




STAFF REPORT SAN CLEMENTE ZONING ADMINISTRATOR

Date: April 6, 2016

PLANNER: Cliff Jones, Associate Planner 

SUBJECT: Minor Cultural Heritage Permit 15-341, Utility Coffee a request to consider exterior changes to a building to accommodate a coffee shop located at 602 Avenida Victoria

LOCATION: 602 Avenida Victoria

ZONING/GP: Pier Bowl Specific Plan in the Pier Bowl Core – Mixed Use area (MU4.1-P-A)

BACKGROUND:

- The applicant proposes interior and exterior improvements to convert a portion of the 7,450 square foot hotel at 602 Avenida Victoria to a 395 square foot coffee shop. No expansion of the building footprint is proposed.
- The coffee shop is a permitted use in the zone. Alcohol service and live entertainment are not proposed.
- The project eliminates two hotel units, which reduces the number of hotel units in the building from ten to eight. Table 1 outlines how the project complies with parking requirements of the Pier Bowl Specific Plan in the Pier Bowl Core – Mixed Use area (MU4.1-P-A)

Table 1 – Parking Compliance with MU4.1-P-A

	Required	Provided
Required Parking (Minimum): Coffee Shop (395 sq. ft.)	2 spaces*	2 spaces**
8 outdoor seats	N/A***	N/A***

* The MU4.1-P-A requires one space per 200 gross square feet. With 395 gross square feet, the project requires two spaces.

** According to 17.72.060 Nonconforming Use Restrictions(C)(2) "A permitted use may be changed to another permitted use. If the required number of parking spaces is not provided, the proposed use shall have the same number or greater parking spaces than the existing use, or sufficient parking spaces shall be added for the new use to meet Zoning Ordinance requirements." The two hotel units being eliminated requires two parking spaces.

***According to Table 17.28.205 Parking Requirements for Outdoor Dining Areas, restaurants with 0 to 31 seats are granted 8 outdoor seats with no additional parking required.

- A Minor Cultural Heritage Permit is required because the project includes exterior modifications to a non-residential structure located in the Architectural Overlay and abuts the historic Beachcomber hotel at 529-533 Avendia Victoria. Attachment 3 provides a description of the historic property.
- The Architectural Overlay specifies Spanish Colonial Revival architectural style. However, Section 17.56.020.D.2 of the Zoning Ordinance acknowledges that in certain cases, it may not always be practical, with minor changes, to convert a non-Spanish building into a true Spanish Colonial Revival building. The proposed exterior improvements are minor, which would render it infeasible for a full conversion of the building to Spanish Colonial Revival style; however, the applicant proposes to incorporate traditional materials on the building to make the building more compatible with the Architectural Overlay and abutting historic building.
- Exterior changes to the front of the building include:
 1. Decorative wrought iron rail atop a smooth stucco wall that surrounds the outdoor patio.
 2. Smooth white stucco applied to the lower portion of the building including the exterior of the coffee shop, the exterior of the hotel office space, and the inside walls of the covered lanai.
 3. The addition of a white smooth stucco band that separates the new smooth white stucco from the existing stucco above. The existing stucco above is white with a sand finish.
 4. Decorative tile surrounding the openings of the lanai hours (sample to be provided at meeting).
 5. New wood window stained dark brown.
 6. Metal roll down screen to secure the building openings in the evening hours (sample to be provided at meeting).
- The roll down screen would be lowered when the coffee shop is closed between 10:00 p.m. and 6:00 a.m. Although the roll down screen is not a traditional feature staff is supportive of the feature at its location because the roll down screen will be raised most of the day from 6:00 a.m. to 10:00 p.m. and will not be seen from the street, and the roll down screen will help deter trespassing into the lanai area during the evening hours.
- The project was reviewed by the Design Review Subcommittee (DRSC) on January 27, 2016. Comments were provided to the applicant aimed at bringing the project further in line with the Design Guidelines to improve the project's architectural quality. A copy of the DRSC meeting staff report and minutes are provided as Attachment 4 and 5 respectively. The applicant has requested the DRSC recommendations be included as conditions (conditions 7a and 7b), which are detailed below:
 - 7a. Lighting shall be shielded and dark sky compliant.
 - 7b. A fresh coat of paint shall be applied to the entire building.
- With the inclusion of the staff recommendations above, the project meets the required findings for a Minor Cultural Heritage Permit, based on the following:

- The exterior improvements are consistent with the Spanish Colonial Revival architectural style prescribed for the Architectural Overlay.
- The Spanish Colonial Revival architectural treatment complies with all applicable General Plan, Zoning Ordinance, Pier Bowl Specific Plan and Design Guidelines.
- The project complies with the development standards outlined in the San Clemente Municipal Code.
- The project preserves and strengthens the pedestrian-orientation of the Pier Bowl because an outdoor dining area is proposed to increase pedestrian interaction between restaurant patrons and pedestrians.
- The exterior changes improve the quality and architectural integrity of the project because materials consistent with Spanish Colonial Revival architecture are incorporated in the building façade.
- The project will not have negative visual or physical impacts on the abutting historic structure because the building is not being expanded, the quality of architecture complies with the Design Guidelines, and compliments the Spanish Colonial Revival architecture of the District and the historic buildings in the Pier Bowl.
- With the inclusion of the proposed conditions of approval, staff supports the request for a MCHP because the project meets required findings.
- Staff has not received public comments on this application as of the date this report was prepared.

RECOMMENDATION

STAFF RECOMMENDS THAT the Zoning Administrator approve Minor Cultural Heritage 15-341, Utility Coffee, subject to the attached Resolution and Conditions of Approval.

Attachments:	Attachment 1	Resolution ZA 16-008
	Exhibit A	Conditions of Approval
	Attachment 2	Location Map
	Attachment 3	DPR Form for 529-533 Avenida Victoria
	Attachment 4	DRSC Minutes – January 27, 2016 (excerpted)
	Attachment 5	DRSC Report – January 27, 2016 (excerpted)
	Plans	

RESOLUTION NO. ZA 16-008

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF
SAN CLEMENTE, CALIFORNIA, APPROVING MINOR CULTURAL HERITAGE
PERMIT 15-341, UTILITY COFFEE, A REQUEST TO CONSIDER EXTERIOR
CHANGES TO A BUILDING TO ACCOMMODATE A COFFEE SHOP LOCATED AT
602 AVENIDA VICTORIA**

WHEREAS, an application was submitted on October 2, 2015, and completed on March 7, 2016, by Evan Raabe, 530 Molino Street, Suite 107, Los Angeles CA 90013 for Minor Cultural Heritage Permit (MCHP) 15-341 to consider exterior changes to a building to accommodate a coffee shop located at 602 Avenida Victoria. The property is located in the Pier Bowl Specific Plan in the Pier Bowl Core – Mixed Use area (MU4.1-P-A). The site's legal description is Lot 10, Block 12 of Tract 785, and Assessor's Parcel Number 692-021-08; and

WHEREAS, the Planning Division completed an initial environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA) and recommends the Zoning Administrator determine this project is categorically exempt from CEQA as a Class 3 exemption pursuant to CEQA Guidelines Section 15303 because the project consists of the conversion of an existing small structure from one use to another with minor modifications to the exterior of the structure; and

WHEREAS, on October 8, 2015 and December 10, 2015, the City's Development Management Team (DMT) reviewed the subject application, and the DMT determined it complies with the General Plan, Zoning Ordinance, Pier Bowl Specific Plan, and other applicable City ordinances and codes; and

WHEREAS, on January 27, 2016, the Design Review Subcommittee reviewed the project and made recommendations to improve the consistency of the applicants proposal with the City Design Guidelines; and

WHEREAS, on April 6, 2016, the Zoning Administrator held a duly noticed public hearing and considered evidence and testimony presented by City staff, the applicant and other interested parties.

NOW, THEREFORE, the Zoning Administrator of the City of San Clemente hereby resolves as follows:

Section 1: The project is categorically exempt from CEQA as a Class 3 exemption pursuant to CEQA Guidelines Section 15303 because the project consists of the conversion of an existing small structure from one use to another with minor modifications to the exterior of the structure.

Section 2: With regard to MCHP 15-341, the Zoning Administrator finds as follows:

- A. The architectural treatment of the project complies with the San Clemente General Plan and Pier Bowl Specific Plan in that the proposed materials and design will be consistent with the neighborhood, and incorporates Spanish Colonial Revival design elements where feasible.
- B. The architectural treatment of the project complies with the Pier Bowl Specific Plan, and architectural guidelines in the City's Design Guidelines, in that the project demonstrates sensitivity to the neighborhood by maintaining the structure's context within the Architectural Overlay.
- C. The general appearance of the project is consistent with the surrounding neighborhood in that the mid-century building is typical of Pier Bowl buildings and the exterior improvements are consistent with the Spanish Colonial Revival architectural style prescribed in the Architectural Overlay by incorporating Spanish Colonial Revival details on the building.
- D. The project is not detrimental to the orderly and harmonious development of the City in that the project is a minor modification to an existing building that remains consistent with the surrounding neighborhood and meets required Building, Safety and Fire codes.
- E. The proposed project is a minor remodel and it is not practical to attempt conversion to Spanish Colonial Revival style, and that the exterior improvements are consistent with the Spanish Colonial Revival architectural style prescribed in the Architectural Overlay.
- F. The proposed project/use preserves and strengthens the pedestrian-orientation of the downtown in that an outdoor dining area is proposed to increase pedestrian interaction between restaurant patrons and pedestrians.
- G. The project will not have negative visual or physical impacts upon the abutting historic structure, in that the architectural treatment compliments the Spanish Colonial Revival architecture of the historic building and the massing of the project is not being increased in a manner that would negatively impact the historic resource.
- H. The proposed project complies with the purpose and intent of the Architectural Overlay in that the exterior changes improve the architectural quality of the building, are Spanish Colonial Revival elements, and include a pedestrian-oriented outdoor eating area.

Section 3: The Zoning Administrator of the City of San Clemente hereby approves Minor Cultural Heritage Permit 15-341, Utility Coffee, subject to the above Findings and the Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Zoning Administrator of the City of San Clemente on April 6, 2016.

SAN CLEMENTE ZONING ADMINISTRATOR

James Pechous, Zoning Administrator

EXHIBIT 1

**CONDITIONS OF APPROVAL
MINOR CULTURAL HERITAGE PERMIT (MCHP) 15-341
UTILITY COFFEE**

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]* (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]* (PIng.)_____
3. MCHP 15-341 shall become null and void if the use is not completed within three (3) years from the date of the approval thereof. Pursuant to Section 17.12.150(B) of the Zoning Ordinance of the City of San Clemente, 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]*

Pursuant to Section 17.12.150(C) of the Zoning Ordinance, a use shall be deemed to have lapsed, and MCHP 15-341 shall be deemed to have expired, when a building permit has been issued, construction has not been completed, and the building permit has expired in accordance with applicable sections of the Uniform Building Code, as amended. *[Citation - Section 17.12.150.C.2 of the SCMC]* (PIng.)_____

- 4. Prior to Final Approval of the Building permit, the project shall be develop in conformance with the site plan, elevations, details, photographs, and any other applicable submittals approved by the Zoning Administrator on April 6, 2016, subject to the Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, details, or other approved submittal shall require that the owner or designee 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 Zoning Administrator. *[Citation - Section 17.12.180 of the SCMC]* (PIng.)_____

- 5. Prior to the issuance of building permits, the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the final approval for the project. *[Citation – City Quality Insurance Program]* (PIng.)_____

- 6. 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. 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]*
- B. White smooth stucco band.
- C. Solid wrought-iron railing.
- D. Solid wrought-iron lighting.
- E. Decorative tile.

- F. All Windows and Doors.
 - G. Material of the roll down door to secure lanai openings.
 - H. Paint color for the entire building.
7. To improve the projects consistency with Design Guidelines and the Henry Lenny Design Guidelines for Spanish Colonial Revival architecture, prior to issuance of building permits, the owner or designee shall submit for review and obtain approval of the City Planner or designee for the following design details:
- a. Lighting shall be shielded and dark sky compliant.
 - b. A fresh coat of paint shall be applied to the entire building. ■■ (PInG.)_____
8. The roll down door to secure the lanai shall be open, at a minimum, from 6:00 a.m. to 10:00 p.m. ■■ (PInG.)_____
9. Prior to issuance of grading and/or building permits, the owner or designee shall obtain approval of the outdoor recreation area property improvements located on the adjacent lot at 604 Avenida Victoria, which is an accessory use to the subject building located at 602 Avenida Victoria.
10. Signage is not part of this review. Any signage for this proposed development shall require the owner or designee to submit for review and obtain approval of a Sign Permit or Master Sign Program in accordance with the City's Sign Ordinance. *[Citation - Section 17.16.240.D& 17.16.250.D of the SCMC]* (PInG.)_____
11. 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 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. *[Citation - Section 17.68.020.B.2 of the SCMC]* ■■ (PInG.)_____ (B,P&R) _____
12. Prior to issuance of certificates of occupancy, the owner or designee shall submit a letter, signed by a registered landscape architect, to the Community Development Director or designee, stating that all materials for all landscaped areas have been installed in accordance with the approved plans, and shall demonstrate to the satisfaction of the Community Development Director or designee, in consultation with the Beaches, Parks and Recreation Director or designee, that all landscaped areas have been landscaped per the approved landscape plans. *[Citation - Master Landscape Plan for Scenic Corridors, May 1992]* (PInG.)_____ (B,P&R)_____

- 13. Merchant shall be responsible for removing litter from the public right-of-way produced from their establishment within 300 feet of their property and all accumulated litter that abuts their commercial property. *[S.C.M.C. 8.40.070]*
 ■■ (PIng.)_____
- 14. Prior to the issuance Certificates of Occupancy, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that all exterior lighting is designed, arranged, directed or shielded per the approved plans, and in such a manner as to contain direct illumination on site, thereby preventing excess illumination onto adjoining site(s) and/or street(s). *[Citation – Section 17.24.130 of the SCMC]*
 (PIng.)_____
- 15. Prior to issuance of certificates of occupancy, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that the stucco on the entire structure is a smooth finish with slight undulations, painted the approved color. *[Citation – City of San Clemente Design Guidelines, November 1991]*
 (PIng.)_____
- 16. Prior to the issuance of building permits, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that approval by the California Coastal Commission has been obtained for the project. *[Citation – Division 20 of the Public Resources Code & Section 17.56.050 of the S.C.M.C.]* (PIng.)_____

Engineering

- 17. Prior to issuance of any permits, the property owner shall execute and obtain the approval of an Administrative Encroachment Permit for all improvements located within the street right-of-way. The property owner shall be responsible for all maintenance and legal matters related to proposed improvements within the right-of-way.: *[Citation – Section 15.36, 12.08, 12.16, and 12.20 of the SCMC]*
 ■ (Eng.)_____
- 18. The sidewalk area shall remain open to all public travel during construction, unless approved otherwise by the City Engineer. *[Citation – Section 15.36, 12.16, and 12.20 of the SCMC]*
 ■ (Eng.)_____
- 19. 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 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 all property frontages. 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 varies along the 3 frontages, a sidewalk easement is anticipated to be required to be granted to the City unless a sidewalk waiver is obtained.

- 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.

Building

- 20. 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.
[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.)_____
- 21. 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.)_____
- 22. 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. *[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]* (Bldg.)_____
- 23. Prior to the issuance of building permits, the owner or designee shall submit plans that identify the intended use of each building or portion of building and obtain approval of the Building Official. *[S.C.M.C – Title 15 – Chapter 15.08]* (Bldg.)_____

24. 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.)_____

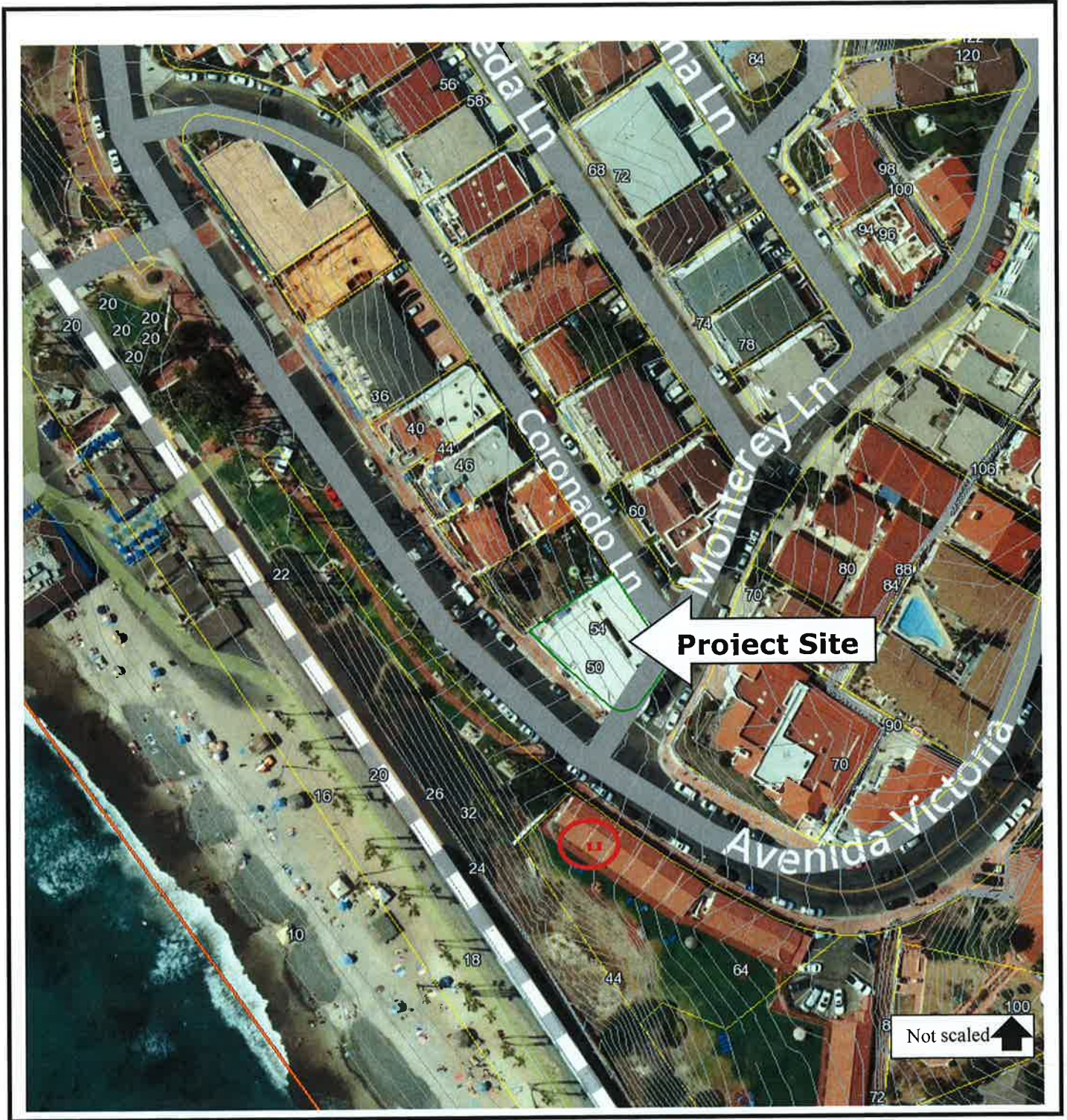
All Conditions of Approval are standard, unless indicated as follows:

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



LOCATION MAP

MCHP 15-341, Utility Coffee
602 Avenida Victoria



PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

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Resource Name or #: 529-533 AVENIDA VICTORIA

P1. Other Identifier: Beachcomber Motel / Tepper Apts / Breeding Hutches / Beachcomber's Apts.

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 529-533 Avenida Victoria City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 692-031-03

P3a. Description:

The property contains a 12-unit motel designed in the Spanish Colonial Revival style. The property is comprised of two one-story buildings arranged facing a center lawn and separated by a surface parking lot. Each of the buildings is rectangular in plan with wood-frame construction. Low-pitch side-gable roofs clad with clay tiles cap the buildings. A shed roof extends over the full width the primary facades to form individual entry porches for each unit. A round tower with a parapet rises above the northern building. The exterior walls are sheathed in original smooth stucco. The fenestration consists of original wood windows throughout the property. Spanish Colonial Revival elements include exposed rafter tails and recessed porches with wood porch supports. The property is in good condition. Its integrity is good.

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:
North view. May 2006.

P6. Date Constructed/Sources:
 Historic Both
 Prehistoric

1947 (E) Tax Assessor

P7. Owner and Address:
Laidlaw Partnership
610 Vaquero Rd, Arcadia Ca 91007- 6046

P8. Recorded by:
Historic Resources Group, 1728
Whitley Avenue, Hollywood, CA
90028

P9. Date Recorded: 9/21/2006

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 #: 529-533 AVENIDA VICTORIA

- B1. Historic Name:** Tepper Apts; Breeding Hutches; Beachcomber's Apts.
- B2. Common Name:** Beachcomber Motel
- B3. Original Use:** Residential (apartments)
- B4. Present Use:** Residential (motel)
- 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** Commercial **Applicable Criteria** A

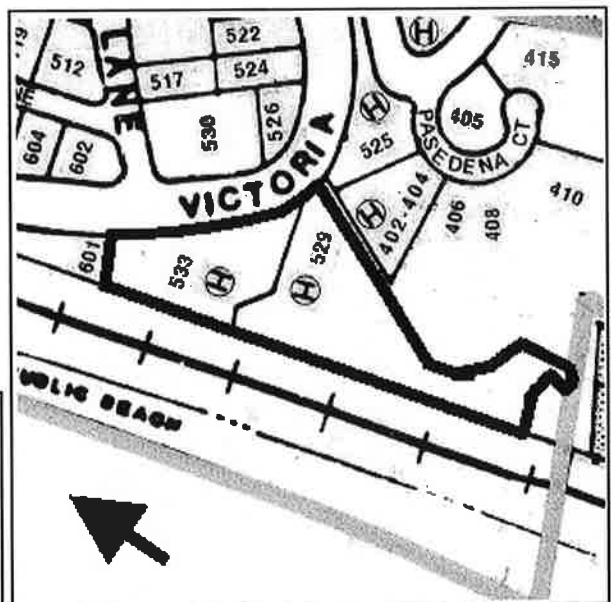
This one-story motel was built for William Tepper in 1947. Constructed by the Strang Bros., it is a distinctive example of the Spanish Colonial Revival style as represented in San Clemente. It is the only extant motel in San Clemente from the period, and is believed to be the oldest continuously operated business in the City. This property appears eligible for the National Register individually and as a contributor to a National Register eligible district. This property also appears eligible at the local level individually and as a contributor to a potential 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:** 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: 9/21/2006

(This space reserved for official comments.)



CONTINUATION SHEET

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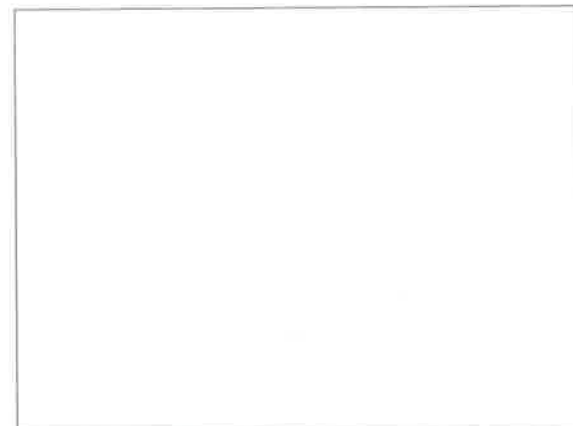
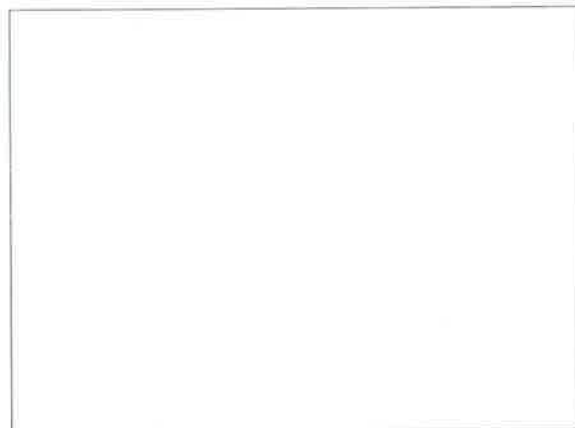
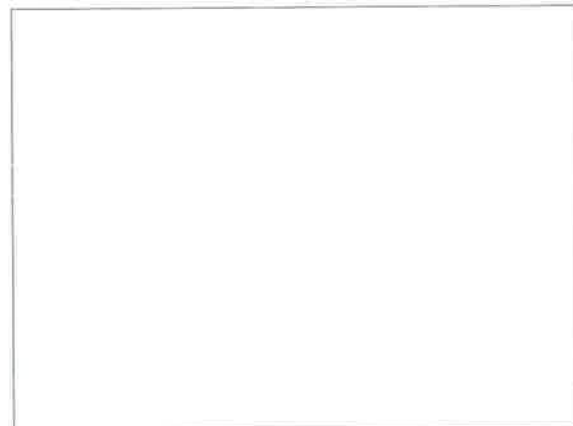
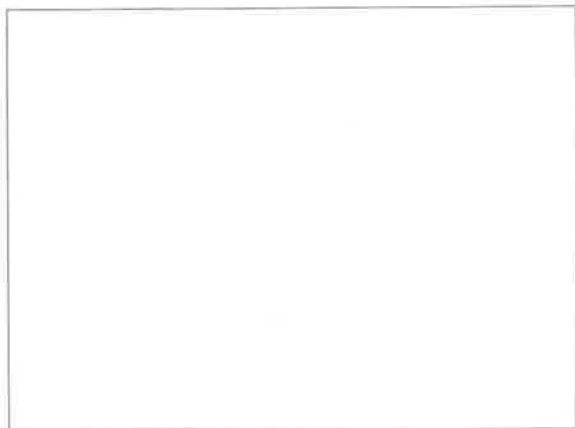
Resource Name or #: 529-533 AVENIDA VICTORIA

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation Update

Photographs of the Subject Property, Continued:



regarding the properties use as a vacation rental and parking impacts on the neighborhood. A copy of the letter is on file at the Community Development Department.

The Design Review Subcommittee made the following comments either individually or as a group:

- Discussed architectural options to help simplify the design of the proposed deck.
- Requested a tile sample be provided when reviewed by the Zoning Administrator.
- Expressed concern as to how close the deck was to the sidewalk, but noted that the project is within the development standards of the Mixed Use zone and no exceptions are being requested.
- Concurred that the project should remain in the Zoning Administrator purview and did not recommend it be reviewed by Planning Commission.
- Concurred the project should move forward to Zoning Administrator after the modifications are made.

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

C. 602 Avenida Victoria – Minor Cultural Heritage Permit 15-341 – Utility Coffee (Jones)

A request to consider exterior changes to accommodate a coffee shop at 602 Avenida Victoria. The property is located in the Pier Bowl Specific Plan in the Pier Bowl Core – Mixed Use area (MU4.1-P-A).

Associate Planner Cliff Jones summarized the staff report.

The Design Review Subcommittee made the following comments either individually or as a group:

- Lighting should be shielded and dark sky compliant.
- A fresh coat of paint should be considered for the entire building.
- Expressed support for continuing the improvements to the lower level office space as well.
- A color & materials board and/or product cut sheets of the architectural details should be provided for Zoning Administrator consideration.

The Subcommittee expressed support for the project and recommended it move forward to the Zoning Administrator for consideration.

D. 101 Avenida Calafia – Conditional Use Permit 15-071/Site Plan Permit 15-072/Architectural Permit 15-073 – Raya’s Paradise (Jones)

A request to consider a 40 unit assisted living facility at 101 Avenida Calafia. The property is located in the Community Commercial (CC3) Zone and the Coastal overlay.

Associate Planner Cliff Jones summarized the staff report.

The Design Review Subcommittee made the following comments either individually or as a group:

- The tower proportions are acceptable, given the constraints of the elevators and stairs that dictate the exterior dimensions of the tower.
- Details and/or product cut sheets related to the lights, tiles, awnings, spires, and the fountain should be provided for staff and Planning Commission consideration.
- A condition of approval should be added to require the owner to install landscape to screen the south community deck wall in the event that landscape on the adjacent property is removed or no longer screens the white stucco wall. A potential solution is to install vines on the south community deck wall that cascade downward along the subject wall.
- Outdoor furniture should be provided at the front of the building.
- An ornate wrought-iron design is acceptable on Juliet balconies.

The Subcommittee expressed support for the project and recommended it move forward to the Planning Commission for a recommendation to the City Council.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

ADJOURNMENT



Design Review Subcommittee (DRSC)

Meeting Date: January 27, 2016

PLANNER: Cliff Jones, Associate Planner

SUBJECT: **Minor Cultural Heritage Permit 15-341, Utility Coffee**, a request for exterior changes to accommodate a coffee shop at 602 Avenida Victoria.

BACKGROUND:

Project Description

The applicant proposes interior and exterior improvements to convert a portion of the 7,450 square foot building at 602 Avenida Victoria to a 395 square foot coffee shop. The project eliminates two hotel units, which reduces the number of hotel units in the building from ten to eight. The coffee shop is a permitted use in the zone; located in the Pier Bowl Specific Plan in the Pier Bowl Core – Mixed Use area (MU4.1-P-A), and the Pedestrian and Architectural Overlays. Alcohol service and live entertainment are not proposed. Surrounding land uses are mixed and include residential, open space, retail, hotel, and restaurant uses.

Why DRSC Review is Required

A Minor Cultural Heritage Permit is required because the project includes exterior modifications to a non-residential structure located in the Architectural Overlay and abuts the historic Beachcomber hotel at 529-533 Avenida Victoria. Attachment 2 provides a description of the historic property. The Zoning Administrator is the hearing body for this type of application. 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 Zoning Administrator.

Development Standards

No expansion of the building footprint or height is proposed. Table 1 outlines how the project complies with parking requirements of the Pier Bowl Specific Plan in the Pier Bowl Core – Mixed Use area (MU4.1-P-A)

Table 1 – Parking Compliance with MU4.1-P-A

	Required	Provided
Required Parking (Minimum): Coffee Shop (395 sq. ft.)	2 spaces*	2 spaces**
8 outdoor seats	N/A***	N/A***

* The MU4.1-P-A requires one space per 200 gross square feet. With 395 gross square feet, the project requires two spaces.

** According to 17.72.060 Nonconforming Use Restrictions(C)(2) "A permitted use may be changed to another permitted use. If the required number of parking spaces is not provided, the proposed use shall have the same number or greater parking spaces than the existing use, or sufficient parking spaces shall be added for the new use to meet Zoning Ordinance requirements." The two hotel units being eliminated requires two parking spaces.

***According to Table 17.28.205 Parking Requirements for Outdoor Dining Areas, restaurants with 0 to 31 seats are granted 8 outdoor seats with no additional parking required.

ANALYSIS:

The project site is located in the Architectural Overlay, which specifies Spanish Colonial Revival architectural style. The Zoning Ordinance acknowledges that in certain cases, it may not always be practical, with minor changes, to convert a non-Spanish building into a true Spanish Colonial Revival building. The proposed exterior improvements are quite minor, which would render it infeasible for a full conversion to Spanish Colonial Revival style; however, the applicant proposes to incorporate traditional materials on the building to make the building compatible with the Architectural Overlay and abutting historic buildings. Refer to Exhibit 1 below for a rendering of the proposed exterior changes.

Exhibit 1: Rendering Demonstrating Exterior Changes



The exterior changes to the building include:

1. Decorative wrought iron rail atop a smooth stucco wall that surrounds the outdoor patio.
2. Smooth white stucco applied to the lower portion of the building including the exterior of the coffee shop, the exterior of the hotel office space, and the inside walls of the covered lanai.
3. The addition of a stucco band that separates the new smooth white stucco from the existing stucco above. The existing stucco above is white with a sand finish.
4. Decorative tile surrounding the openings of the lanai.
5. New wood window.
6. Mesh material to secure the building openings in the evening hours (sample to be provided at the meeting).

The project meets the Pier Bowl Specific Plan and City Design Guidelines requiring Spanish Colonial Revival architectural elements in the Architectural Overlay. Table 2 summarizes the project’s consistency with the Design Guidelines.

Table 2 – Project Evaluation

Design Guideline	Project Consistency
In cases where only minor modifications are proposed, the goal should be to include Spanish elements such as traditional colors and decorative details. (Pier Bowl Specific Plan – Ch.5 – Page 5-7)	Consistent. Traditional lighting, tile, wrought-iron, smooth white stucco, and wood windows are decorative in style and consistent with Spanish Colonial Revival architecture.
Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture (Design Guidelines II.C.2)	Consistent. Proposed architectural details (materials and colors) generally follow SCR style.
Incorporate defined outdoor spaces, including courtyards, patios, plazas and courtyards (Design Guidelines II.C.3)	Consistent. Outdoor dining area is being created fronting Avenida Victoria. Landscape and wrought-iron railing define the edge of the outdoor space.

RECOMMENDATIONS:

The architectural details demonstrated on the plans comply with the Pier Bowl Specific Plan and City Design Guidelines. Staff recommends the applicant provide a color and materials board and/or product cut sheet of the architectural details for staff evaluation

prior to scheduling the project for a public hearing. Staff seeks the DRSC's comments and welcomes any additional recommendations.

Attachments:

1. Location Map
2. DPR Form for 529-533 Avendia Victoria Plans