



## STAFF REPORT SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: April 6, 2016

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**PLANNER:** Amber Gregg, Senior Planner *cds*

**SUBJECT:** Minor Cultural Heritage (MCHP) Permit 15-055 – Cyr Remodel, a request to consider a façade remodel, new covered balcony, and roof deck to the front of an existing triplex.

**LOCATION:** 253 Avenida Del Mar

**ZONING/GP:** Mixed-Use within the Architectural, Pedestrian, Central Business District, and Coastal Zone Overlays (MU3-A-P-CB-CZ)

**BACKGROUND:**

- The project site is a 3,989 square foot developed lot, with a 3,221 square foot triplex that was constructed in 1971. The development is a typical 1960-70's faux modern Spanish style with a three car garage facing the street. Exhibit 1 shows the property today.

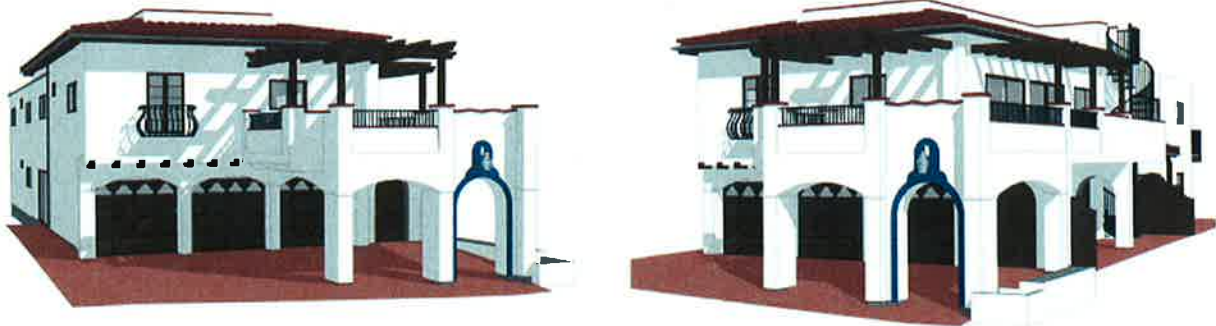
**Exhibit 1- Existing Development**



- The project is located adjacent to two historic resources, the Fireside Room of the Community Center, and a historic home located at 251 Avenida Del Mar. For information on the historic resources, the historic resource report is provided under Attachments 3 and 4.
- This is the first solely residential project within the Mixed-Use zoning district to utilize the mixed use development standards which allow for zero front yard setbacks.

**REQUEST:**

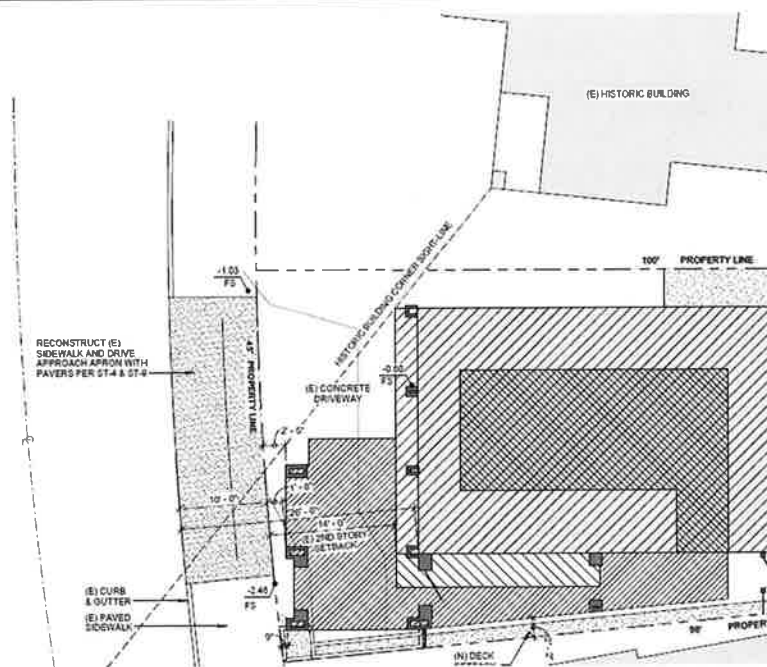
- The applicant is requesting a facade remodel to make the building more Spanish in design. The applicant is also proposing a wrap-around front balcony and roof deck.
- The façade remodel includes: re-stuccoing the building with a smooth white stucco, replacing the existing mansard roof with a more authentic looking roof with single barrel tiles and random mortar packing, and front trellis. Traditional architectural details proposed include: wrought-iron railings, terra cotta clay tile wall cap, decorative tile accents, and Spanish light fixtures.
- The proposed balcony is 532 square feet and at its closest point will be nine inches from the front property line. The proposed roof deck is 450 square feet and will be minimally visible from the public right-of way. See Exhibit 2 for proposed design.

**Exhibit 2- Proposed Design****ANALYSIS:**

- Per Zoning Ordinance 17.56.020, Architectural Overlay District, the architectural overlay's purpose is to signify a visually distinct district in San Clemente, containing structures characterized by two significant design orientations: 1) the City's traditional architectural style, Spanish Colonial Revival, and 2) a pedestrian orientation. The goals for areas with this designation are as follows:
  1. To maintain and enhance the unique "Spanish-Village-by-the-Sea" character of specific areas of the City;
  2. To maintain a high quality of design consistent with the City's history;
  3. To require that new and renovated buildings within the overlay district be designed to reflect the City's Spanish Colonial Revival heritage in accordance with the urban design element and design guidelines;
  4. To require site and structural development that exemplifies the Ole Hanson era, and, at the same time, allow creative interpretation of Spanish Colonial Revival architecture;
  5. To provide for the development of commercial and mixed-use (integrating commercial with residential) districts characterized by a high level of pedestrian activity;

- 6. To require that structures located in these areas be sited and designed to enhance pedestrian activity along sidewalks.
- The remodel of the faux modern Spanish building towards a more traditional Spanish design would enhance the unique Spanish-Village-by-the-Sea character of the area. The project also brings the development closer to the public right-of-way which may enhance the pedestrian atmosphere. Design features that improve the pedestrian orientation include: decorative Catalina tiles (to be approved by the City Planner prior to installation) on the new entry element adjacent to the sidewalk, decorative light fixture, and landscaping.
- However, the project is adjacent to historic resources and massing impacts of the proposed project needs to be taken into consideration.
- Given the Fireside Room is located across the street, staff does not anticipate massing impacts on that resource. The adjacent historic home however could be impacted by massing. To analyze potential impacts, the applicant created an exhibit showing line of sight impacts. The applicant designed the proposed balcony to not intensify massing impacts by keeping it from breaching the existing sight line. See Exhibit 3 below.

**Exhibit 3- Massing Study and Sight line of Adjacent Historic Resource**



- The following findings are applicable to the requested MCHP:
  1. The architectural treatment of the project complies with the San Clemente General Plan;
  2. The architectural treatment of the project complies with any applicable specific plan and this title in areas including, but not limited to, height, setback color, etc.;
  3. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines;

4. The general appearance of the proposal is in keeping with the character of the neighborhood; and
  5. The proposal is not detrimental to the orderly and harmonious development of the City.
  6. The proposed project/use preserves and strengthens the pedestrian-orientation of the district and/or San Clemente's historic identity as a Spanish Village.
  7. The proposed project will not have negative visual or physical impacts upon the historic structure.
- The project complies with the goals for the Del Mar and Downtown Core outlined in the City's General Plan which states " Preserve and where appropriate, improve the Del Mar/T-Zone so that it serves as the symbolic, functional, historic and physical center of the City; emphasizing its use as a pedestrian-oriented commercial and residential "village" providing for the needs of the residents and visitors" in that the project improves the development to be consistent with the Architectural Overlay and incorporates new elements that create Pedestrian scale improvements by utilizing the driveway space for something other than paving.
  - However, there is a concern about the project meeting finding number four, concerning the project as it relates the existing character of the neighborhood.
  - Further up Del Mar the majority of the developments are constructed on the front property line. However, in this stretch of Del Mar, the developments are setback from the front property line. See Exhibit 4 for details (project site has a blue star for reference).

#### **Exhibit 4- Existing Setback of the Surrounding Area**



- The project is located in the center of various developments that have approximately 12-20 foot front yard setbacks. The setback area mainly provides driveways.



- As stated previously, the project is located in the Mixed-Use zoning district which permits zero front yard setbacks. Based on the development standards it could be anticipated that all developments in the area could be developed with a zero front yard setback, and this is just the first development in the immediate area to do so.
- Since this is the first development, the streetscape in the immediate area will change over time as other properties re-develop.

**DESIGN REVIEW SUBCOMMITTEE REVIEW:**

- The Design Review Subcommittee (DRSC) reviewed this project on three separate occasions. Their last review was on January 27, 2016 and they had the following comments on the proposed design:
  - 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 applicant removed a portion of the trellis to simplify it and will provide a sample of a tile at the Zoning Administrator meeting.

**CONCLUSION:**

- The project is located in the Architectural and Central Business District Overlay which promote pedestrian oriented developments. Driveways are not pedestrian oriented, however, without a complete teardown of the development the driveways will remain.
- The applicant has incorporated a balcony that will provide an outdoor living space. The balcony support and entry feature incorporate pedestrian scaled architectural details, as discussed above, to enhance the pedestrian orientation of the development. The location of the balcony is placed to not impact the visibility of the adjacent historic resource.
- Staff's position is that the applicant has modified the building to meet the goals of the Mixed Use zoning district, the Architectural Overlay, the Central Business District, and the Minor Cultural Heritage Permit. They comply with all development standards and have not increased massing impacts to the adjacent historic property.
- Staff believes that finding number four can be supported based on the General Plan goals for Del Mar and that this is the first re-development in the immediate area that is implementing recently approved Mixed-use development standards.

**RECOMMENDATION**

STAFF RECOMMENDS THAT the Zoning Administrator approve MCHP 15-055, Cyr Remodel, subject to the attached Resolution and Conditions of Approval.

Attachments:

1. Resolution ZA16-010  
    Exhibit 1      Conditions of Approval
2. Location Map
3. Historic Resource Report Fireside Room
4. Historic Resource Report 251 Avenida Del Mar
5. Design Review Subcommittee Report and Minutes of September 23, 2015
6. Design Review Subcommittee Report and Minutes of November 11, 2015
7. Design Review Subcommittee Report and Minutes of January 27, 2016  
Plans

RESOLUTION NO. ZA 16-010

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF  
SAN CLEMENTE, CALIFORNIA, APPROVING MINOR CULTURAL  
HERITAGE PERMIT 15-055, CYR REMODEL, A REQUEST FOR A  
REMODEL, BALCONY, AND ROOF DECK FOR AN EXISTING  
TRIPLEX ADJACENT TO TWO HISTORIC RESOURCES LOCATED AT  
253 AVENIDA DEL MAR**

**WHEREAS**, on February 10, 2015 an application was submitted, and deemed complete on March 10, 2016, by Pete Cyr, 253 Avenida Del Mar, Unit A, San Clemente, CA, 92672, a request to approve a remodel, balcony, and roof deck to an existing triplex adjacent to two historic resources. The project site is in the Mixed-Use within the Architectural, Pedestrian, Central Business District, and Coastal Zone Overlays (MU3-A-P-CB-CZ). The legal description is Lot 25, of Block 17, of Tract 779, and Assessor's Parcel Number 058-112-06; and

**WHEREAS**, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine the project categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301 as the project is limited to a faced remodel, new balcony and roof deck, and does not include any new living space; and

**WHEREAS**, on March 26, 2015, June 25, 2015, and August 20, 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 September 23, 2015, November 11, 2015, and January 27, 2015, the City's Design Review Subcommittee considered the project and provided comments on the design; and

**WHEREAS**, on April 6, 2016, the Zoning Administrator 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 Zoning Administrator of the City of San Clemente hereby resolves as follows:

**Section 1:** The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301 as the project is limited to a faced remodel, new balcony and roof deck, and does not include any new living space; and

**Section 2:** With regard to Minor Cultural Heritage Permit (MCHP) 15-055, the Zoning Administrator finds as follows:

- A. The proposed architectural treatment of the project complies with the San Clemente General Plan in that the development moves the architecture of the

building closer to Spanish Colonial Revival. The proposed project is a Spanish design that includes many characteristics of a Spanish Colonial Revival building including: smooth white stucco, red tile roof with random mortar packing, wrought iron details, and Catalina accent tiles.

- B. The architectural treatment of the project complies with any applicable specific plan and this title in areas including, but not limited to, height, setback color, etc. in that the development meets all applicable development standards. The proposed project includes only minor additions to an existing facility. No additional living space is added.
- C. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines, in that the development moves the architecture of the building closer to Spanish Colonial Revival. The proposed project is a Spanish design that includes many characteristics of a Spanish Colonial Revival building including: smooth white stucco, red tile roof with random mortar packing, wrought iron details, and Catalina accent tiles.
- D. The general appearance of the proposed project is consistent with the surrounding neighborhood in that the proposed project is the first improvement within the area to utilize the new provisions of the mixed use zoning designation. Additional improvements that will occur over time will most likely be consistent with the setbacks and orientation of the proposed project.
- E. The proposed project will not be detrimental to the orderly and harmonious development to the City in that the project will be required to meet applicable building requirements as well as Municipal Code development 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 in that the development moves the architecture of the building closer to Spanish Colonial Revival. The proposed project is a Spanish design that includes many characteristics of a Spanish Colonial Revival building including: smooth white stucco, red tile roof with random mortar packing, wrought iron details, and Catalina accent tiles.
- G. The proposed project will not have negative visual or physical impacts upon the historic structure in that the project has been designed to be Spanish architecture, and the applicant has proposed a project which maintains the existing line of sight to the neighboring historic resource.

**Section 3:** The Zoning Administrator of the City of San Clemente hereby approves MCHP 15-055, Cyr Remodel, subject to the above Findings and conditions of approval.



**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**

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**Jim Pechous, Zoning Administrator**

EXHIBIT A

**CONDITIONS OF APPROVAL  
MCHP 15-055, Cyr Remodel**

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 April 6, 2016, subject to these Conditions of Approval.

Any deviation from approved submittals shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Planning Commission, as appropriate. (PIng.)\_\_\_\_\_

2. The applicant or the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor") shall indemnify, defend, and hold harmless the City of San Clemente and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City. [*Citation – City Attorney Legal Directive/City Council Approval June 1, 2010*] (PIng.)\_\_\_\_\_

3. 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.)\_\_\_\_\_
4. Prior to issuance of certificate of occupancy, the project shall be develop in conformance with the site plan, floor plans, elevations, details, 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 plans 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 or Planning Commission. *[Citation - Section 17.12.180 of the SCMC]* (PIng.) \_\_\_\_\_
  5. The owner or designee shall have the right to request an extension of MCHP 15-055 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 by the final decision making authority that ultimately approved or conditionally approved the original application. *[Citation - Section 17.12.160 of the SCMC]* (PIng.)\_\_\_\_\_
  6. Minor Cultural Heritage Permit 15-055 shall become null and void if the use is not commenced within three (3) years 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.)\_\_\_\_\_
  7. A use shall be deemed to have lapsed, and MCHP 15-055 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.) \_\_\_\_\_
  8. Prior to the issuance of building permits, the applicant 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 Assurance Program]* (PIng.) \_\_\_\_\_
  9. Prior to issuance of building permits, the owner or designee shall submit for review and obtain approval of the City Planner or designee for plans indicating the following:
    - (PIng.)\_\_\_\_\_
    - A. Two-piece clay tile roofing shall be used with booster tiles on the edges and ridges and random mortar packing. The mortar shall be packed on 100 percent of the tiles in the first two rows of tiles and along any rake and ridgeline, and shall be packed on 25 percent of the tiles on the remaining field. Mortar packing shall serve as bird stops at the roof edges. The volume of mortar pack to achieve the appropriate thickness shall be

equivalent to a 6 inch diameter sphere of mortar applied to each tile.  
*[Citation – City of San Clemente Design Guidelines, November 1991]*

- B. Stucco walls with a 'steel, hand trowel' (no machine application), smooth Mission finish and slight undulations (applied during brown coat) and bull-nosed corners and edges, including archways (applied during lathe), with no control/expansion joints. *[Citation – City of San Clemente Design Guidelines, November 1991]*
- C. All proposed decorative Catalina tile, wrought iron, exterior light fixtures, stucco details, and wood details shall be approved by the City Planner.
10. 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.)\_\_\_\_\_
11. 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.)\_\_\_\_\_
12. 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]*
13. 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]*
14. 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]*
15. Prior to the Building Division's approval of the framing inspection, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do

surveying or land surveyor has certified that the height of all structures are in conformance to the approved plans. *[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]* (Bldg.)\_\_\_\_\_

16. 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 the property frontage. This includes construction of compliant sidewalk up and around drive approach or other obstructions to meet current City standards (2% cross fall) when adequate right-of-way exists. Since the street right-of-way is approximately 10 feet behind the curbface a sidewalk easement is not anticipated to be required to be granted to the City prior to final of Building Permits.
  - B. In the event that areas of sidewalk or other street improvements are disturbed or damaged during the construction project, the applicants shall be responsible for replacing said sidewalk or other street improvements prior to the finalization of any Engineering or Building Permits.
  - C. An Engineering Department Encroachment Permit shall in place prior to the commencement of any work in the public right-of-way.

\* 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

# ATTACHMENT 2

MCHP 15-055, Cyr Remodel  
253 Avenida Del Mar



No scale 



PRIMARY RECORD

NRHP Status Code 5B

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: 100 N CALLE SEVILLE

P1. Other Identifier: Community Center / Community Clubhouse

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 100 E Calle Seville/242 Avenida Del Mar City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-111-55

P3a. Description:

The property contains a one-story community center with an irregular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has low-pitched gable-on-hip, flat and conical tower roofs with non-original clay tiles and exposed structural elements, including exposed rafter tails and projecting roof beams. The exterior walls are clad with non-original stucco. The property is defined by the main one-story building, with hip, clay tile roof and a wraparound porch which extends along both sides of the main building, with heavy stucco porch supports, non-original metal balustrades and some original Mexican tile. A small portion of this porch has been enclosed. A stucco chimney is situated in the front gable of the hipped roof, with decorative brick flue. A rounded two-story tower is located at the Calle Seville rear corner of the property, and a substantial one-story addition is located at the rear of the property. The fenestration consists of both original and non-original windows throughout the building. The original structure was largely destroyed by fire in 1971, except for the Ole Hanson Room along Avenida Del Mar. The facility was substantially rebuilt and expanded in 1972. The building is in good condition. Its integrity is fair.

P3b. Resources Attributes: 13 Community Center/Social Hall

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Description of Photo:

South elevation, north view. May 2006.

P6. Date Constructed/Age and

Sources:  Historic  Both  
 Prehistoric

1927 (F)

P7. Owner and Address:

City Of San Clemente  
100 Avenida Presidio, San Clemente Ca  
92672- 3100

P8. Recorded by:

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

P9. Date Recorded: 8/8/2006

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

Resource Name or #: 100 N CALLE SEVILLE

- B1. **Historic Name:** Community Clubhouse
- B2. **Common Name:** Community Center
- B3. **Original Use:** Community center
- B4. **Present Use:** Community Center
- 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

This two-story commercial building was built for the City of San Clemente in 1927. It was designed by J. Wilmer Hershey, Richard Sears, and W.E. Hill, and is one of the first buildings erected in San Clemente. This property is a unique example of the Spanish Colonial Revival style as represented in San Clemente. The property appears eligible at the local level individually and as a contributor to a potential historic district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development. It is recommended for retention on the Historic Structures List. It is recommended for retention on the Historic Structures List.

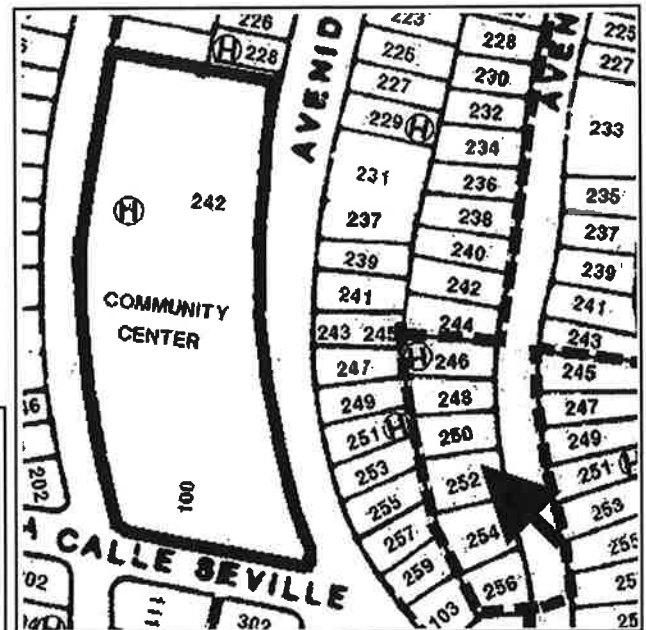
**B11. Additional Resource Attributes:** 13 Community Center/Social Hall

**B12. References:**

**B13. Remarks:** (none)

**B14. Evaluator:** Historic Resources Group, Hollywood, CA  
**Date of Evaluation:** 8/8/2006

(This space reserved for official comments.)



# CONTINUATION SHEET

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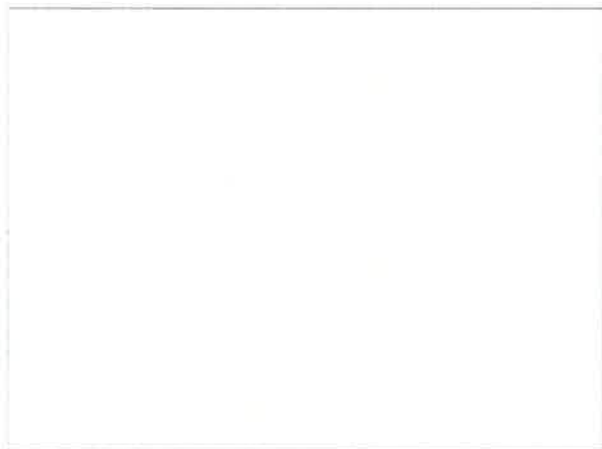
Resource Name or #: 100 N CALLE SEVILLE

Recorded by: Historic Resources Group

Date: 8/8/2006

Continuation  Update

### Photographs of the Subject Property, Continued:





PRIMARY RECORD

NRHP Status Code 3D

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: 251 AVENIDA DEL MAR

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County Orange  
and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 251 Avenida Del Mar

City San Clemente

Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-112-07

P3a. Description:

The property contains a one- and two-story single family residence with a L-shaped plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has low-pitched front-gable and side-gable roofs with clay tiles and exposed structural elements, including exposed rafter tails and projecting roof beams. A recessed entry porch is accessed by an arched opening from the driveway. The two-story section is located at the corner of the L-shape, with an exterior stucco chimney located on this end wall. The exterior walls are clad with smooth stucco, with a textured pattern. The fenestration consists of original double-hung and casement wood windows throughout the residence. The residence is in good condition. Its integrity is good.

P3b. Resources Attributes: 02 Single Family Property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Description of Photo:  
North elevation, south view. May 2006.

P6. Date Constructed/Sources:  
 Historic  Both  
 Prehistoric

1927 (E) Tax assessor

P7. Owner and Address:  
Jerkunica, Ann  
22212 Paseo Del Sur, Laguna Beach Ca  
92651- 6912

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

P9. Date Recorded: 8/10/2006

P10. Survey Type:  
City of San Clemente Historic  
Resources Survey Update

P11. Report Citation: None.

Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other:



# CONTINUATION SHEET

Page 3 of 3

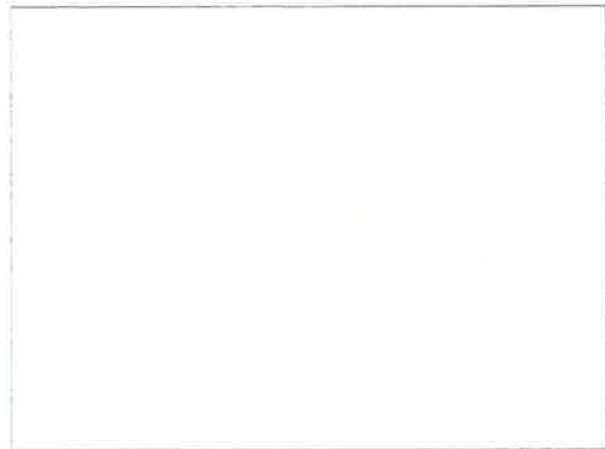
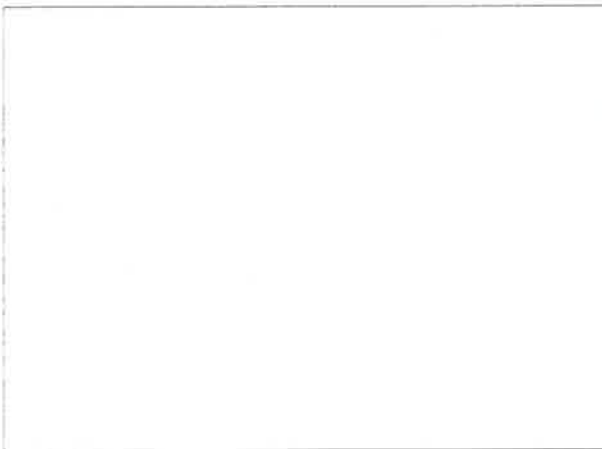
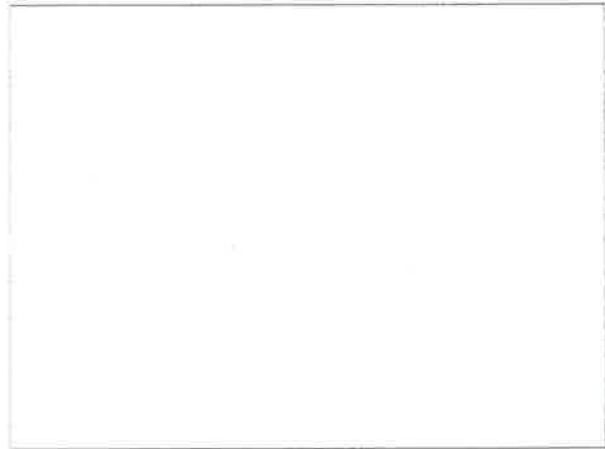
Resource Name or #: 251 AVENIDA DEL MAR

Recorded by: Historic Resources Group

Date: 8/10/2006

Continuation  Update

**Photographs of the Subject Property, Continued:**







## Design Review Subcommittee (DRSC)

Meeting Date: September 23, 2015

**PLANNER:** Amber Gregg, Associate Planner

**SUBJECT:** **Minor Cultural Heritage Permit 15-055, Cyr Remodel**, a request to add a new covered balcony to the front of an existing triplex located at 253 Avenida Del Mar. The project zoned Mixed-Use and is in the Architectural, Pedestrian, Central Business District, and Coastal Zone Overlays (MU3-A-P-CB-CZ).

**BACKGROUND:**

The proposed project is a two-story, triplex located across the street from the historic Fireside Room of the Community Center, and is adjacent a historic house. The development is a 1960-70's post war modern style, with a three car garage facing the street. Exhibit 1 shows the property today.

**Exhibit 1**



The applicant is proposing to add a second story balcony to the front of the development that would wrap the entire front of the building. A Minor Cultural Heritage Permit (MCHP) is required for exterior changes to developments in an Architectural Overlay. MCHP projects require Design Review Subcommittee (DRSC) review to evaluate the project's architectural compatibility with the Overlay. The purpose and intent of the Architectural Overlay is to signify a visually distinct district in San Clemente, containing structures

characterized by two significant design orientations: 1) the City's traditional architectural style, Spanish Colonial Revival, and 2) a pedestrian orientation.

Surrounding land uses include the community center located across the street to the north, commercial development to the east, and multifamily developments to the south and west.

**PROJECT DESCRIPTION:**

The applicant is proposing a wrap around front balcony; some portions will be covered with a single barrel tiled roof, with rest being open or lattice. The balcony will be constructed around the existing structure and totals 620 square feet. The existing mansard roof would be removed and replaced with a pitched single barrel tile roof with random mortar packing. The walls of the new structure would be treated with smooth white stucco, and the guardrails are proposed to be wrought iron and glass.

**RECOMMENDATIONS:**

It is a community goal and benefit when developments remodel to Spanish Colonial Revival architectural style in the Architectural overlays. The following recommendations are to help the exterior modifications better meet the goals of the City's Design Guidelines and Architectural Overlay, which are to maintain and enhance the Spanish Village by the Sea character.

1. **Front and South Elevation, Deck Columns.** The applicant is proposing thick, ornate columns on the second floor. This is a traditional detail but only when supported structurally and visual with a solid base below it. In this case, there is nothing to support the massing for the two columns above the wide opening which leads to the garage doors. The design is not traditional because the design would not have been feasible to construct with traditional materials. Staff recommends simplifying the design by eliminating the column mass. See detail below for examples of column designs.

**Exhibit 2**



2. **Front Elevation, Columns.** All columns are proposed as half columns. The columns need to be full square columns to be proportionally accurate and traditional in style.
3. **Front Elevation, Garage Doors.** The applicant is not proposing to modify the garage doors. Staff recommends that until such time that the doors are replaced they be painted dark brown to match the wood stain. In the future when the doors are replaced, they require staff review and will need to be of Spanish Colonial Revival style.
4. **Front Elevation, Trellis.** Applicant is proposing 4x4 open trellis members with 6x corbelled end. However the supporting post size is not noted. Staff recommends a minimum of 6x support posts.
5. **South Elevation, Guardrail.** The guardrail is proposed to be glass which not a traditional Spanish detail. Staff recommends utilizing wrought iron on all guardrails for consistency, and compliance with the Architectural overlay and Design Guidelines (wrought iron is used on the front elevation).
6. **North Elevation, Cornice.** The plans show a cornice detail painted dark brown. Staff recommends the detail remain white to blend with the building.
7. **North Elevation, Wing Walls.** The applicant is proposing wing walls along the side corridor. Wing walls are a traditional detail, however, in order to comply with Building Code the wing walls had to be separated from the building. The required separation joint creates a floating wing wall that is not a traditional detail. Staff recommends removing the wing wall all together and maintaining the arched arcade.
8. **Building Stucco.** The applicant is proposes a smooth white stucco on the front 1/3 of the duplex, while maintaining the existing textured stucco over the rest of the structure but painted to match the new stucco.
9. **Lighting.** Lighting is not proposed on the structure. Staff recommends lighting on the front elevation, flanking the garage doors, at the front entrance, and on the balcony. The light fixtures must be Spanish style and there will be a condition of approval requiring the fixture be approved prior to installation.
10. **Windows and Sliding Glass Doors.** The building currently has white vinyl windows and sliding glass doors. Wood or fiberglass windows and sliding glass doors is recommended by staff for the front façade, and staff is supportive of maintaining the existing condition on the side and rear. The applicant is proposing to maintain the windows and sliding glass doors as-is. Keeping the windows on

the front elevation will contrast with the stucco and improvements to the building and look out of place.

Overall the proposed modifications would benefit with more simplistic Spanish Colonial Revival elements. This may help to visually tie the new addition with the building rather than looking like an add-on balcony. In the current design the balcony dominates the building and is not in proportion with the structure. Staff seeks DRSC's comments and welcomes any feedback.

***Attachments:***

1. Location Map  
Plans

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
September 23, 2015**

Subcommittee Members Present: Bart Crandell, Jim Ruehlin and Wayne Eggleston

Staff Present: Jim Pechous, Cliff Jones and Sean Nicholas

**1. MINUTES**

Minutes from August 26, meeting were approved.

**2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS**

**A. Minor Cultural Heritage Permit 15-055, Cyr Roof Deck (Gregg)**

A request to add a new balcony to the front of an existing triplex located at 253 Avenida Del Mar. The project is zoned Mixed-Use and is in the Architectural, Pedestrian, Central Business District, and Coastal Zone Overlays (MU3-A-P-CB-CZ).

Associate Planner Amber Gregg summarized the staff report.

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

- Concurred with all of staff's recommendations as noted in the staff report.
- The garage doors should be updated to match the remodel.
- Recommended squaring off the front deck.
- Recommended stuccoing the entire building versus the front third of the building.
- Requested details on the treatment of the driveway.
- Requested lighting on the building be pedestrian and dark skies friendly.

The Subcommittee recommended the project return to DRSC again due to the number of comments/concerns.

**B. Minor Cultural Heritage Permit 15-273, Bailey Residence (Ciampa)**

A request to remove an original window from a historic house located at 130 Avenida Pelayo within the Residential Medium (RM) zoning district, Assessor's Parcel Number 692-381-45.

Associate Planner John Ciampa summarized the staff report.



## Design Review Subcommittee (DRSC)

Meeting Date: November 11, 2015

**PLANNER:** Amber Gregg, Associate Planner

**SUBJECT:** **Minor Cultural Heritage Permit 15-055, Cyr Remodel**, a request to add a new covered balcony to the front of an existing triplex located at 253 Avenida Del Mar. The project zoned Mixed-Use and is in the Architectural, Pedestrian, Central Business District, and Coastal Zone Overlays (MU3-A-P-CB-CZ).

### **BACKGROUND:**

On September 23, 2015 the DRSC reviewed the proposed project and provided feedback to the applicant. The applicant has incorporated the Subcommittees comments and seeks your review on the modifications.

The proposed project is a two-story, triplex located across the street from the historic Fireside Room of the Community Center, and is adjacent to a historic house. The development is a 1960-70's post war modern style, with a three car garage facing the street. Exhibit 1 shows the property today. For additional background information, please review the DRSC report of September 23, 2015 provided under Attachment 2.

### **PROJECT DESCRIPTION:**

The applicant is proposing a wrap around front balcony; some portions will be covered with a single barrel tiled roof, some with a wood lattice, and the rest being open. The balcony will be constructed around the front of the building and is 620 square fee in area. The existing mansard roof would be removed and replaced with a pitched single barrel tile roof with random mortar packing. The entire duplex would be refinished in a smooth white stucco, and the guardrails are proposed to be wrought iron.

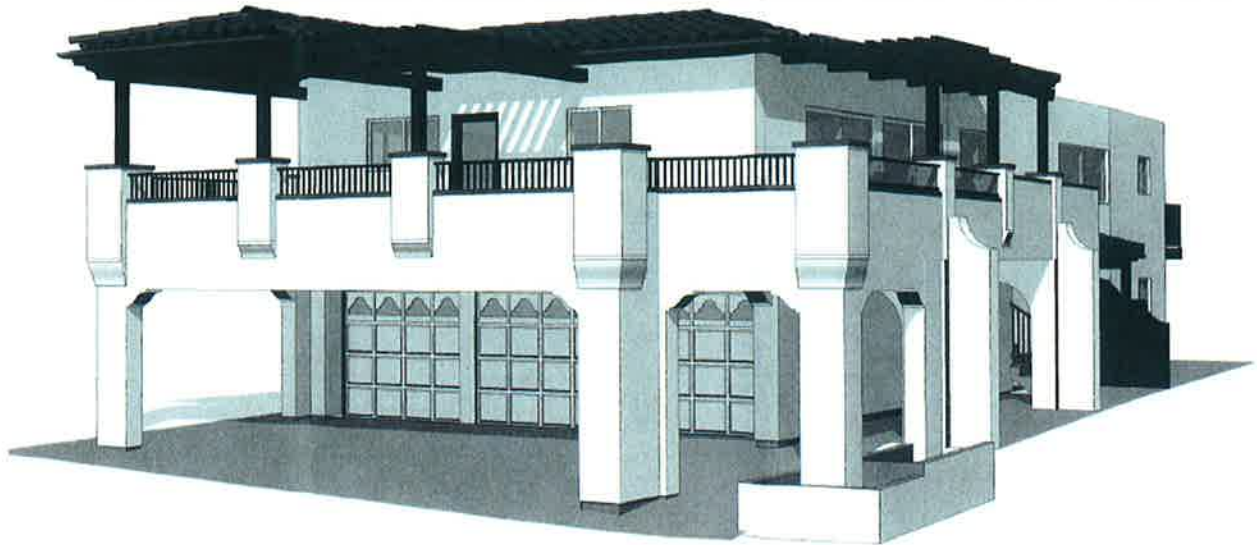
### **MODIFICATIONS AND RECOMMENDATIONS:**

It is a community goal and benefit when developments remodel to Spanish Colonial Revival architectural style in the Architectural overlays. Staff appreciates all the modifications since the previous DRSC review. Any recommendations provided are to help the exterior modifications better meet the goals of the City's Design Guidelines and Architectural Overlay, which are to maintain and enhance the Spanish Village by the Sea character.



The below exhibits show the previous and proposed renderings.

**Exhibit 1- Original Rendering**



**Exhibit 2- Proposed Rendering**



The following table identified the previous comments, how the applicant addressed the concerns, and any additional recommendations staff has regarding the detail.

**Table 1- Modifications and Recommendations**

<b>Detail</b>	<b>DRSC Comment</b>	<b>Proposed Modification</b>
Front- Deck Columns	Simplify the columns and eliminate massing.	<b>Modified as requested.</b> Columns were simplified and look less heavy.
Front- Supporting Columns	Columns are proposed as half columns and need to be full squares to be proportionally accurate and traditional.	<b>Not modified.</b> Renderings and plans still show half columns. Please modify to full square columns.
Front- Garage Doors	Modify the garage doors.	<b>Modified as requested.</b> The applicant has painted the garage doors dark brown to match the trim.
Front - Trellis	Recommended using a minimum of 6x posts.	<b>Modified as requested.</b> Posts are 6x with corbelled ends and 4x trellis members.
South Elevation- Guardrail	Proposing a mix of glass and wrought iron railing, DRSC recommended all wrought iron.	<b>Modified as requested.</b> All glass was removed and changed to wrought iron.
North Elevation- Cornice	Applicant proposed to paint the cornice dark brown, it was recommended it remain white.	<b>Not Modified.</b> Plans still show cornice as being dark brown.
North Elevation- Wing Walls	Not proposed as a traditional detail it was recommended they be removed.	<b>Modified as requested.</b> Wing walls have been eliminated from plans.
Building Stucco	Applicant originally proposed smooth stucco on a portion of the building.	<b>Modified.</b> Applicant has chosen to re-stucco the entire building to a smooth white finish.
Lighting	Decorative lighting should be shown on eh plans.	<b>Modified as requested.</b> Light fixtures have been added to the front elevation. The fixture shall be reviewed and approved by staff with a condition that they be dark skis friendly.
Windows and Doors	Building currently has white vinyl windows, recommendation was for wood or fiberglass windows and doors on the front elevation.	<b>Modified.</b> The applicant has stated that the vinyl windows are the type that can be painted and is proposing to paint all window and door surrounds dark brown to match the trim. Staff recommends that the front windows be modified to wood or fiberglass per City policy and is supportive of painting the windows

### ***Historic Resource and Massing***

At the previous DRSC review we did not discuss massing of the proposed deck and its effect on surrounding historic resources. There are two resources that abut the project. The Community Center, located across the street, and a historic single-family residence that is now a mixed-use development with a psychic reader.

It is not anticipated the proposed project will have massing impacts on the Fireside Room of Community Center because the project is located across the street, and the Fireside room is set back from the public right of way. Then looking at the Fireside Room, the potential visibility of the addition would be in the peripheral vision.

There are massing impacts to the historic resource located at 251 Avenida Del Mar. The deck will bring the building close to the property line, and reduce the existing sixteen foot front yard setback to approximately two feet. The impacts of the covered deck will not be as severe as a solid structure, but none the less there are impacts.

The General Plan states the following about development near historic resources:

*“HP-2.06. **New Development.** We require that all new single-family and multi-family residential development abutting historic resources, and new commercial and multi-family development of three or more units within a 300-foot radius from a historic resource be compatible with the historic resource in terms of scale, massing, building materials and general architectural treatment.*

Additions are also categorized as new development. Staff believes reorienting the solid covered portions of the deck away from the resource, and increasing the setback of the deck from the front property line, would reduce massing impacts to the historic resource. The following is a rendering showing the proposed modifications and the adjacent historic resource. For a larger image please see Attachment 5.

### **Exhibit 3- Rendering with Historic Resource**



**CONCLUSION**

Staff is very supportive of the remodel of the existing multi-family development, and believes the site improvements and Spanish Colonial style will enhance the streetscape and pedestrian orientation of the development. The proposed architectural modifications result in a more simplistic Spanish Colonial Revival style and overall building cohesiveness. Unifying the architectural details over the entire building helps to visually tie the balcony to the building as opposed to feeling like an addition. The impacts of the deck on the adjacent historic resource are a concern and by relocating massing of the covered deck and reviewing the front setback, staff believes impacts can be minimized. Staff seeks DRSC's comments and welcomes any feedback.

***Attachments:***

1. Location Map
2. September 23, 2015 DRSC Report
3. Photos of Original Building
4. Photos of Existing conditions
5. Rendering with Historic Resource

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
November 11, 2015**

Subcommittee Members Present: Bart Crandell, Jim Ruehlin and Wayne Eggleston

Staff Present: Sean Nicholas and Amber Gregg

**1. MINUTES**

Minutes from October 28, 2015 meeting were approved.

**2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS**

**A. Minor Cultural Heritage Permit 15-055, Cyr Deck (Gregg)**

A request to add a new covered balcony to the front of an existing triplex located at 253 Avenida Del Mar. The project is zoned Mixed-Use and is in the Architectural, Pedestrian, Central Business District, and Coastal Zone Overlays (MU3-A-P-CB-CZ).

Planner Amber Gregg summarized the staff report and reviewed photo renderings of the proposed addition.

A member of the public, Larry Culbertson, read a letter summarizing his concerns with the scale and mass of the addition. Mr. Culbertson indicated that any addition to the property should attempt to showcase the adjacent historic resource at 251 Avenida Del Mar and not "box it in." 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:

- Ensured the applicant was amenable to staff's architectural recommendations; he was.
- Concluded that the proposed deck needed to be setback significantly.
- Concurred the massing impact was too great on the adjacent historic resource.
- Discussed architectural options to help reduce massing and open up the deck visually.
- Concurred that if the design was not modified that they would recommend the Zoning Administrator elevate the application to the Planning Commission for consideration due to its prominent location.

The Subcommittee recommended the project return to Design Review Subcommittee after modifications were made.

**B. Architectural Permit 15-313/Site Plan Permit 15-315, Los Mares Façade Remodel (Nicholas)**

A request for a remodel of an existing commercial/office building located at 635 Camino de Los Mares in the Community Commercial (CC2) Zoning District.

Planner Sean Nicholas summarized the staff report.

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

- Agreed with staff's comments.
- Were ok with no awnings being used if the wood features above the windows were real wood.
- Were open to the idea of using two shades of white to help offset the mass of the project.
- Even though signs are not a part of the project, recommended the applicant start looking at realistic locations and approaches to signs in order to not negatively impact the architecture.

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

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**5. ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held December 9, 2015 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.





## Design Review Subcommittee (DRSC)

Meeting Date: January 27, 2016

**PLANNER:** Amber Gregg, Senior Planner

**SUBJECT:** **Minor Cultural Heritage Permit 15-055, Cyr Remodel**, a request to add a new covered balcony and roof deck to the front of an existing triplex located at 253 Avenida Del Mar. The project zoned Mixed-Use and is in the Architectural, Pedestrian, Central Business District, and Coastal Zone Overlays (MU3-A-P-CB-CZ).

### **BACKGROUND:**

On September 23, 2015, the DRSC reviewed the proposed project and provided feedback to the applicant. On November 11, 2015, the DRSC reviewed the modified design and potential massing impacts on the adjacent historic property and provided feedback. The applicant believes they have incorporated the Subcommittee's comments and seeks DRSC review of the modifications.

The proposed project is a two-story, triplex located across the street from the historic Fireside Room of the Community Center, and is adjacent to a historic house. The development is a 1960-70's post war modern style development, with a three car garage facing the street. Exhibit 1 shows the property today. For additional background information, please refer to the DRSC reports and minutes of September 23, 2015 and November 11, 2015 provided under Attachments 2 through 5.

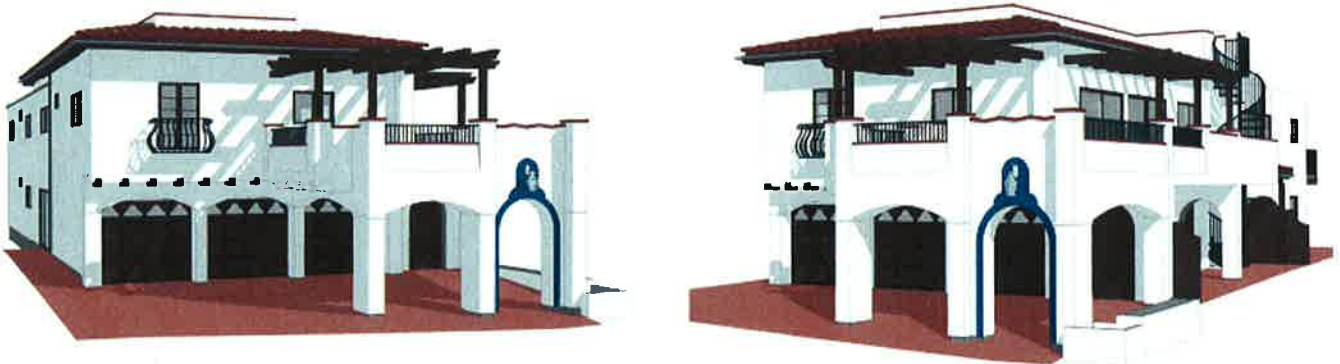
### **Exhibit 1- The Triplex Today**



**PROJECT DESCRIPTION:**

The applicant is proposing a wrap around front balcony covered by two pergolas, along with a roof deck. The balcony will be constructed around the front of the building and is 433 square feet in area (previous design was 620 square feet.) The roof deck is 450 square feet, and is accessed by a spiral staircase along the south-side of the building. The existing mansard roof would be removed and replaced with a pitched single barrel tile roof with random mortar packing. The entire duplex would be refinished in a smooth white stucco, and the guardrails are proposed to be wrought iron. Exhibit 1 is a rendering of the current design.

**Exhibit 1- Current Design**

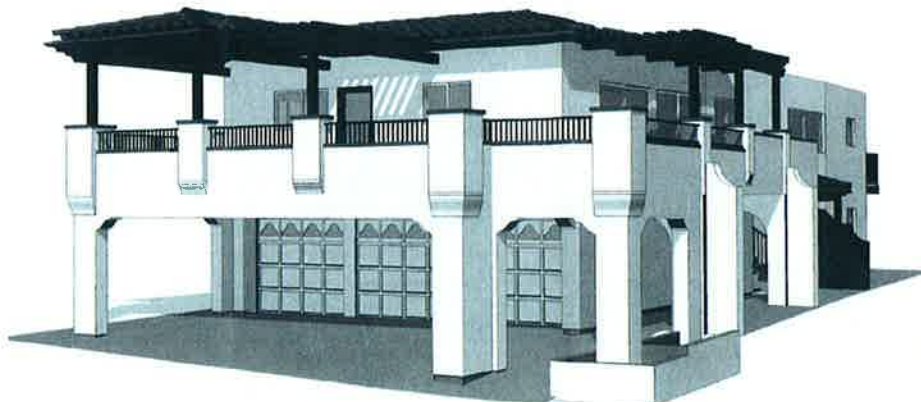


**MODIFICATIONS AND RECOMMENDATIONS:**

It is a community goal and benefit when developments remodel to Spanish Colonial Revival architectural style in the Architectural overlays. Staff appreciates all the modifications since the previous DRSC review.

The below exhibits show the previous renderings.

**Exhibit 2- Original Design**

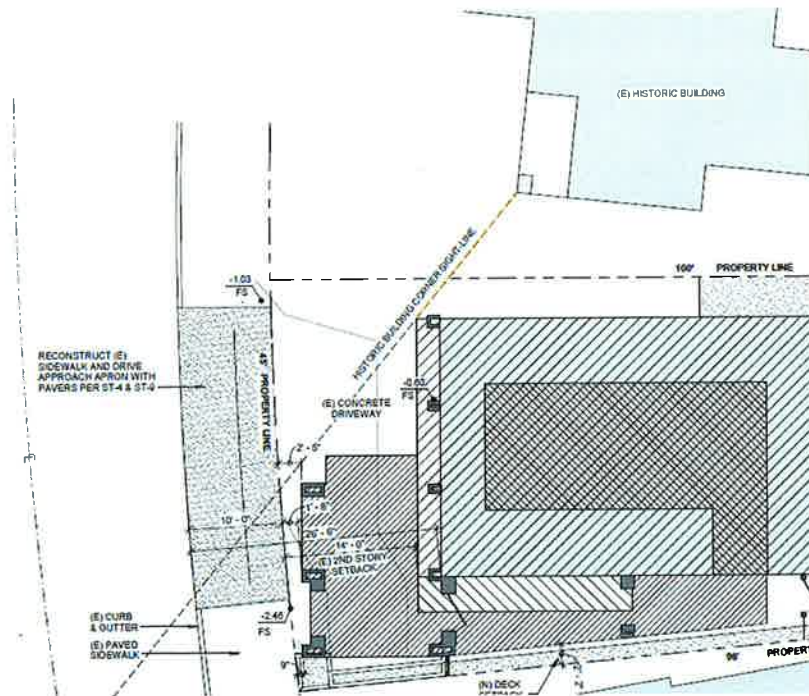


**Exhibit 3- Previous DRSC Reviewed Design**



Since the last DRSC review, the applicant has completed a line of sight analysis to evaluate potential impacts to the historic structure. A line was drawn from the historic structure to the existing building, and then the line was carried to the street. This establishes the existing line of sight when viewing the historic structure from the public right-of-way. See Exhibit 4 for details. The applicant then removed all portions of the deck that extended past the light of sight, which would have reduced views of the historic resource further. This resulted in removing half of the front deck on the portion closest to the historic resource. The applicant also added more massing to the deck supports on the first floor, helping to make the deck look more integrated into the design.

**Exhibit 4- Line of Sight Analysis**



**CONCLUSION**

Staff is supportive of the remodel of the existing multi-family development, and believes the site improvements and Spanish Colonial style will enhance the streetscape and pedestrian orientation of the development. The proposed architectural modifications result in a more simplistic Spanish Colonial Revival style and overall building cohesiveness. Unifying the architectural details over the entire building helps to visually tie the balcony to the building as opposed to feeling like an addition. The sight analysis and reduction of massing at the front of the building preserves views of the adjacent historic resource from the public right-of-way. Staff seeks DRSC's comments and welcomes any feedback.

***Attachments:***

1. Location Map
2. September 23, 2015, DRSC Report
3. September 23, 2015, DRSC Minutes
4. November 11, 2015, DRSC Report
5. November 11, 2015, DRSC Minutes
6. Photos of Original Building

Plans

These minutes were approved at the DRSC meeting of March 09, 2016.

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
January 27, 2016**

Subcommittee Members Present: Bart Crandell, Wayne Eggleston, Jim Ruehlin

Staff Present: Cliff Jones, Sean Nicholas, Amber Gregg

**1. MINUTES**

The minutes of the Design Review Subcommittee meeting of January 13, 2016 were approved.

**2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:**

**A. 429 North El Camino Real – Minor Cultural Heritage Permit 15-291 – Sonny’s Pizza Roof Screening (Nicholas)**

A request to consider roof screen walls to conceal roof equipment for Sonny’s Pizza located at 429 North El Camino Real within the Mixed-Use zoning designation with a Central Business District and Architectural overlay (MU3-CB-A).

Associate Planner Sean Nicholas summarized the staff report and clarified the materials to be used for the roof screening.

The Design Review Subcommittee inquired whether the equipment would be fully screened. Planner Nicholas confirmed that the equipment would be fully screened.

The Subcommittee expressed support for the project, with the modifications recommended by staff, and recommended it move forward to the Zoning Administrator for consideration.

**B. 253 Avenida Del Mar – Minor Cultural Heritage Permit 15-055 – Cyr Deck (Gregg)**

A request to add a new covered balcony and roof deck to the front of an existing triplex located at 253 Avenida Del Mar. The project is zoned Mixed-Use and is in the Architectural, Pedestrian, Central Business District, and Coastal Zone Overlays (MU3-A-P-CB-CZ).

Senior Planner Amber Gregg summarized the staff report. A member of the public, Larry Culbertson, read a letter summarizing his concerns with the scale and mass of the addition. Mr. Culbertson also had concerns



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.