward to Planning Commission for their consideration.

Historical Society member, Larry Culbertson, stated that he has toured the historic house and the work they are doing is fantastic. He encouraged the preservation of the house and other Ole Hanson homes like it.

The Subcommittee supported the property owner's restoration work on house and their request for an HPPA. They requested the landscaping and wall improvements be added to the rehabilitation improvements for the HPPA.

B. Cultural Heritage Permit 14-073, Santa Barbara Apartments (Ciampa)

A request to consider the construction of a three-unit residential building within 300 feet of multiple designated historic structures and located in the Residential High and Coastal Zone (RH-CZ) at 407 Avenida Santa Barbara.

Associate Planner John Ciampa summarized the staff report.

The applicant, Michael Luna, added to the staff presentation stating the project site is not located in the Architectural Overlay or in the Pier Bowl Specific Plan. He provided the Subcommittee with photos of adjacent developments that are not Spanish Colonial Revival in design. He stated the project is in context with the neighborhood which has larger development because it is within the Residential High (RH) zoning district, and is consistent with the recently approved General Plan. He stated that the rear elevation has articulation and the side elevations provide relief with the inset window and balconies. He also provided the Subcommittee with the proposed landscaping plan and images of the plant material.

Subcommittee Member Ward discussed the newer structure that is adjacent the project site that was designed by the architect. She stated that the rear elevation provided some nice architectural features to assist with the project's compatibility with the adjacent historic house.

Subcommittee Member Ruehlin stated that he looked at similar buildings in the area and saw that they also are stepped up with the natural topography of the area. He agreed the project's height is consistent with the structures in the area.

Subcommittee Vice Chair Darden expressed concern that the project massing would impact the adjacent historic houses. She referred to the structure the architect worked on in 2007 as an example, stating that it provides sufficient separation from the adjacent historic structure and has architectural features that reduce the massing impacts. She indicated the current project's roofs' appear to tower over the adjacent historic structure. She added that with additional architectural elements and possibly a larger

setback on the fourth floor the massing could be reduced. She expressed her understanding of the context of the area and wanted to ensure there is not a canyonization effect to the historic house.

Subcommittee Member Ward stated that the proposed project is larger than the previously approved project with the expanded fourth floor. She stated that the City needs to review the project to ensure there are no massing impacts to the adjacent historic structures. She stated that the adjacent project is similar in size and scale but has less massing because of the architectural elements used. Her last point of concern was that there were not a garage door on the project and it would not be consistent with the neighborhood.

The applicant responded to the comments stating that the adjacent project was two floors above the historic house and there were no issues with the context or the size of the development. He noted that there are other projects in the area without garages and that the Engineering standards make it difficult to provide a garage door and meet the circulation requirements for the project. He also stated that the historic structure has the potential to add a second floor and his project should not be limited to the current condition and mass of the adjacent historic house because it has the potential to add a second story, and that would result in a change to the context. He stated that he can try and enhance the rear elevation of the project and pointed out that the primary elevation of the historic house is not the rear but the front elevation.

The Subcommittee stated they are more concerned with the project's massing and the compatibility with the historic structure than the view of the project from the front of the historic structure.

Historical Society member, Larry Culbertson, agreed with the Subcommittee concerns associated with the project's massing impacts to the historic structures.

Subcommittee Member Ward stated there appears to be a significant massing impact to the adjacent historic structure. She stated that when reviewing the project she must evaluate it in the context that the historic structure would remain one story and not that the house has a potential for a second story.

Subcommittee Member Ruehlin stated that he has some concerns with the views of the project from the historic house and from Avenida Victoria. He also agreed with the other Subcommittee members that the project may have massing impacts to the historic house and not be in context with the neighborhood.

Subcommittee Chair Darden stated that historically the City looks at a project's massing or potential impacts to the historic structures and tries to improve the elevations that are visible from the historic property. She gave examples of previous projects that were requested to provide additional setbacks for upper floors, courtyards, and additional architectural elements to reduce the massing and improve the design of the elevations.

Subcommittee Ruehlin stated that since the applicant is not proposing a garage door they will want to conceal the location of the pipes and mechanical equipment that would be located in the garage and possibly visible from the street.

The Subcommittee recommended the applicant make revisions to the project's elevations to improve the project design and reduce the massing impacts to the adjacent historic structures. They also requested an updated cross-section to show the new project and the adjacent historic structure.

C. Minor Architectural Permit 14-330/Minor Exception Permit 14-390, Berg Residence (Chao)

A request to consider an addition to a non-conforming residence located at 226 Avenida Monterey.

Planning Intern Sunny Chao presented the staff report, plans, and photos of the existing residence and neighboring homes.

Subcommittee Chair Darden asked for clarification on the residence's non-conformance.

Ms. Chao stated that the residence has an existing non-conforming side yard setback of 4 feet 2 inches on the North side and the project proposes a non-conforming side yard setback of 4 feet on the South side as well as a 4 feet 6 inch non-conforming setback between buildings for the reconstruction of a larger garage.

Subcommittee Vice Chair Darden asked if the existing garage has a 4 feet side yard setback.

Ms. Chao stated that the existing garage has a non-conforming 3 feet 7 inches side yard setback.

Vice Chair Darden asked if the setback between buildings is also a continuing non-conforming setback.

Photo Location Map



1



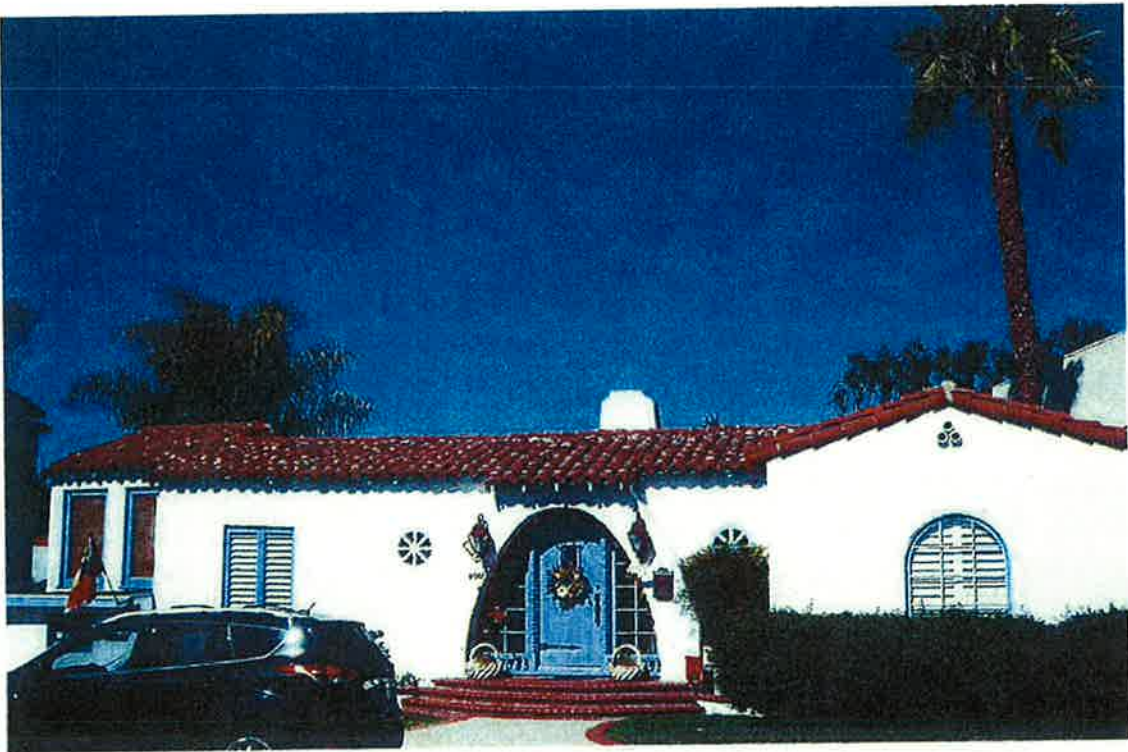
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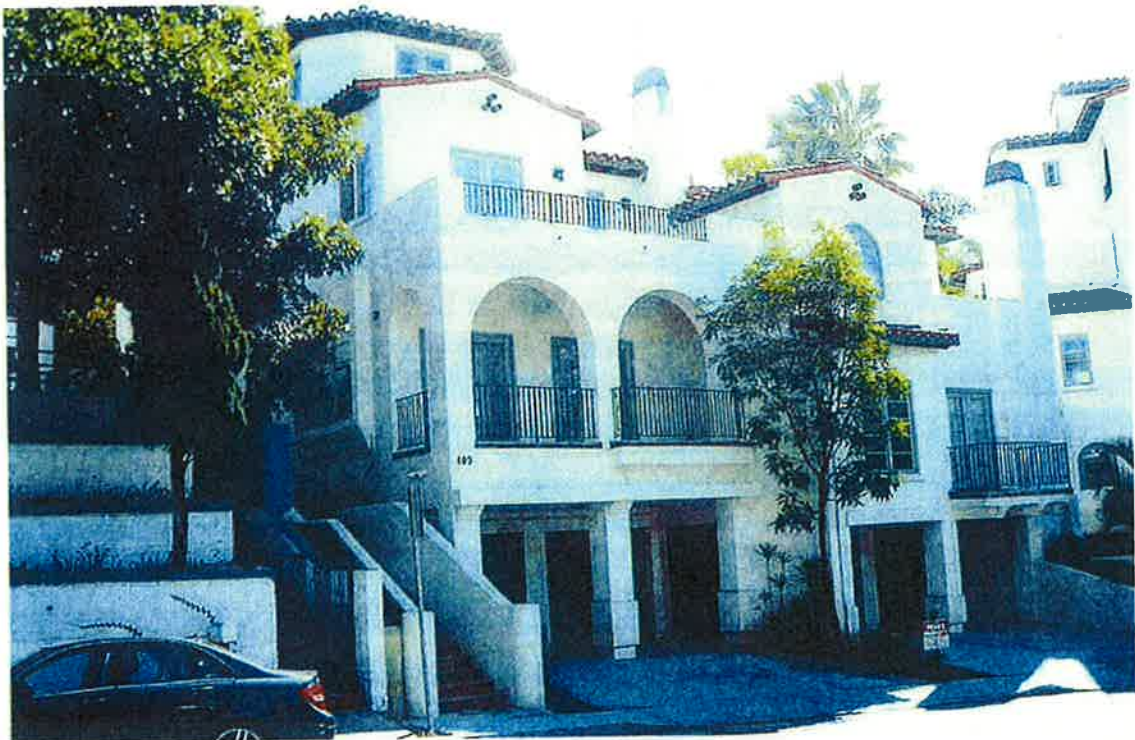
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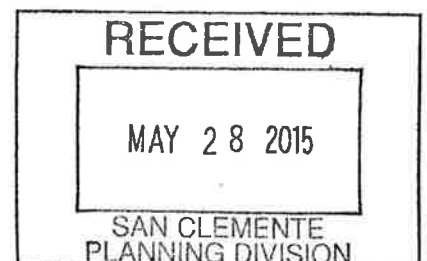
DEAR SIR

I OPPOSE ANY PERMIT THAT ALLOWS FOR
MULTI UNIT CONSTRUCTION AT 407 AVENIDA SANTA
BARBARA. (LOT 4, BLOCK 6, TRACT 185, APN 692-025-21)

THE AREA IS ALREADY CONGESTED BEYOND CAPACITY.
PEOPLE LIVING IN THE AREA IGNORE PARKING LAWS.
CARS ARE PARKED PERPENDICULAR TO THE CURB
MOST OFTEN BLOCKING THE PUBLIC SIDEWALK.
PARKING ENFORCEMENT OF CALIFORNIA VEHICLE CODE
VIOLATIONS IS NON EXISTANT.

THANK YOU

GREG SCHWEN
323 AVENIDA MONTEREY
SAN CLEMENTE, CA

ATTACHMENT 8



SENECIO VITALIS - BLUE CHALK FINGERS



AGAVE ATTENUATA - FOXTAIL AGAVE



AEONIUM UBICUM - SAUCER PLANT



ANIGOZANTHOS BUSH PEARL - BUSH PEARL KANGAROO PAW



LANTANA 'NEW GOLD' - NEW GOLD LANTANA



ALOE STRIATA - CORAL ALOE



CHAMAEROPS HUMILIS - EUROPEAN FAN PALM



COTYLEDON ORBICULATA MACRANTHA - PIGS EAR



ROSA BONICA - BONICA ROSE



HESPERALOE PARVIFLORA - RED YUCCA



SALVIA GREGGII - AUTUMN SAGE



PENNISETUM 'PURPLE FOUNTAIN GRASS' - PURPLE FOUNTAIN GRASS



DRACAENA DRACO - DRAGON TREE



ARCHONTOPHOENIX CUNNINGHAMIANA - KING PALM



ROSEMARINUS 'HUNTINGTON CARPET'
HUNTINGTON CARPET ROSEMARY



LAGERSTROEMIA I. - CRAPE MYRTLE



CITRUS X MEYERI - MEYER LEMON