



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Meeting Date: October 7, 2015

PLANNER: John Ciampa, Associate Planner 

SUBJECT: Amendments to Conditional Use Permit (CUP) 11-093/Minor Cultural Heritage Permit (MCHP) 11-094, South of Nick's, a request for exterior modifications to a historic commercial building, as well as the expansion of the restaurant and the service of alcohol for on-site consumption for a new banquet room at 110 N. El Camino Real in the Mixed Use zoning district (MU3-CB-A), Assessor's Parcel Number 058-081-22.

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.

Conditional Use Permit, Section 17.16.060, for expansion of the alcoholic service

- a. The proposed use is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all the applicable provisions of Chapter 17 of the Zoning Ordinance, the General Plan, the Talega Specific Plan and the purpose and intent of the zone in which the use is being proposed.
- b. The site is suitable for the type and intensity of use that is proposed.
- c. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.
- d. The proposed use will not negatively impact surrounding land uses.

Minor Cultural Heritage Permit, Section 17.16.100, for a minor façade remodel to a historic structure.

- 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, setbacks, etc.
- c. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines.
- d. The general appearance of the proposal is in keeping with the character of the neighborhood.
- e. The proposal 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;
- g. For resources on the City's Landmarks List, the proposed rehabilitation, restoration, preservation, or reconstruction, including modifications, alterations, or additions, are found to be in conformance with the Secretary of the Interior Standards for the Treatment of Historic Properties and preserve to the extent feasible the character defining features.
- h. The proposed project will not have negative visual or physical impacts upon the historic structure.
- i. The proposed project complies with the purpose and intent of the Architectural Overlay District.

BACKGROUND

The project site is a 9,000 square foot corner lot located in the Mixed Use zoning district and Architectural Overlay (MU3-CB-A) at 110 North El Camino Real. The site contains an 8,544 square foot historic building that was constructed in 1926. The building is listed on the City's Designated Historic Structures List as a Historic Landmark for both its original architecture design and because it was originally the real estate office for the City's founder, Ole Hanson. Attached for reference is the historic evaluation report (Attachment 3) completed in 2006.

In 2011, the restaurant, South of Nick's, received an approval for some exterior modifications to the building and to re-establish the service of full range alcohol, as an ancillary use, to the restaurant. The restaurant is proposing to expand into the adjacent unit to establish a banquet room and is requesting entitlements for the expansion.

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.

ANALYSIS

Project Description

The amendments are requested for the expansion of a restaurant into an adjacent vacant tenant space. The applicant is proposing a banquet room that would be added to the restaurant and accommodate up to 60 people for reserved events. The banquet

room would occupy the adjacent tenant space that is now vacant. The two parking lots for the property provide 48 parking stalls would accommodate the increase in seats for the restaurant. The proposal also includes the following modifications:

1. The restoration of the original courtyard fireplace (now on the interior of the proposed banquet room)
2. Create an entrance into the banquet room and two new windows in the non-historic addition
3. Install a new traditionally designed skylight on the flat roof over the banquet room (similar to the Oscar Easley building 101 S. El Camino Real)
4. Inset the door to the banquet room
5. Replace the window and door to the banquet room with wood true divided lite design
6. Install an awning over the door to the banquet room off of North El Camino Real to match the existing awnings

Minor Cultural Heritage Permit

The Cultural Heritage Permit (CHP) process provides discretionary review of projects on historic properties to ensure their compliance with the Secretary of Interior's Standards for the Treatment of Historic Properties and the San Clemente Design Guidelines. The proposed exterior modifications are located on the non-historic portion of the building and should not create any negative impacts to the historic structure or the adjacent historic structures. The banquet room's primary entrance would be through a new opening adjacent to the waiting area. The original fireplace would be restored to bring back a distinct character defining feature of the property. The new windows and door to the banquet room would match the existing Spanish Colonial Revival designs throughout the building and would be constructed of wood with true divided light mullions. The skylight is located on the flat roof portion of the non-historic addition with a low profile opaque window that would not be visible from the street and comply with Dark Sky standards.

The most visually significant modification as a result of the project is to the non-historic addition along North El Camino Real. The Building Code and Public Works require the be door inset to allow it to swing out and not encroach into the right-of-way. The proposed modification would not impact character defining features of the Historic Landmark because they are being made to a non-historic addition (see Attachment 3). The proposal improves the later addition's compliance with the Secretary of the Interior's Standards because it further distinguishes the later addition from the original portions of the structure. All of the exterior modifications are consistent with the Architectural Overlay and the Secretary of the Interior's Standards because they do not modify the historic portions of the structure and are a design that is consistent with the historic character of the building.

Conditional Use Permit

The site has a long history as a restaurant use with alcohol service. The existing land uses in the vicinity include various retail stores, offices, cafes and service-oriented businesses. The existence of the restaurant and related service of alcohol with the most recent established restaurant has not created negative impacts to the area. The additional 60 seats would not create an impact to the surrounding area because the required parking would be provided in the adjacent parking lots that are restricted to customers of the property. The service of alcohol would remain, as previously conditioned, from 10:00 a.m. to 12:00 midnight, Sunday through Saturday. Staff contacted the Orange County Sheriff Department and the City's Code Compliance Division; neither had concern about the proposal. For these reasons the proposed project is appropriate and compatible with existing adjacent land uses.

Design Review Subcommittee

The Cultural Heritage Subcommittee (CHSC) reviewed the project on August 26, 2015 and supported the project as proposed.

GENERAL PLAN CONSISTENCY

Table 1, below, outlines the project's consistency with applicable General Plan Goals, Objectives and Policies:

Table 1 - General Plan Consistency

Policy	Consistency Finding
HP-2.04. Adaptive Reuse. We encourage adaptive reuse of historic resources to preserve them and prevent architecturally inappropriate changes, disrepair and demolition.	Consistent. The project continues the long standing restaurant use for the historic resource, which is consistent with the Secretary of the Interior's Standards.
LU-11.01. Historic Preservation. We preserve historic resources in the Del Mar/TZone area by implementing policies and programs in the Historic Preservation Element, providing historic preservation incentives, and by enforcing the Zoning Ordinance. Development and redevelopment within the Area should exhibit high quality design and materials, linking it to the City's historical roots and reinforcing its role as the heart of San Clemente.	Consistent. The proposed project is consistent with the Secretary of Interior's Standards for Treatment of Historic Properties, preserving the site's architectural and historic integrity as well as the neighboring historic properties.

ENVIRONMENTAL REVIEW

The Planning Division processed and completed an initial environmental assessment for this project in accordance with the California Environmental Quality Act (CEQA). The Planning Division has determined the project is categorically exempt from CEQA as a Class 1 and Class 32 exemption pursuant to CEQA Guidelines Sections 15301(a) and 15331 because the project is minor interior and exterior alterations that complies with the Secretary of the Interior's Standards for Rehabilitation.

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

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

This action would result in the approval 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 modifications to the hours of operation for the service of alcohol or design modifications to the historic building to make it more historically accurate.

3. The Planning Commission can recommend denial of the proposed project.

This action would result in the Commission's denial of the application.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission approve AM CUP 11-093/AM MCHP 11-094, South of Nick's, a request for exterior modifications to a historic commercial building, as well as the expansion of the restaurant and the service of alcohol for on-site consumption for a new banquet room at 110 N. El Camino Real, subject to the attached Resolution and Conditions of Approval.

Attachments: Attachment 1 Resolution
Exhibit A Conditions of Approval
Attachment 2 Location Map
Attachment 3 DPR Form
Attachment 4 Photographs
Plans

RESOLUTION NO. PC 15-050

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING AMENDMENTS TO CONDITIONAL USE PERMIT 11-093/ AND MINOR CULTURAL HERITAGE PERMIT 11-094, SOUTH OF NICK'S, TO ALLOW EXTERIOR CHANGES TO A HISTORIC COMMERCIAL BUILDING, AS WELL AS THE EXPANSION OF THE SALE OF ALCOHOL FOR ON-SITE CONSUMPTION, FOR AN EXISTING RESTAURANT AT 110 NORTH EL CAMINO REAL

WHEREAS, on May 4, 2011, the Planning Commission of the City of San Clemente approved the Conditional Use Permit and Minor Cultural Heritage Permit for the exterior changes to a historic commercial building and the sale of alcohol for on-site consumption for an proposed restaurant.

WHEREAS, On June 15, 2015, an application was submitted and completed on September 9, 2015 made complete, by business owner Nick Nickoloff, 1 Peter Canyon # 160, Irvine CA 92606, for Amendments to Conditional Use Permit 11-093 and Minor Cultural Heritage Permit 11-094, to allow exterior modifications to a historic commercial building, as well as the expansion of the restaurant and the service of alcohol for on-site consumption for a new banquet room at 110 N. El Camino Real within the Mixed Use zoning district (MU3-CB-A), legal description being Assessor's Parcel Number 058-081-22.

WHEREAS, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine this project categorically exempt from CEQA as a Class 1 and Class 31 exemption pursuant to CEQA Guidelines Section 15301 and 15331 because the project is minor interior and exterior alterations that complies with the Secretary of the Interior's Standards for Rehabilitation; and

WHEREAS, on June 18, and July 2, 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 August 26, 2015, the City's Cultural Heritage Subcommittee considered the project and supported it as proposed; and

WHEREAS, on October 7, 2015, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, 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 1 exemption pursuant to CEQA Guidelines Section 15301 and 15331 because the project is minor interior and exterior alterations that comply with the Secretary of the Interior's Standards for Rehabilitation.

Section 2: With regard to Amendment to Conditional Use Permit (CUP) 11-093, the Planning Commission finds as follow:

- A. The proposed expansion of the on-site sale and consumption of alcohol is permitted within the subject zone pursuant to the approval of a Conditional Use Permit. The project complies with all the applicable provisions of the City of San Clemente General Plan, Zoning Ordinance and the purpose and intent of the zone in which the use is being proposed in that the sale of the full range of alcoholic beverages for on-site consumption is consistent with the pedestrian serving uses in the downtown core. The service of alcohol is ancillary to the restaurant use. The request is not a change in use but an expansion of the existing conditionally permitted use for the site that has historically operated as a restaurant.
- B. The site is suitable for the type and intensity of development that is proposed, in that the project has adequate parking to accommodate the increase in the number of seats that would be added for the banquet room. The restaurant has been operating with the service of full range alcohol service for the last four years without issue and the additional seating and alcohol service is proposed for groups would be limited to 60 people. The new banquet seating is fully enclosed and should not create any noise or other adverse negative impacts to the surrounding area. The location has historically been a restaurant and the intent of the Central Business District (Downtown Core) is to continue these types of uses to create a thriving downtown.
- C. The proposed project will not be detrimental to the public health, safety, or welfare, or be materially injurious to the properties and improvements in the vicinity, in that the applicant shall comply with all conditions of approval and all applicable codes including the regulations established by Alcohol Beverage Control. The proposed banquet room will require building permits to ensure the expansion to the restaurant is in compliance with the required building and safety codes. The business has been operating for the last four years without creating issues for the adjacent businesses in the area with their originally conditionally approved use for the service of alcohol.
- D. The proposed project will not negatively impact surrounding land uses, in that the restaurant shall not exceed the maximum number of seats provided by the previous existing use and to date there have been no Code Enforcement or Law Enforcement actions at the existing establishment suggesting the use is compatible with surrounding land uses. The continuation of the historic use as a restaurant with alcohol service will not create any negative impacts to the surrounding uses because the intent of the Central Business District (Downtown Core) is to create a range of pedestrian uses that creates an active downtown.

Section 2: With regard to Amendment Minor Cultural Heritage Permit (AM MCHP) 11-094, the Planning Commission finds as follow:

- A. The proposed architectural treatment of the project is Spanish Colonial Revival and complies with the San Clemente General Plan's intent for the architectural style of historic structures being compatible with new additions. The project adheres to the policies and objectives of the City's Architectural Overlay and the Design Guidelines to ensure exterior modifications are Spanish Colonial Revival. The proposed exterior modifications are compatible with the Spanish Colonial Revival design of the historic building and improves the function of the space by modifying the non-historic wall and inseting the exit door so that it does not swing out into the public Right-of-Way to avoid obstructing pedestrians walking down the street.
- B. The architectural treatment of the project complies with the development standards outlined in the San Clemente Municipal Code including height, setback, color etc. The proposed exterior modifications to the building included the new skylight, windows and door will be a Spanish Colonial Revival design that will be architecturally consistent with finishes and hardware of the historic structure. Parking is provided in the parking lots for the increase in seating for the new banquet room.
- C. The architectural treatment and massing of the project has been reviewed in accordance with the goals and policies of the City's Design Guidelines. The proposed project will be harmonious with the surrounding developed neighborhood in that the proposal is a continuation of the existing use with no expansion to the existing building footprint. The proposed exterior modifications to the building include a skylight, windows, and a door that will be a Spanish Colonial Revival design that will be architecturally consistent with finishes and hardware to be consistent with the original windows to the historic structure.
- D. The general appearance of the proposed project is consistent with the surrounding neighborhood and the goals and polices of the General Plan. The majority of the Central Business District is Spanish Colonial Revival architecture and the proposed modifications to the building would be consistent with the existing Spanish Colonial Revival architecture required for the Architectural Overlay. The proposed development is consistent with the surrounding developments and is in keeping with the character of the neighborhood since the building footprint is not being expanded and the modifications are a Spanish Colonial Revival Design. The proposed exterior modifications to the building included the new skylight, windows, and a door that will be a Spanish Colonial Revival design that will be architecturally consistent with finishes and hardware to the historic structure.
- E. The proposed project will not be detrimental to the orderly and harmonious development to the City as a restaurant is a permitted use within the Mixed-Use (MU-3) zoning district, and the project complies with all applicable development standards for the MU-3-A-CB zone. The continuation of the long standing use as a restaurant with alcohol service will not create any negative impacts to the surrounding uses because the intent of the Central Business District (Downtown Core) is to create a range of pedestrian use that create an active downtown.

- F. The proposed modifications preserve and strengthen San Clemente's historic identity as a Spanish Village because the proposed alterations to the Historic Landmark are in conformance with the Secretary of Interior's Standards for the Treatment of Historic Properties and the San Clemente Design Guidelines that require Spanish Colonial Revival architecture. The project substantially further the City's goals of historic preservation in that the exterior modifications will be consistent with the original elements on the building. The proposed exterior modifications to the building included the new skylight, windows, and a door that will be a Spanish Colonial Revival design that will be architecturally consistent with finishes and hardware to the historic structure. The inset for the door to the banquet room will further differentiate the addition from the Historic Landmark.
- G. The proposed project will not have a negative visual or physical impacts upon the historic structure or structures in the area as the exterior improvements are consistent with the Spanish Colonial Revival architecture and the Secretary of the Interior's Standards for Rehabilitation. The proposed exterior modifications to the non-historic portion of the building included the new skylight, windows, and a doors will be a Spanish Colonial Revival design that will be architecturally consistent with finishes and hardware to the historic structure.
- H. The proposed project will not have negative visual or physical impacts upon the adjacent historic structures because the project will not increase the structures footprint and the exterior modifications are a Spanish Colonial Revival design that are consistent with the subject Historic Landmark.
- I. The projects complies with the purpose and intent of the Architectural Overlay District in that the exterior modifications are consistent with the design guidelines which require projects to build upon the tradition of the City's Spanish Colonial Revival architecture. The proposed exterior modifications to the building included the new skylight, windows are doors will be a Spanish Colonial Revival design that is architecturally consistent with finishes and hardware to be consistent with the original windows to the historic structure.

Section 4: The Planning Commission hereby approves AM CUP 11-093/AM MCHP11-094, South of Nick's, 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 October 7, 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 October 7, 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*
AM CUP 11-093/AM MCHP 11-094
South of Nick's

1. 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.)_____
2. Thirty (30) days after project approval, the owner or designee shall submit written consent to all of these imposed conditions of approval to the Community Development Director or designee. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PInG.)_____
3. The proposed exterior details shall require City Planner review and approval prior to purchase and installation. Details include but are not limited to proposed traditional true divided-light wood windows, wood doors, wrought-iron railing, clay roof tile, awnings and paint color. ■■ (PInG.)_____
4. The operation of the restaurant in conjunction with food service shall occur between the hours of 6 a.m. to 12:00 midnight Sunday through Saturday, the sale of alcohol for on-site consumption shall be limited to the hours of 10 a.m. to 12:00

midnight, Sunday through Saturday. Any proposed change in the hours of operation shall require an amendment to this Conditional Use Permit. [Citation – Division 9 (Alcoholic Beverages), Section 25631 to 25633of Business & Professions Code, State of California] (PIng.)_____

5. The owner or designee shall obey all rules, regulations and conditions imposed upon the project through, but not limited to, the Alcoholic Beverage Commission (ABC) and relevant State laws. Revocation of, or sale of said ABC license to another person at another location, shall render this Use Permit null and void. Prior to any sale of the ABC license, the owner or designee shall notify the Community Development Department of the sale. [Citation – Division 9 (Alcoholic Beverages), Business and Professions Code, State of California] (PIng.)_____

6. The owner or designee shall obey all rules, regulations and conditions imposed upon the project through, but not limited to, the Alcoholic Beverage Commission (ABC) and relevant State laws. Revocation of, or sale of said ABC license to another person at another location, shall render any City approved CUP for alcohol service at the subject property null and void. Prior to any sale of the ABC license, the owner or designee shall notify the Community Development Department of the sale. [Citation – Division 9 (Alcoholic Beverages), Business and Professions Code, State of California] (PIng.)_____

7. The owner or designee shall be responsible for ensuring that all employees receive “Responsible Alcoholic Beverage Service” training as offered through programs established by the Orange County Health Care Agency and Alcoholic Beverage Control of the State of California. Evidence of such training and the training records of all employees shall be maintained on-site during business hours, and made available for inspection upon request. [Citation - Section 17.16.070.K of the of the SCMC] (PIng.)_____

8. The on-site sale and consumption of alcohol use shall be deemed to have lapsed, and AM CUP 11-093 shall be deemed to have expired, ninety (90) days after the date the on-site sale and indoor and outdoor consumption of beer and wine ceases operation and/or the business closes at such location. [Citation - Section 17.12.150(C) of the SCMC] (PIng.)_____

9. The owner or designee shall be responsible for maintaining, free of litter, the sidewalk and parking areas immediately adjacent to the premises. ■■ (PIng.)_____

10. The property owner, applicant, or designee shall be responsible for immediately resolving any problems associated with the activity and/or issues of concern raised by neighbors. ■■(CodeEnforce.)(Sheriff)_____

11. In addition to any other remedy authorized by law, AM CUP 11-093 may be modified or revoked by the City if the establishment is operated in violation of any

of the Conditions of Approval imposed herein or, any element of the permit, or if the operation of the establishment results in a public nuisance.

■■(Sheriff) _____

- 12. 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, if any, 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.)_____

- 13. Plans lack sufficient detailed information to verify compliance with basic California Building Code requirements. Plans must include information indicating compliance with the California Building Code including but not limited to, type of construction, location on property, proposed building area within allowable area limits, proposed building height and number of stories within allowable height limits, proposed occupancy/use for building and/or portions of building, occupant loads in each portion of the building, exiting system, accessible path of travel leading up to and throughout the structure. [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.)_____

- 14. A separate Building Permit is required for all tenant improvements. Plans to construct new building, add or alter the existing building configuration or features, 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. [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.)_____

- 15. 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.)_____

- 16. 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, and Fire Codes. [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, Title 16 Subdivisions, Title 17

Zoning]

(Bldg.)_____

- 17. 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. [S.C.M.C. – Title 15 Building and Construction, Chapters 15.52, 15.56, 15.60, 15.64, 15.68, 15.72 (Bldg.)_____

18. Fire sprinkler protection shall be provided throughout the entire building when the floor area of an alteration within any two-year period exceeds 75% of area of the existing structure and the alteration includes structural modifications other than seismic upgrade. [S.C.M.C – Title 8 – Chapter 8.16- Fire Code] (Bldg.)_____

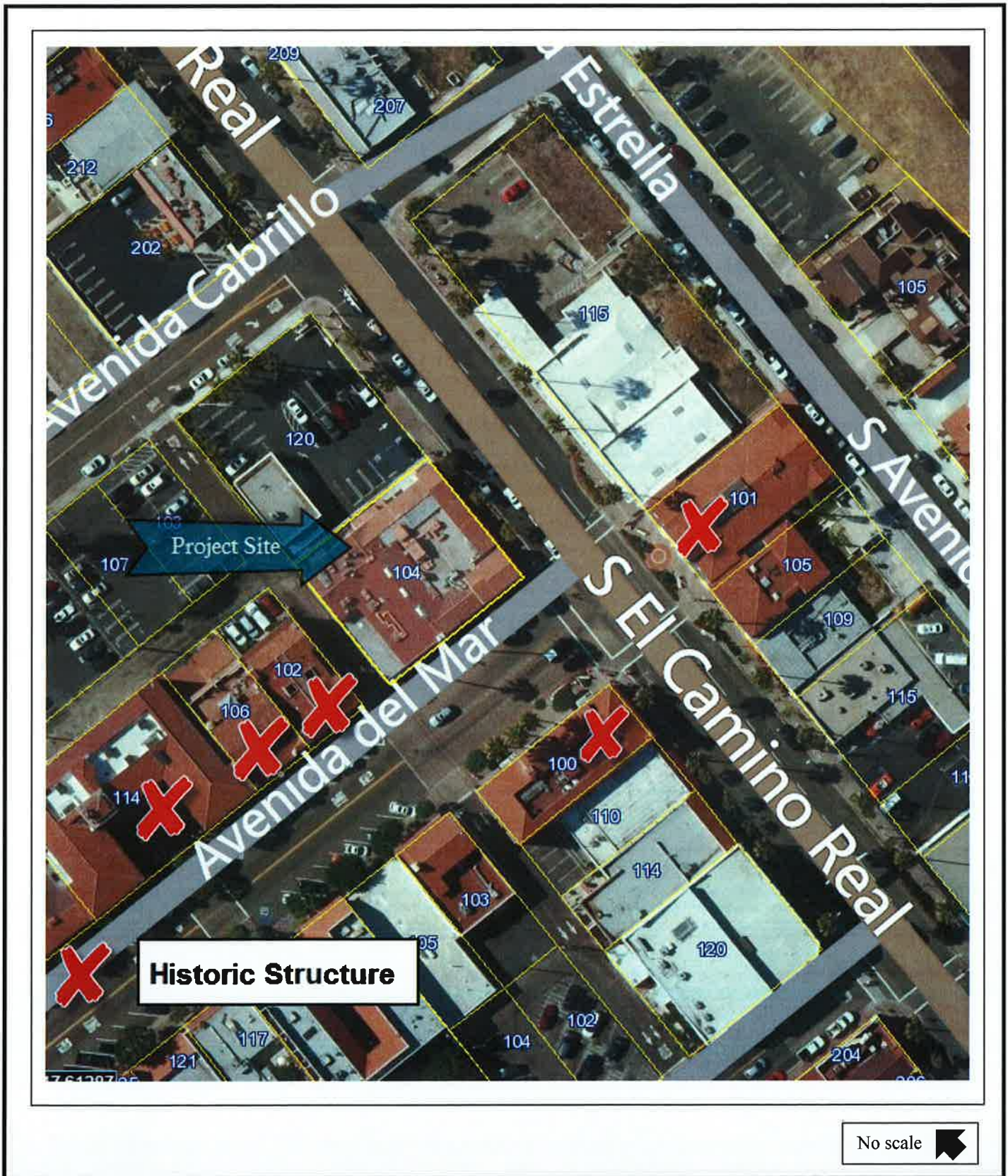
19. Projects involving remodeling, alteration, or addition to the existing main building exceeding 50% of the existing building floor area require under ground utilities. Overhead wiring shall not be installed outside on private property. [S.C.M.C – Title 15 – Chapter 15.12-Electrical Code] (Bldg.)_____

- * All Conditions of Approval are standard, unless indicated as follows:
 - Denotes modified standard Condition of Approval
 - ■ Denotes project specific Condition of Approval



LOCATION MAP

AM CUP 11-093/AM MCHP 11-094, South of Nick's
110 North El Camino Real



PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

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Resource Name or #: 104-118 N EL CAMINO REAL

P1. Other Identifier: Administration Building / Ole Hanson's Office

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 104-118 N El Camino Real/110 N El Camino Real **City** San Clemente **Zip** 92672

d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-081-22

P3a. Description:

The property contains a two-story commercial building with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has multiple roofs - including side-gable, front-gable, and shed portions - clad in clay tile. The exterior walls are clad with smooth stucco. The primary (east) facade is comprised of multiple retail storefronts. Spanish Colonial Revival elements of the building include exposed rafter tails, and covered entry porch with wood porch supports. The central portion of the building was originally an open courtyard which is now enclosed. The southernmost two-story volume was substantially altered, but has recently been restored to its historic appearance. Other alterations include non-original exterior doors. The fenestration consists of original or compatible wood-frame windows throughout the building. The building is in good condition. Its integrity is fair.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

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

1926 (E) Tax Assessor

P7. Owner and Address:

Hioureas, Peter & Hioureas, Krina
32912 Barque Way, Dana Point Ca 92629-1202

P8. Recorded by:

Historic Resources Group, 1728
Whitley Avenue, Hollywood, CA
90028

P9. Date Recorded: 9/18/2006

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

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NRHP Status Code 3B

Resource Name or #: 104-118 N EL CAMINO REAL

- B1. **Historic Name:** Administration Building; Ole Hanson's Office
- B2. **Common Name:** (Unknown)
- B3. **Original Use:** Commercial
- B4. **Present Use:** Commercial
- B5. **Architectural Style:** Spanish Colonial Revival
- B6. **Construction History:**

- B7. **Moved?** No Yes Unknown **Date:** **Original Location:**
- B8. **Related Features:**

- B9a. **Architect:** J. Wilmer Hershey; Richard Sears; W.E. Hill **b. Builder:** (Unknown)
- B10. **Significance:** **Theme** Ole Hanson/Spanish Village by the Sea **Area** City of San Clemente
Period of Significance 1925-1936 **Property Type** Commercial **Applicable Criteria** A, C

This two-story commercial building was built for Ole Hanson as his administrative offices in 1926, and is believed to be the first building erected in San Clemente. It was designed by architects J. Wilmer Hershey, Richard Sears, and W.E. Hill. This property appears eligible for the National Register individually and as a contributor to a National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development and under Criterion C for its unique interpretation of the Spanish Colonial Revival style. It also appears eligible at the local level individually and as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.

- B11. **Additional Resource Attributes:** 06 Commercial Building, 1-3 stories

- B12. **References:** Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann and Associates, 1995.

- B13. **Remarks:** (none)

- B14. **Evaluator:** Historic Resources Group, Hollywood, CA
Date of Evaluation: 9/18/2006

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

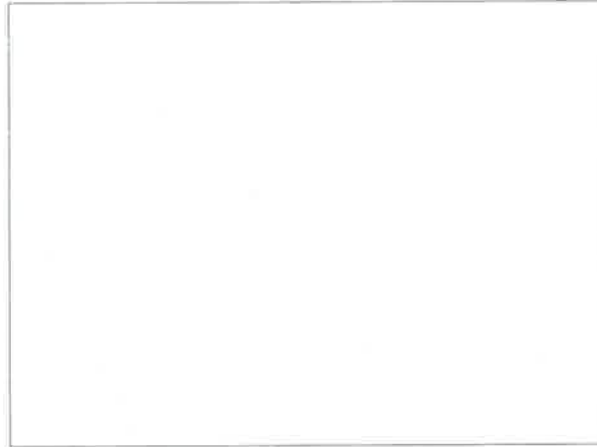
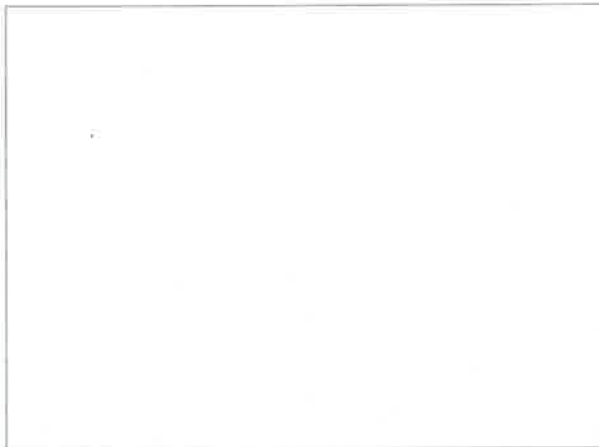
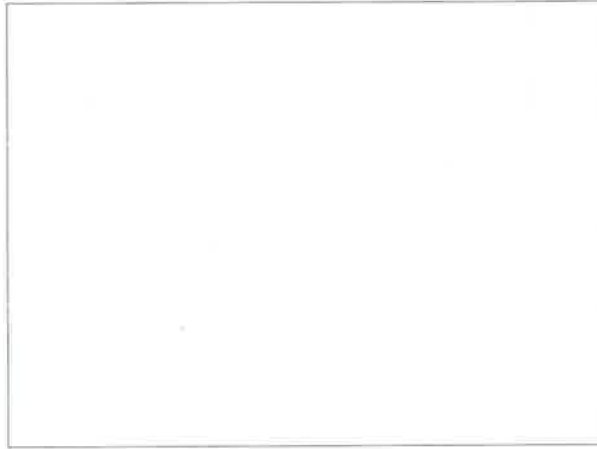
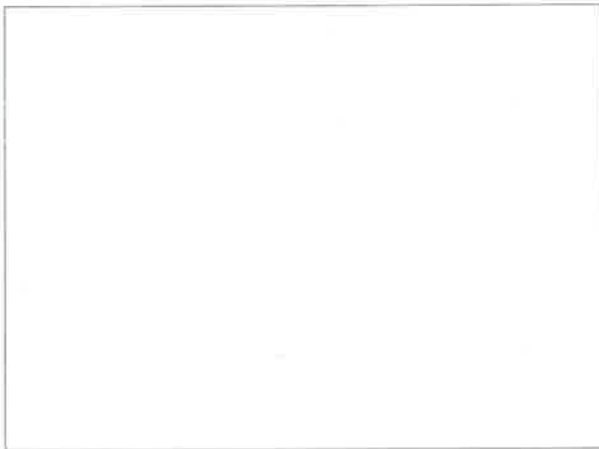
Resource Name or #: 104-118 N EL CAMINO REAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

Photographs of the Subject Property, Continued:





CHARLES RAMM

Associates, Inc.

June 15, 2015 - South of Nick's



view of project



view of area

1001 Avenida Pico, Suite C-440 - San Clemente, California 92673 - (949) 542-4450

