



## STAFF REPORT SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: October 5, 2016

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**PLANNER:** John Ciampa, Associate Planner 

**SUBJECT:** **Minor Cultural Heritage Permit 16-256, Hastings Residence Addition**, a public hearing to consider a request for an addition and minor exterior modifications to a historic resource.

**LOCATION:** 138 Avenida Princesa

**ZONING/GP:** Residential Low (RL)

**BACKGROUND:**

- The subject property is a historic resource that was constructed prior to 1938. The original date of construction is unclear because there are no original records. It is also unclear if the historic resource was constructed as a duplex or if it was legally converted; however, City records confirm the structure is a legal duplex.
- Over the years there have been some modifications to the historic resource that include: 1) a 200 square foot bedroom addition at the back of the house in 1952, and 2) the addition of a 150 square foot guest house that was attached to the back of the garage in 1959.
- The project proposes to convert the duplex into a single family residence by modifying the upstairs unit into a master bedroom and bathroom. To connect the upstairs bedroom, an enclosed staircase would be added to the back of the structure and the removal of the non-traditional windows on the second floor. The new second floor master bedroom proposes French doors that would lead to a deck above the 1952 addition at the back of the house. On the front elevation, the large picture window would be replaced with a more traditionally designed operational window. The project would result in an addition of 144 square feet.
- Zoning Ordinance Section 17.16.100 requires Zoning Administrator approval of a Minor Cultural Heritage Permit (MCHP) to allow exterior modifications and additions less than 500 square feet for a historic resource.
- The Cultural Heritage Subcommittee (CHSC) reviewed the project on September 14, 2016, and supported the project as proposed.
- The proposed project, as conditioned, meets the required findings for a MCHP for the following reasons:
  - The project is consistent with Design Guideline's because the minor exterior improvements and the addition are a Spanish Colonial Revival design that is consistent with the architecture of the house. The proposed materials for the project ensures the improvements would be compatible with the design of the historic house.

- The addition at the back of the house does not impact the historic resource because the addition would have limited visibility from the street and there are no character defining features at the back of the house.
- The project complies with the Secretary of the Interior's Standards because it is a Spanish Colonial Revival design with the use of stucco walls, vertically oriented wood windows, and French doors. The addition is also integrated into the existing building design by extending the existing roofline. The project is differentiated from the original structure with the curved design of the enclosed staircase and the new construction materials.
- The public was notified of this hearing item and staff has not received comments on this item to date.

**RECOMMENDATION**

Based on the information in the staff report and subject to the required Findings and Conditions of Approval, staff recommends that the Zoning Administrator:

1. Determine the project is Categorically Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Class 1(e)(1) (Existing Facilities) and Section 15331 Class 31(Historical Resource Restoration/Rehabilitation), and
2. Approve MCHP 16-256, Hastings Residence Addition, subject to attached Resolution ZA 16-036 and conditions of approval.

**Attachments:**

1. Resolution ZA16-036  
Exhibit A Conditions of Approval
2. Location Map
3. DPR Form
4. Draft CHSC Meeting Minutes and Staff Report of September 14, 2016
5. Photos  
Plans

**RESOLUTION NO. ZA 16-036**

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF  
SAN CLEMENTE, CALIFORNIA, APPROVING MINOR CULTURAL  
HERITAGE PERMIT 16-256, HASTINGS RESIDENCE ADDITION, A  
REQUEST FOR AN ADDITION AND MINOR EXTERIOR  
MODIFICATIONS TO A HISTORIC HOUSE LOCATED AT  
138 AVENIDA PRINCESA**

**WHEREAS**, on July 14, 2016 an application was submitted, and deemed complete on September 14, 2016, by Cameron and David Hastings, 138 Avenida Princesa, San Clemente, CA 92672, a request to construct an addition and minor exterior modifications to a historic house. The project site is in the Residential Low zoning district and Coastal Zone (RL-CZ). The legal description is Lot 14, Block 1, of Tract 852, and Assessor's Parcel Number 692-172-30; 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 Zoning Administrator determine the project categorically exempt from the requirements of the CEQA pursuant to State CEQA Guidelines Section 15301, Class 1(e)(1) and Section 15331 Class 31, because the addition to the historic house would only result in an expansion of 144 square feet and minor exterior modifications and the proposed project is in compliance with the Secretary of Interior's Standards for Rehabilitation; and

**WHEREAS**, on August 18, 2016 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 14, 2016, the City's Cultural Heritage Subcommittee considered the project and supports it as proposed; and

**WHEREAS**, on October 5, 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:** Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Zoning Administrator, and the facts outlined below, the City Council hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1: Existing Facilities).

The Class 1 exemption specifically exempts from further CEQA review the operation, repair, maintenance, and minor repair of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This exemption covers, but is not limited to, interior or exterior alterations,

additions to existing structures that will not result in an increase of more than 50 percent of the floor area of the structure before the addition. Here, the proposed project is the addition of 144 square feet and minor exterior improvements to a historic house and will not increase the floor area of the structure by more than 50 percent of the existing floor area. Thus, the project qualifies for the Class 1 exemption.

Furthermore, none of the exceptions to the use of the Class 1 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the project that result in a reasonably possibility of a significant effect on the environment. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. The project is in conformance with the Secretary of the Interior's Standards for Historic Preservation. The project does not include any hazardous waste sites, and the project will not cause a substantial adverse change in the significance of a historical resource. Thus, the Class 1 exemption applies, and no further environmental review is required. The project will only result in an addition of 144 square feet and minor exterior modifications to the historic resource and the project has been reviewed to ensure it is in conformance with the Secretary of the Interior's Standards..

**Section 2:** With regard to Minor Cultural Heritage Permit (MCHP) 16-256, the Zoning Administrator finds as follows:

- A. The proposed architectural treatment of the project complies with the San Clemente General Plan given the project converts the duplex to a single family residence. The project is also compliant with the General Plan because it makes rehabilitation improvements to the historic resource. The project design complies with the Secretary of the Interior's Standards because the design of the addition and the exterior modifications are compatible with the Spanish Colonial Revival architecture of the historic house maintains its character.
- B. The project complies with the Zoning Ordinance development standards outlined in the San Clemente Municipal Code including height, setbacks in that the addition complies with the required setbacks, lot coverage and height requirements for the RL zoning district. The project makes the property a more conforming use because it modifies the duplex to a single family residence to comply with the Residential Low zoning district.
- C. The architectural treatment and massing of the project is consistent with the City's Design Guidelines in that the proposed addition and exterior improvements are a traditional Spanish Colonial Revival design with stucco walls, wood windows, and a terra cotta roof that are consistent with the architectural design of the historic house. That addition is integrated into the existing roof line to tie it in with the existing building design to result in minimal exterior modifications to the historic resource and does not create any massing impacts to the adjacent properties.

- D. The general appearance of the proposed project is consistent with the surrounding neighborhood in that the project does not modify the design of the house from the street and the addition at the back of the house with limited to no visibility from the street. That addition is integrated into the existing roof line to tie it in with the existing building design. The exterior modifications are in character with the Spanish Colonial Revival designed house with the use of wrought iron railings, wood windows, and stucco walls.
- E. The proposed project will not be detrimental to the orderly and harmonious development to the City as the project is limited to a 144 square foot addition at the back of the house and minor exterior modifications that to not change the mass of the structure or create a significant physical change to the structure.
- F. The proposed project preserves and strengthens San Clemente's historic identity as a Spanish village in that the design of the addition and exterior improvements are in keeping with the Spanish Colonial Revival design of the historic house. The addition is located at the back of the house to have limited to no visibility from the street and extends the existing roofline to limit the exterior modifications to the historic house. The exterior modifications are a Spanish Colonial revival design that are in character with the house and comply with the Secretary of the Interior's Standards.
- G. The proposed rehabilitation and exterior modifications are found to be in conformance with the Secretary of the Interior Standards for the Treatment of Historic Properties and preserve to the extent feasible the character defining features in that the addition has limited to no visibility from the street and is a compatible with the Spanish Colonial Revival architecture of the historic house. The exterior improvements are traditional materials and a compatible design with the historic house. The improvements, as proposed, comply with Secretary of the Interior's Standard 9 because the addition is integrated into the existing building design by extending the existing roofline. The addition's location avoids impacting any character defining features because there none at the back of the structure. The addition is differentiated from the original structure with the following design features: the contrast of the curved staircase wall and the rectangular design of the existing structure, tall rectangular windows in the staircase wall, and new materials that would be differentiated from the historic materials. The second floor master bathroom addition is differentiated from the original structure because it is cantilevered over the first floor with the addition of wood corbels.

**Section 3:** The Zoning Administrator of the City of San Clemente hereby approves MCHP 16-256 Hastings Residence Addition, allowing an addition and exterior improvements to a historic house located at 138 Avenida Princesa, 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 October 5, 2016.

**SAN CLEMENTE ZONING ADMINISTRATOR**

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**Jim Pechous, Zoning Administrator**

## EXHIBIT A

**CONDITIONS OF APPROVAL  
MCHP 16-256, Hastings Residence Addition**

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 October 5, 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 October 5, 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 16-256 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 16-256 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 16-256 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]*
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 issuance of building permits, the owner or designee may be required to submit a copy of the City Engineer approved soils and geologic report, prepared by a registered geologist and/or soil engineer, which conforms to City standards and all other applicable codes, ordinances, statutes and regulations. The soils report shall accompany the building plans, engineering calculations, and reports. (Bldg.)\_\_\_\_\_ *[S.C.M.C – Title 15 – Chapter 15.08 – Appendix Chapter 1 – Section 106.1.4]*

16. Prior to the Building Division's approval to pour foundations, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the forms for the building foundations conform to the front, side and rear setbacks are in conformance to the approved plans. *[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]* (Bldg.)\_\_\_\_\_
17. 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 for Building Code compliance through a separate building plan check / permit process. (Bldg.)\_\_\_\_\_ *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]*
18. Project has not been reviewed for Building Code compliance. Prior to issuance of building permits, code compliance will be reviewed during building plan check. (Bldg.)\_\_\_\_\_ *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]*
19. 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]*
20. 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]*
21. Any motor, machinery, pump, etc. associated with heating, ventilation and air conditioning (HVAC) equipment or with the operation of any pool, spa, fountain, etc. shall be sufficiently enclosed or muffled and maintained so as not to create a noise disturbance in accordance with Section 8.48.050. Submission of written proof that said equipment complies with the standards prescribed in Section 8.48.050 may be required by the City. (Bldg.)\_\_\_\_\_ *[S.C.M.C – Title 15 – Chapter 15.08]*
22. 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]

23. Prior to the Building Division's approval to pour foundations, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the forms for the building foundations conform to the front, side and rear setbacks are in conformance to the approved plans.

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

24. Prior to the Building Division's approval of the framing inspection, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the height of all structures are in conformance to the approved plans.

(Bldg.)\_\_\_\_\_

[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]

25. Fire sprinkler system required throughout as follows:

- i. All new Group R occupancies, including the attached garages;
- ii. All existing Group R occupancies and U-1 garages when the total floor area is increased by 50% of the existing area over a 2-year period;
- iii. All existing Group R occupancies and U-1 garages when the total area is increased by 750 square feet or more over a 2-year period;
- iv. All existing Group R occupancies and U-1 garages when an additional story is added to the structure regardless of the area involved;

An automatic sprinkler system shall be installed throughout any existing Group R Occupancy building when the floor area of the alteration or combination of an Addition and Alteration, within any two year period, is 50% or more of area of the existing structure and where the scope of the work exposes building framing and facilitates sprinkler installation and is such that the Building/Fire Code Official determines that the complexity of installing a sprinkler system would

26. Prior to issuance of any permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for frontage improvement plans, prepared by a registered civil engineer. The owner or his designee shall be responsible for the construction of all required frontage improvements as approved by the City Engineer including but not limited to the following: [Citation – Section 15.36, 12.08.010, and 12.24.050 of the 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, unless a waiver is obtained. This includes construction of compliant sidewalk up and around drive approach or other obstructions to meet current City standards (2%

cross fall) when adequate right-of-way exists. Since the street right-of-way and existing easement is approximately 5 feet behind the curbface a sidewalk easement is anticipated to be required to be granted to the City for the sidewalk needed to go around the drive approach. As part of this requirement an existing wall within the street right-of-way is needed to be removed/relocated.

- 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.

- 27. An Engineering Department Encroachment Permit shall in place prior to the commencement of any work in the public right-of-way. *[Citation – Section 15.36, 12.08.010, and 12.24.050 of the SCMC]* ■ (Eng.)\_\_\_\_\_
- 28. Subject to the approval/denial by the City Engineer, prior to the commencement of any work in the public right-of-way, an Engineering Department Administrative Encroachment Permit shall in place for the existing wall or other improvements within the street right-of-way. *[Citation – Section 15.36, 12.08.010, and 12.24.050 of the SCMC]* ■ (Eng.)\_\_\_\_\_

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

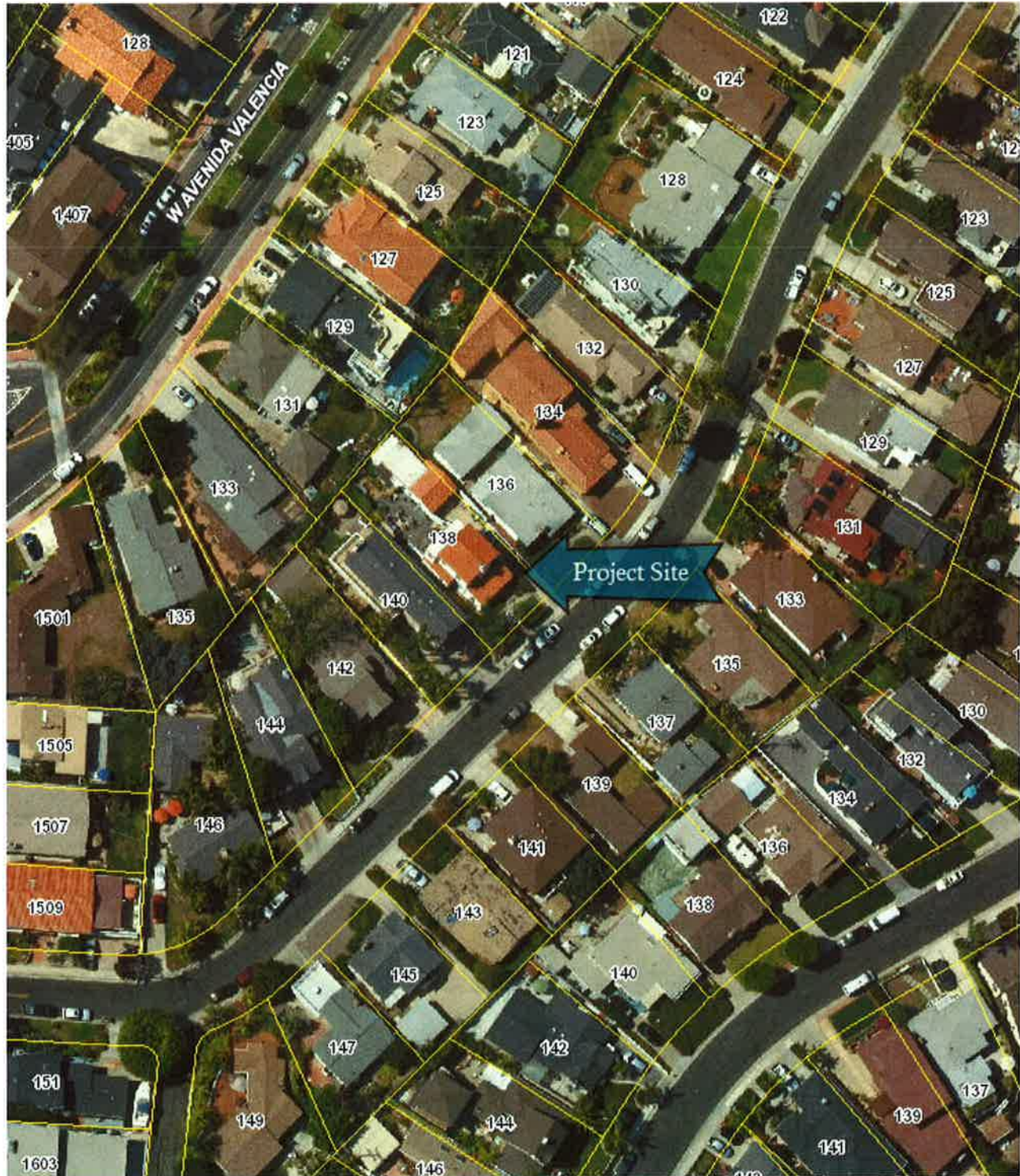
- Denotes a modified standard Condition of Approval
- ■ Denotes a project specific Condition of Approval




# LOCATION MAP

# ATTACHMENT 2

MCHP 16-256, Hastings Residence Addition,  
138 Avenida Princesa



No scale 

# PRIMARY RECORD

**Other Listings**

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

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Resource Name or #: 138 AVENIDA PRINCESA

**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** 138 Avenida Princesa      **City** San Clemente      **Zip** 92672

**d. UTM: Zone ; mE/ mN**

**e. Other Locational Data:** Assessor Parcel Number: 692-172-30

**P3a. Description:**

The property contains a two-story single family residence with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a low-pitch front-gable roof with clay tiles over the main volume of the residence. A single-story projecting wing features a shed roof. The exterior walls are clad with original smooth stucco. The primary facade on the ground level contains an offset main entrance flanked by a non-original fixed picture window. On the upper story, a stucco-clad end-wall chimney is flanked by two wood double-hung sash windows. The fenestration consists of original wood-frame windows throughout the residence. The original entrance door to the residence is also retained. The residence is in fair condition. Its integrity is good.

**P3b. Resources Attributes:** 02 Single Family Property

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



**P5b. Description of Photo:**

East elevation, west view. May 2006.

**P6. Date Constructed/Sources:**

Historic       Both  
 Prehistoric

**P7. Owner and Address:**

Hastings, David S. & Hastings, Cameron J.  
138 Avenida Princesa

**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 5D

Resource Name or #: 138 AVENIDA PRINCESA

B1. Historic Name: (Unknown)

B2. Common Name: (Unknown)

B3. Original Use: Single-family residential

B4. Present Use: Single-family residential

B5. Architectural Style:

B6. Construction History:

B7. Moved?  No  Yes  Unknown

Date: Original Location:

B8. Related Features:

B9a. Architect: (Unknown)

b. Builder: (Unknown)

B10. Significance: Theme San Clemente in the '30s and '40s.

Area City of San Clemente

Period of Significance 1937-1949 Property Type Residential Applicable Criteria A

This two-story single family residence was built prior to 1939, according to an alteration permit. An exact date of construction for the residence is not known. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential local historic district under Criterion A for its association with San Clemente in the '30s and '40s. It is recommended for retention on the Historic Structures List.

B11. Additional Resource Attributes: 02 Single Family Property

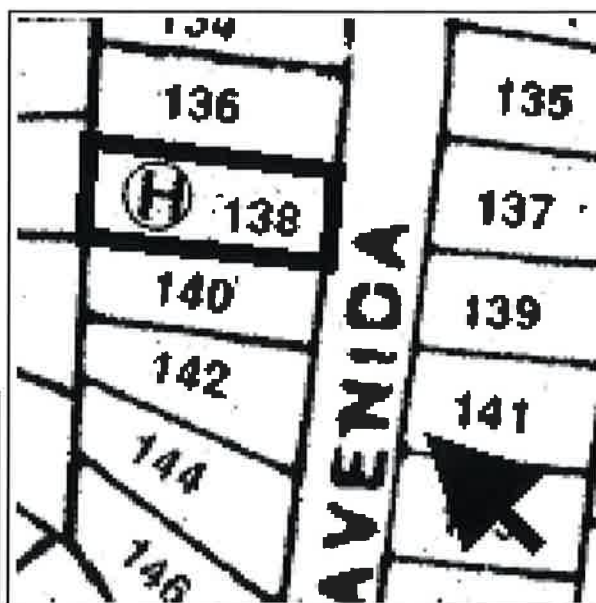
B12. References: Orange County Tax Assessor Record; Historic Resources Survey, Leslie Heumann and Associates 1995.

B13. Remarks:

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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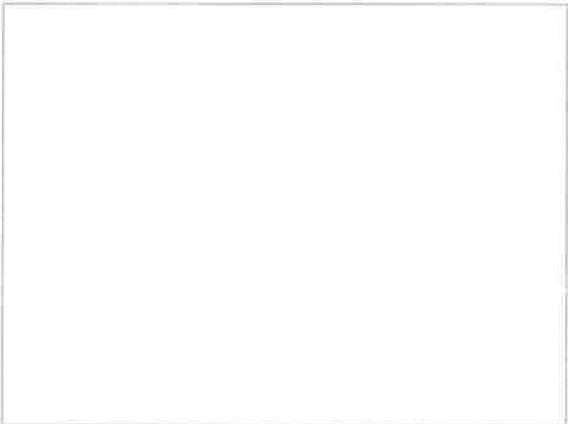
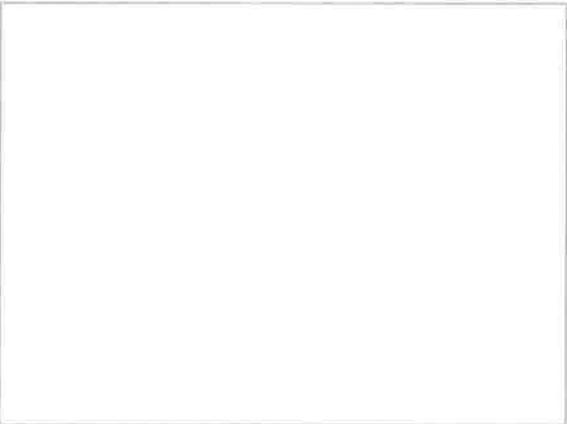
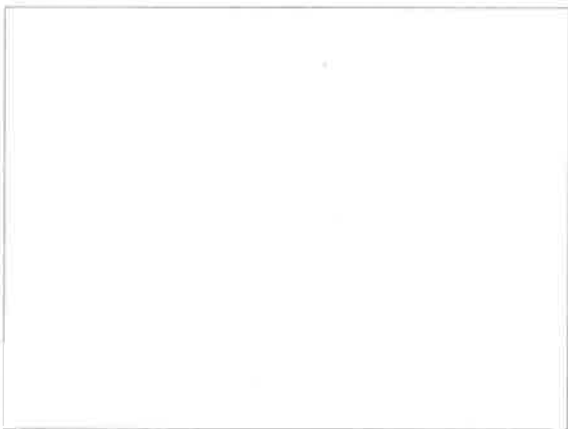
Resource Name or #: 138 AVENIDA PRINCESA

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation  Update

Photographs of the Subject Property, Continued:







## Cultural Heritage Subcommittee (CHSC)

Meeting Date: September 14, 2015

**PLANNER:** John Ciampa, Associate Planner

**SUBJECT:** MCHP 16-256, Hastings Residence, a request for an addition to a historic resource located at 138 Avenida Princesa.

### **BACKGROUND:**

The historic resource was constructed prior to 1938; however, the original date of construction is unclear because there are no original records for the historic resource. The structure has undergone some modifications over the years that includes: a 200 square foot bedroom addition in 1952, and the addition of a guest house in 1959. Since the original City records for the property do not exist it is unclear if the historic resource was constructed as a duplex or if it was legally converted; however, City records confirm the structure is a legal duplex. For more information regarding the historic significance of the property see Attachment 2.

#### *Why DRSC Review?*

The Zoning Ordinance Section 17.16.100 requires the Cultural Heritage Subcommittee (CHSC) review the application to ensure the addition to the historic resource is consistent with the Secretary of the Interior's Standards and the City's Design Guidelines.

### **PROJECT:**

The applicant proposes to convert the duplex into a single family residence by modifying the upstairs unit into a master bedroom and bathroom. A new enclosed staircase would be added to the back of the structure and the non-traditional windows to the second floor kitchen would be removed. The new second floor master bedroom would add French doors and a deck with wrought iron railings above the 1952 addition at the back of the house. On the front elevation the large picture window would be replaced with a more traditionally designed operational window. The project would result in an addition of 144 square feet.

### **ANALYSIS**

The project must be reviewed to ensure it complies with the Secretary of the Interior's Standards, and the City's Design Guidelines.

#### *Design Guidelines*

Staff's evaluation of the project's consistency with Design Guidelines is provided in Table 1 below.

**Table 1 – Project consistency with Design Guidelines,**

<b>Design Guideline or General Plan Policy</b>	<b>Project Consistency</b>
<p><i>Design Guidelines IV.E. 1. New developments which are built on designated historic sites or additions to older buildings of substantial historic character should be respectful of the historic building or site. While not mimicking the older structure, the development should consider the compatibility of size, form, scale, materials, details, textures, colors, and landscape features.</i></p>	<p><b>Consistent.</b> The project is compatible with the historic resource because the Spanish Colonial Revival design is incorporated into the architecture of the historic resource with the use of stucco walls, wood corbels, vertically oriented wood windows, and maintaining the existing roof line. The curved wall of the enclosed staircase and the new materials differentiate the addition but are still compatible with the historic resource.</p> <p>The location of the addition at the back of the house and no changes to the roofline limits its visibility from the street. There are no character defining features on the rear elevation of the resource so the project would not impact any sensitive features.</p>
<p><i>Design Guidelines IV.E. 2. Diligent Effort to Rehabilitate. New improvements to renovate or alter an historic site should demonstrate a diligent effort to retain and rehabilitate the historic resource.</i></p>	<p><b>Consistent.</b> The addition at the back of the house does not impact the historic resource because the addition would have limited visibility from the street. The project does not impact any of the character defining features of the house because none exist on the rear elevation. The conversion the duplex to a single family residence is achieved with no substantial alterations to the original form of the resource.</p>
<p><i>Design Guidelines II.2. Project Shall follow the basic Principles of the Spanish Colonial Revival Architecture.</i></p>	<p><b>Consistent.</b> The project incorporates Spanish Colonial Revival elements into the design of the addition with the use of stucco walls, inset vertically oriented wood windows, wood corbels, and maintaining the existing roof line.</p>
<p><i>Design Guidelines II.3.d Building Materials, Color, and Texture.</i></p>	<p><b>Consistent.</b> The addition uses stucco walls, vertically oriented wood windows, two piece clay tile roof.</p>

## *Secretary of the Interior's Standards*

The Zoning Ordinance requires projects proposing modifications to a historic resource to be sufficiently in conformance with the Secretary of the Interior's Standards. Many of the Design Guidelines mentioned in the prior section are similar to the requirements from the Secretary of the Interior's Standards (Attachment 3). The project incorporates the Spanish Colonial Revival design with the use of stucco walls, vertically oriented wood windows, French doors, and integrates the addition into the existing roof line. The project continues the original residential use and converts it back to what was likely its original use as a single family residence. Standard 9 addresses additions to historic resources and requires:

*"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."*

The project complies with Standard 9 because the Spanish Colonial Revival design is compatible with the historic resource. The addition's location at the back of the house limits its visibility from the street. The addition is also integrated into the existing building design by extending the existing roofline. The project's location also avoids impacting any character defining features because there are no unique features at the back of the structure. The addition is also differentiated from the original structure with the contrast of the curved staircase wall and the rectangular design of the existing structure, tall rectangular window designs, and new materials that would be differentiated from the historic materials. The second floor addition for the master bathroom is differentiated from the original structure because it is cantilevered over the first floor with the addition of wood corbels. The new design features that were previously mentioned at the rear of the house differentiate the addition and new improvements from the original structure but at the same time are compatible with the original structure because of their architectural style to comply with the Secretary of the Interior's Standards for Rehabilitation.

## **RECOMMENDATION**

The overall project design is compatible with the historic resource; however, staff is recommending the following modifications to improve the architectural conformance with the Design Guidelines and the Secretary of the Interior Standards.

1. The top window on the staircase on the north elevation has a segmented arch design that is not consistent with the window designs of the original house. The window should be modified to a rectangular design to be consistent with the original windows of the house.
2. The master bathroom addition is cantilevered over the first floor and is supported with wood corbels. Since wood corbels are not present in the architecture of the house,

the use of another element to improve the additions compatibility with the historic resource should be considered. If corbels are supported for the project, they should not extend beyond the wall.

Staff seeks DRSC comments and recommendations on the proposed project. Following review and comment by the DRSC, the project will be forwarded to the Zoning Administrator for final action.

***Attachments:***

1. Location Map
2. DPR Form
3. Secretary of the Interior's Standards
4. Photographs  
Plans

These minutes were approved at the DRSC meeting of September 28, 2016.

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
September 14, 2016**

Subcommittee Members Present: Bart Crandall, Wayne Eggleston,  
Michael Smith

Staff Present: Associate Planner Cliff Jones, Associate Planner John Ciampa

**1. MINUTES**

The minutes of the Design Review Subcommittee meeting of August 24, 2016 were approved.

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

**A. Cultural Heritage Permit 16-256, Hastings Residence (Ciampa)**

A request for an addition to a historic resource located at 138 Avenida Princesa.

Associate Planner John Ciampa summarized the staff report.

The architect for the project, Christine Lampert, stated that the project is a design that is sensitive to the historic structure. She stated that a lot of analysis was done in evaluating the front picture window because it is a long horizontal picture window that is not a traditional Spanish Colonial Revival design. The analysis resulted in the proposed configuration of double hung windows on the outside and a picture window in the middle. She stated that the proposed design would be the most historically accurate window design because it is not clear if the window opening is original or it was modified to be more horizontal at a later date.

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

- Since it is unclear what was the original window design was at the front of the house, the DRSC agreed that the proposed window design is more in keeping with the traditional design of the house.
- The DRSC agreed with staff's recommendation to have the top staircase window be a rectangular design to be consistent with the other windows in the addition.

The Subcommittee recommended the project move forward to the Zoning Administrator with a recommendation of approval and requested the

applicant modify the plan to reflect the rectangular design for the window on the enclosed staircase.

3. **NEW BUSINESS**

None

4. **OLD BUSINESS**

None

**ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held September 28, 2016 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California.

Respectfully submitted,

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Bart Crandell, Chair

Attest:

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Cliff Jones, Associate Planner









