



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: August 5, 2015

PLANNER: Cliff Jones, Associate Planner *CJ*

SUBJECT: Cultural Heritage Permit 14-514, Haft Duplex a public hearing to consider a request to construct a 3,154 square foot duplex located at 227 Avenida Granada within the Residential Medium zoning designation and Architectural and Coastal Overlays (RM-A-CZ).

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, due to the projects location within the Architectural Overlay.

- 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 is not detrimental to the orderly and harmonious development of the City.
- f. The proposed project/use preserves and strengthens the pedestrian-orientation of the district and/or San Clemente's historic identity as a Spanish village.

BACKGROUND

The site is 3,950 square feet and contains a 1,448 square foot home that was built in 1948. The applicant proposes to demolish the existing non-historic home and build a 3,154 square foot duplex designed in Spanish Colonial Revival architectural style.

The project is located within the Residential Medium zoning district and the Architectural and Coastal Zone overlays (RM-A-CZ). Surrounding land uses include multi-family residential units with the exception of the property located directly across the street which is a private parking lot.

Development Management Team

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

Noticing

Public notices were distributed and posted per City and State requirements. To-date no public comments have been received.

PROJECT DESCRIPTION

The project proposes to demolish the single story house and construct a 3,154 two story duplex with a Spanish Colonial Revival design. A Cultural Heritage Permit (CHP) is required for development within the Architectural Overlay to ensure the architectural treatment of the project complies with Design Guidelines and is in keeping with the character of the neighborhood.

Development Standards

Table 1 outlines how the project complies with the development standards of the Residential Medium Zone.

Table 1 –Compliance with RM-A Zone

	Allowed	Provided
Required Parking (Minimum): Duplex	4 covered spaces	4 covered spaces
Required Setbacks		
Front	15'	15'
Front to Garage	18'	18'
Side	5'	5'*
Side entry to 2 nd unit	8'	8'
Rear	5'	5'
Lot Coverage (Maximum)	55%	54.9%
Height (Maximum)	25'	24.73'
Density (Maximum)	2 dwelling units	2 dwelling units

* The arbor/wing walls exceed six feet within the five foot side yard setback. Condition of approval six requires the arbors be eliminated and the wing walls be reduced to six feet high within the side yard setback.

Architecture

The duplex is Spanish Colonial Revival architecture style and utilizes traditional design elements. The design includes smooth white stucco finish, single barrel tile roofing with random mortar packing, solid wrought-iron railing, recessed aluminum clad windows, recessed solid wood doors, and solid wood garage doors. The design, style, and scale is in character with the buildings in the neighborhood, particularly the three duplexes to the south that were recently constructed in Spanish Colonial Revival architecture and designed by the same architect. The duplex has tandem garages to give the building the appearance of having a standard two-car garage. The project design incorporates various plane breaks, a second level deck, multiple roof planes and roof decks to break up the massing and provide architectural interest.

PROJECT ANALYSIS

Cultural Heritage Permit

A Cultural Heritage Permit (CHP) is required to ensure the development is compatible with the neighborhood and consistent with the Design Guidelines for the Architectural Overlay.

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

1. The duplex complies with the required setbacks for the RM zone.
2. The project’s design and scale is consistent with the Spanish Colonial Revival style prescribed within the Architectural Overlay.
3. The project is consistent with the Design Guidelines because the design breaks up the second story mass into separate components with varied wall planes, a second story deck, roof decks, varied roof lines, and recessed windows and doors.
4. The project preserves and strengthens San Clemente’s historic identity as a Spanish village by adding an additional Spanish Colonial Revival style building within the Architectural Overlay.

Design Review Subcommittee

The Design Review Subcommittee (DRSC) reviewed the project on April 15, 2015 and provided the following recommendations.

Table 2 – DRSC Comments

DRSC Concerns	Project Modifications
Wall plane close to front of building has a stucco niche and window that are unbalanced on the wall plane.	<i>Modified as requested.</i> Window and stucco niches are now balanced on the wall plane.

DRSC Concerns	Project Modifications
<p>Roof deck perimeter walls are not articulated and can benefit from the addition of a cornice detail.</p>	<p><i>Modified as requested.</i> Applicant is proposing barrel tile roof atop the roof deck perimeter walls. Staff recommends the top of the walls be finished with Ole Hanson pavers to provide a more traditional look. Condition of approval 7 requires Ole Hanson pavers atop the deck perimeter walls.</p>
<p>Applicant should consider adding Spanish tile to the stair risers facing Avenida Granada.</p>	<p><i>Modified as requested.</i></p>
<p>Detail needs to be provided related to chimney.</p>	<p><i>Modifications deferred.</i> Applicant requests staff review this detail at the building permit stage of review.</p>
<p>Wood garage doors are recommended.</p>	<p><i>Modified as requested.</i></p>
<p>Windows and doors fronting Avenida Granada should be recessed the deepest.</p>	<p><i>Modified as requested.</i> The segmented arch window at the front elevation is recessed 8 inches and the front door is recessed 6 inches. All other doors and windows are recessed 4 inches.</p>
<p>Traditional wrought-iron lighting should be utilized and shown on the elevations.</p>	<p><i>Modified as requested.</i></p>
<p>Applicant should consider use of 6" half round copper gutters if allowed per code. If not, dark brown 6" half round gutters can be considered.</p>	<p><i>Modified as requested.</i> Applicant proposes dark brown 6" half round gutters.</p>
<p>Garage doors, eaves and corbels should be stained dark brown.</p>	<p><i>Modified as requested.</i></p>
<p>The arbor, if allowed by code, should have return walls that are 6 to 8 feet in length.</p>	<p><i>Modified as requested.</i> The arbor is not allowed per code. Applicant proposes a return wall that is six feet in length.</p>

DRSC Concerns	Project Modifications
Roof deck perimeter walls could benefit from the addition of more solid wrought-iron. Wrought-iron would visually disappear into the roof better than white stucco walls.	<i>Modified as requested.</i>
Wrought-iron detail on the second story window facing the southern courtyard should be removed.	<i>Modified as requested.</i>
Lites should be added to all windows.	<i>Modified as requested.</i> Applicant proposes lites in most windows except view facing windows.
The stucco block grille at the rear should be deeply recessed with a window behind.	<i>Detail removed from plans.</i>
Stucco corbels should be added to the southern elevation to match the stucco corbels in the front, both in terms of look and proportionality.	<i>Modified as requested.</i>
The square recessed entry on the southern elevation should have corbel details in upper corners.	<i>Modified as requested.</i>

GENERAL PLAN CONSISTENCY

Table 3 summarizes how the proposed 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>Historic Preservation, Standards & Regulations Goal.</i> Ensure the preservation, rehabilitation, restoration and adaptive reuse of buildings, sites, places, and districts with archaeological, historical, architectural, or cultural significance to San Clemente.</p>	<p>The project is consistent with the Spanish Colonial Revival architectural style prescribed within the Architectural Overlay.</p>
<p><i>Urban Design Policy 5.01. Outdoor Spaces.</i> 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.</p>	<p>The small size of the site does not allow for the use of courtyards; however the applicant has incorporated entry patios, a second floor deck, and roof decks to allow for outdoor spaces.</p>
<p><i>Urban Design Policy 5.10. Scale and Massing.</i> 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.</p>	<p>The project incorporates articulation, setbacks, and varying wall planes on the elevations to reduce massing. The scale and mass of the duplex is similar to the three duplexes recently constructed to the south, which are Spanish Colonial Revival style and designed by the subject architect.</p>

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):

The Planning Division completed an initial environmental assessment of the project per the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission determine the project is categorically exempt from CEQA as a Class 3 exemption pursuant to CEQA Guidelines Section 15303(b) because the project is limited to the construction of a new structure (duplex) and is in an urbanized area.

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 duplex. 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 project.

This is the recommended action. This action would result in the adoption of Resolution No. PC 15-040.

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 changes to improve the design or reduce the mass of the duplex to improve the projects compatibility with the neighborhood.

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

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

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission approve CHP 14-514, Haft Duplex, subject to the attached Resolution and Conditions of Approval.

Attachments:

1. Resolution PC 15-040
Exhibit A: Conditions of Approval
 2. Location Map
 3. DRSC Staff Report
 4. DRSC Meeting Minutes
- Plans

RESOLUTION NO. PC 15-040

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SAN CLEMENTE APPROVING CULTURAL HERITAGE PERMIT 14-514,
HAFT DUPLEX, A PUBLIC HEARING TO CONSIDER A REQUEST TO CONSTRUCT
A 3,154 SQUARE FOOT DUPLEX LOCATED AT 227 AVENIDA GRANADA**

WHEREAS, on December 24, 2014, an application was submitted, and completed on July 6, 2015, by Joseph Peter Haft, 227 Avenida Granada, CA 92672, for a Cultural Heritage Permit to allow the construction of a duplex. The project is located within the Residential Medium zoning designation and Architectural and Coastal Overlays (RM-A-CZ). The legal description being Lot 14, of Block 18, of Tract 779, Assessor's Parcel Number 058-113-51; 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 a new structure (a duplex); and

WHEREAS, on March 19, 2015 and June 4, 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 April 15, 2015, the City's Design Review Subcommittee considered the project and supported it with recommended modifications to the design; and

WHEREAS, on August 5, 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 a new structure (a duplex); and

Section 2: With respect to Cultural Heritage Permit 14-514, 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 complies with the density

allowance for the zone and the architecture is compatible within the neighborhood.

- B. The architectural treatment of the project complies with the Zoning Ordinance including, but not limited to, height, setback, color; in that the duplex will conform to all of the development standards for the RM zone.
- C. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines in that the duplex will be in scale with the neighborhood and complies with the Spanish Colonial Revival architectural style prescribed in the Architectural Overlay.
- D. The general appearance of the proposal is in keeping with the character of the neighborhood in that the duplex massing and scale are similar to existing buildings in the neighborhood and the Spanish Colonial Revival design of the duplex is consistent with the Spanish Colonial Revival buildings in the Architectural Overlay.
- E. The proposed use will not be detrimental to the harmonious development of the City in that the project will conform to the density requirements for the RM zoning designation. The proposed duplex complies with the height, lot coverage, and setback standards.
- F. The proposed project/use preserves and strengthens the pedestrian-orientation of the district and/or San Clemente's historic identity as a Spanish village by adding an additional Spanish Colonial Revival style building within the Architectural Overlay.

Section 3: The Planning Commission of the City of San Clemente hereby approves CHP 14-514, Haft Duplex, a request to allow the construction of a duplex, 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 August 5, 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 August 5, 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
HAFT DUPLEX
CHP 14-514**

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 August 5, 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.)_____

[Citation – City Quality Insurance Program]

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 14-514 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 14-514 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 14-514 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 building or grading permits the applicant must obtain an approval from the Coastal Commission. ■■ (PIng.)_____

6. Prior to the issuance of building permits the applicant must revise the plans to eliminate the arbors. The wing walls shall be limited to six feet high within the side yard setback. ■■ (PIng.)_____

7. Prior to the issuance of building permits the applicant must revise the plans to include Ole Hanson pavers atop the deck perimeter walls. ■■ (PIng.)_____

8. Prior to issuance of grading and/or building permits, the owner or designee shall submit for review and approval by the Community Development Director and Director, Beaches, Parks and Recreation or designees, a detailed landscape and irrigation plan incorporating drought tolerant plants, for medians, parkways, public trails, fuel modification areas, common areas, and slopes, and other landscaped areas, prepared by a registered landscape architect, and in compliance with all pertinent requirements including, but not limited to guidelines contained in the City's Master Landscape Plan of Scenic Corridors. Landscape plans shall include vertical plants on the side and rear of the property. *[Citation – Section 17.68.020.B.2 of the SCMC]* (PIng.)_____ (B,P&R) _____

9. 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]

10. Project has not been reviewed for Building Code compliance. Prior to issuance of building permits, code compliance will be reviewed during building plan check.
[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20] (Bldg.)_____
11. 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]*
12. 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]*
13. 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]*
14. 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]*
15. 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.)_____

16. 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]*
17. Fire sprinkler system shall be provided throughout the entire building. (Bldg.)_____
- [S.C.M.C – Title 8 – Chapter 8.16- Fire Code]*
18. Underground utilities required. Overhead wiring shall not be installed outside on private property. All utility services located within any lot to be installed underground if the property is to be developed with a new or relocated main building. (Bldg.)_____
- [S.C.M.C – Title 15 – Chapter 15.12-Electrical Code]*

Fees and Plan Check Deposit

19. Prior to the review of grading plans, soils report and documents, the owner or designee shall deposit a minimum of \$5,000.00 for plan check. *[Citation – Fee Resolution No. 08-81 and Section 15.36 of the SCMC]* (Eng.)_____
20. Prior to issuance of the building permit, the owner shall pay all applicable development fees, which may include, but are not limited to, City Attorney review, development, water and sewer connection, parks, drainage, grading, RCFPP, transportation corridor, etc. *[Citation – Fee Resolution No. 08-81& S.C.M.C. Title 15, Building and Construction, Sections 15.52, 15.56, 15.60, 15.64, 15.68, 15.72]* (Eng.)_____

Reports –Soils and Geologic

21. Prior to the issuance of any permits, 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, 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.)_____

Grading

23. Prior to the issuance of any permits, 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 frontage improvements and onsite improvements, including but not limited to, grading, building pad grades, storm drains, sewer system, retaining walls, water system, water quality features, erosion control devices, etc., as required by the City Grading Manual and Ordinance. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____

Improvement Plans

24. 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 and onsite 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 SCMC]* (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 frontages. This includes construction of compliant sidewalk around drive approach or other obstructions to meet current City standards (2% cross fall) when adequate right-of-way exists. Since the existing right-of-way is approximately 5 feet behind the curbface, a sidewalk easement will be required to be granted to the City for any portion of sidewalk needed to go up and around the drive approach or other obstructions.
 - B. An Engineering Department Encroachment Permit shall in place prior to the commencement of any work in the public right-of-way.
25. 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 water improvement plans specific to the project, prepared by a registered civil engineer, which reflect consistency with the City's Water standards. Said plan shall provide for the following: *[Citation – Section 15.36 of the SCMC]* (Eng.)_____
- A. Indicate a service system which provides, or allows for, independent water metering. For future reference- any units intended to be converted via condominiums in the future will be required to have independent water meters. A separate individual water meter is required for common areas if this is to be subdivided in the future for condominiums
 - 14.
 - B. All water meters shall be tapped into the public water main and be located in the public ROW.

NPDES

- 26. Prior to issuance of any permit, 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 SCMC]* (Eng.)_____

Financial Security

- 27. Prior to issuance of any permits, the owner shall provide separate improvement surety, bonds, or irrevocable letters of credit, as determined by the City Engineer for 100% of each estimated improvement cost, as prepared by a registered civil engineer as approved by City Attorney/City Engineer, for the following: grading improvements; frontage improvements; sidewalks; sewer lines; water lines; onsite storm drains; and erosion control. In addition, the owner shall provide separate labor and material surety for 100% of the above estimated improvement costs, as determined by the City Engineer or designee. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____

CONDITIONS TO BE SATISFIED PRIOR TO CERTIFICATES OF OCCUPANCY

- 28. Prior to issuance of certificates of occupancy, the owner shall demonstrate to the satisfaction of the City Engineer and City Maintenance Manager or their designees that all frontage improvements have been completed, and accepted and that any damage to new or existing street right-of-way during construction have been repaired/replaced. *[Citation – Title 12 of the SCMC]* (Eng.) _____ (Maint.)_____

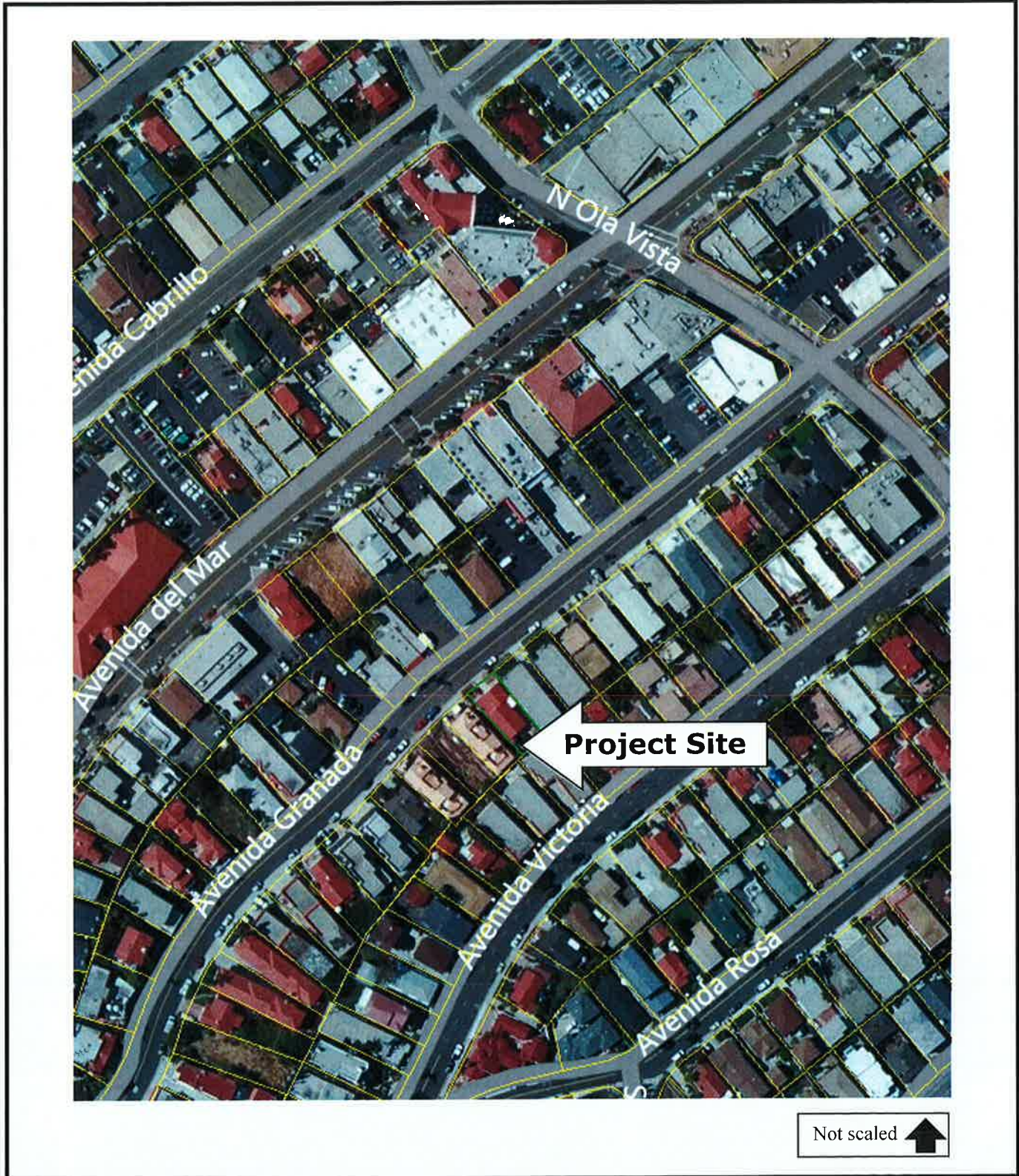
All Conditions of Approval are standard, unless indicated as follows:

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



LOCATION MAP

CHP 14-514, Haft Duplex
227 Avenida Granada





Design Review Subcommittee (DRSC)

Meeting Date: April 15, 2015

PLANNER: Cliff Jones, Associate Planner

SUBJECT: **Cultural Heritage Permit 14-514, Haft Duplex** a request to construct a 3,154 square foot duplex located at 227 Avenida Granada within the Residential Medium zoning district and Architectural and Coastal Overlays (RM-A-CZ).

BACKGROUND:

Project Description

The site is 3,950 square feet and contains a 1,448 square foot home that was built in 1948. The applicant proposes to demolish the existing non-historic home and build a 3,154 square foot duplex designed in Spanish Colonial Revival architectural style.

The project is located within the Residential Medium zoning district and the Architectural and Coastal Zone overlays (RM-A-CZ). Surrounding land uses include multi-family residential units with the exception of the property located directly across the street which is a private parking lot.

Why DRSC Review is Required

A Cultural Heritage Permit is required because the project is a new structure in the Architectural Overlay. The DRSC is tasked to ensure development in the Architectural Overlay is compatible and harmonious with the surrounding neighborhood, and review the project for consistency with the Design Guidelines. DRSC comments will be forwarded to the Planning Commission.

Development Standards

Table 1 outlines how the project complies with the development standards of the Residential Medium Zone.

Table 1 –Compliance with RM-A Zone

	Allowed	Provided
Required Parking (Minimum): Duplex	4 covered spaces	4 covered spaces
Required Setbacks		
Front	15'	15'
Front to Garage	18'	18'
Side	5'	5'
Side entry to 2 nd unit	8'	8'
Rear	5'	5'
Lot Coverage (Maximum)	55%	54.9%
Height (Maximum)	25'	24.73'
Density (Maximum)	2 dwelling units	2 dwelling units

ANALYSIS:

The duplex is Spanish Colonial Revival architecture style and utilizes traditional design elements. The design includes smooth white stucco finish, single barrel tile roofing with random mortar packing, solid wrought-iron railing, and recessed wood windows and doors. The duplex has a two-car tandem garage which gives the building the appearance of having a single-family two-car garage.


Design Guidelines / Henry Lenny Design Guidelines / General Plan Consistency

Staff evaluation of the project’s consistency with Design Guidelines, Henry Lenny Design Guidelines, Centennial General Plan and its compatibility with the neighborhood, is provided in Table 2 below.

Table 2 – Project consistency with Design Guidelines, Henry Lenny Design Guidelines and Centennial General Plan

Design Guideline or General Plan Policy	Project Consistency
<i>Design Guidelines II.B.3. Building scale, mass, and form compatible w/ adjacent development.</i>	Mostly Consistent. The project design is two-stories as are the adjacent buildings. However, staff is concerned that the building maximizes the size of the lot. Staff seeks DRSC input on this issue of concern.



	The applicant should provide visual simulations that show the project in relationship to adjacent buildings fronting Avenida Granada.
Design Guideline or General Plan Policy	Project Consistency
<i>Design Guidelines II.C.3.b.</i> Reduce the perceived height and bulk of large structures by dividing the building mass into smaller scale components.	Consistent. The second story mass is broken into separate components with multiple roof lines and varied wall planes.
<i>Design Guidelines II.C.3.</i> Articulate building forms and elevations by dividing building mass into smaller-scale components.	Consistent. Separate building components create shadow and recess thereby adding architectural interest to the building.
<i>Design Guidelines II.C.3.</i> Varied roof heights are encouraged.	Consistent. Multiple roof lines and varied roof heights add architectural interest to the building.
<i>Design Guidelines II.C.2.</i> Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture	Mostly consistent. Building forms, materials, colors and architectural details generally follow SCR style. Recommendations to improve the design of the building are provided within the Recommendations section below.
<i>Design Guidelines II.C.3.</i> Incorporate defined outdoor spaces, including courtyards, patios, plazas and courtyards	Consistent. Defined outdoor patio spaces are provided at each unit entry and each unit has a roof deck.
<i>Henry Lenny Design Guidelines; Wall Openings.</i> Windows and doors should be set toward the interior allowing the wall thickness to be revealed on the exterior of the building. Walls should be no thinner than 12". An 18" wall is ideal.	Unclear. The windows and doors should be recessed a minimum of 12" to 18" as suggested and as shown in the image to the left below.




	
<p>Design Guideline or General Plan Policy</p>	<p>Project Consistency</p>
<p><i>Urban Design Policy 5.10. Scale and Massing.</i> 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.</p>	<p>Mostly Consistent. The two-story project is consistent with two-story developments permitted in the Downtown area. However, staff is concerned that the building maximizes the size of the lot. Staff seeks DRSC input on this issue of concern.</p>
<p><i>Historic Preservation, Standards & Regulations Goal.</i></p> <p>Ensure the preservation, rehabilitation, restoration and adaptive reuse of buildings, sites, places, and districts with archaeological, historical, architectural, or cultural significance to San Clemente.</p>	<p>Consistent. The project is consistent with the Spanish Colonial Revival architectural style prescribed within the Architectural Overlay.</p>



RECOMMENDATIONS:

The following comments provided in Table 3 are aimed at bringing the project further in line with the Design Guidelines and improve the project’s architectural quality.

Table 3 – Recommendations to Improve Architectural Quality

Architectural Detail	Summary of Detail	Recommendations for Improvement	Example(s) of Suggested Detail
North Elevation	Wall plane close to front of building has a stucco niche and window that are unbalanced on the wall plane.	Provide visual balance on the wall plane.	
Roof deck	Roof deck perimeter walls are not articulated.	Perimeter walls can benefit from the addition of a cornice detail.	
Windows and Doors	Wood windows and doors are proposed.	<p>A sample of the wood windows/doors is needed for staff evaluation.</p> <p>Windows and doors should have lites.</p> <p>The windows and doors should be recessed a minimum of 12" to 18" as suggested in the Henry Lenny Design Guidelines.</p>	

Architectural Detail	Summary of Detail	Recommendations for Improvement	Example(s) of Suggested Detail
Stairs	Details of the stairs are not provided.	Applicant should consider adding Spanish tile to the stair risers facing Avenida Granada.	
Lighting	Lighting type and locations are not depicted on elevations.	Traditional wrought-iron lighting should be utilized and shown on the elevations.	
Gutters	Gutter details need to be provided.	Detail needs to be provided regarding the location of gutters, downspouts, and any applicable filters.	

Architectural Detail	Summary of Detail	Recommendations for Improvement	Example(s) of Suggested Detail
Chimney	Cardinal hat is provided atop chimney.	Detail needs to be provided related to chimney.	
Garage Doors	Garage Door material is not specified.	Wood garage doors are recommended.	

CONCLUSION

Staff seeks DRSC concurrence with the above recommendations and welcomes additional input. DRSC comments on the project’s design will help ensure the highest quality project.

Attachments:

1. Location Map Plans

C. Cultural Heritage Permit 14-514, Haft Duplex (Jones)

A request to consider the construction of a 3,154 square foot duplex located at 227 Avenida Granada within the Residential Medium zoning district and Architectural and Coastal Overlays (RM-A-CZ).

Associate Planner Cliff Jones summarized the staff report.

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

- Concurrence with staff recommendations.
- No concern with the size of the building or its massing.
- Windows and doors fronting Avenida Granada should be recessed the deepest.
- Applicant should consider use of 6" half round copper gutters if allowed per code. If not, dark brown 6" half round gutters can be considered.
- Garage doors, eaves and corbels should be stained dark brown.
- The arbor, if allowed by code, should have return walls that are 6 to 8 feet in length.
- Roof deck perimeter walls could benefit from the addition of more solid wrought-iron. Wrought-iron would visually disappear into the roof better than white stucco walls.
- Wrought-iron detail on the second story window facing the southern courtyard should be removed.
- Courtyard space is a nice component of the project.
- The building pop outs and recesses create shadow and interest.
- Lites should be added to all windows.
- The stucco block grille at the rear should be deeply recessed with a window behind.
- Stucco corbels should be added to the southern elevation to match the stucco corbels in the front, both in terms of look and proportionality.
- The square recessed entry on the southern elevation should have corbel details in upper corners.

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

**D. Discussion: Murals in the Architectural Overlay
(Subcommittee Member Darden)**

Present a recent mural Subcommittee Member Darden viewed and discuss the stylistic qualities and if it is appropriate for the Architectural Overlay. This will help continue the conversation of mural styles in the Architectural overlay.