




Design Review Subcommittee (DRSC)

Meeting Date: January 11, 2017

PLANNER: Cliff Jones, Associate Planner 

SUBJECT: **Cultural Heritage Permit 16-227, Pasadena Court**, a request to partially demolish a five unit building and reconstruct a duplex located at 405 Pasadena Court in the Residential Medium Zone of the Pier Bowl Specific Plan and Architectural Overlay (PBSP-RM-A).

BACKGROUND:

The 6,500 square foot five-plex was constructed in 1964 and would be reconstructed to accommodate a duplex. The current development is on a 5,788 square foot lot with a downward slope from the north side of Pasadena Court to the south side of the cul-de-sac. Historic buildings are located adjacent the property, to the north, at 418 Cazador Lane and, to the west, at 402-404 Pasadena Court. Attachment 1 shows the location of the historic properties in relationship to the site. Attachment 2 and 3 are descriptions of the historic properties. The site is located in the Residential Medium Zone of the Pier Bowl Specific Plan and Architectural Overlay (PBSP-RM-A).

Project Description

The applicant proposes to partially demolish the five unit building and reconstruct a duplex within the building footprint. The reconstructed building moves the architecture towards a Spanish Colonial Revival style. Exhibit 1 below is an image of the existing building and Exhibit 2 is a three dimensional rendering of the project. The existing five covered parking spaces are to become garages with Unit 1 having a three-car garage and Unit 2 having a two-car garage. An additional Neighborhood Electric Vehicle (NEV) parking space is provided between the two garages. The square footage of each unit is not indicated on the plans, however, the combined square footage of the building totals 6,144 square feet. Each unit contains first floor patio areas and Unit 1 has a second level deck and roof deck.

Exhibit 1 – Existing Building



Exhibit 2 – Three Dimensional Rendering of Project



Why DRSC Review is Required?

A Cultural Heritage Permit is required because the project involves major exterior alterations to a building in the Architectural Overlay and the project abuts two historic properties. The DRSC is tasked to ensure development in the Architectural Overlay is compatible and harmonious with the surrounding neighborhood, review the project for consistency with the Design Guidelines, and evaluate the project to ensure it does not have negative impacts to the historic structures. DRSC comments will be forwarded to the Planning Commission.

Development Standards

Table 1 details the project's compliance with development standards.

Table 1- Development Standards

Standard	Zoning Ordinance	Proposed	Complies with the Code
<u>Density</u> (Maximum)	3 units	2 units	Yes
<u>Setbacks</u> (Minimum)			
Front to Primary Structure	15'	4'-4"	Yes; Existing Nonconforming*
Front to Street-facing Garage spaces	18'	5'-6"	Yes; Existing Nonconforming*
Interior Side	5'	5'	Yes
Street Side	10'	3'	Yes; Existing Nonconforming*
Rear	5'	6'-5"	Yes
<u>Lot Coverage</u> (Maximum)	55%	63%	Yes; Existing Nonconforming*
<u>Building Height</u> (Maximum)	25'	24.93'	Yes
<u>Parking</u> (Minimum)	4 spaces	5 spaces	Yes
<u>Landscape</u>	10% of net lot area – at grade or 20% of net lot area – at street visible balconies, decks, roofs, etc.	Landscape details are necessary to verify compliance	Unknown
<u>Residential Open Space</u>	150 sq. ft. per unit	Each unit contains over 150 sq. ft. of deck area.	Yes

*Nonconforming structures may be altered and maintain their nonconformities, per Zoning Ordinance Section 17.72.050.E.4, provided the alterations improve safety, and/or neighborhood compatibility, and/or architectural compatibility with Design Guidelines.

ANALYSIS:

Architecture

The project is located in the Architectural Overlay and requires a Spanish Colonial Revival design that must be compatible with the neighborhood. The proposed duplex moves the building towards the required architectural style and improves the compatibility of the building with the neighborhood and adjacent historic resources. To achieve this, the applicant has incorporated traditional Spanish Colonial Revival materials such as single-barrel clay tile roof on the shed roofs, terra cotta tile atop the roof cornice, wood trellis, smooth hand-troweled stucco, wrought iron Juliet balconies, wrought iron lights, and wrought iron railings.

Design Guidelines

The CHP findings require the project comply with the Design Guidelines. Below is an analysis of the most relevant Design Guidelines:

Table 2 – Design Guidelines

Design Guideline	Project Consistency
<p>1. All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood. (Design Guidelines II.B)</p> <p>2. Design buildings to be compatible in scale, mass and form with adjacent structures and the patten on the neighborhood.(Design Guidelines II.B)</p>	<p>Consistent. The duplex retains the two-story height of the building. Two-story buildings surround the subject site and are permitted in the RM zone.</p> <p>Visual analysis should be provided to further demonstrate the project’s compatibility with the neighborhood.</p>
<p>3. Avoid long and unrelieved wall planes. As a general principle, relieve building surfaces with recesses that provided strong shadow and visual interest. (Design Guidelines II.C.3)</p>	<p>Consistent. All elevations incorporate substantial articulation.</p>

Design Guideline	Project Consistency
4. Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture (Design Guidelines II.C.2)	Consistent. The building follows the basic principles of SCR architecture.
5. Articulate building forms and elevations by dividing building mass into smaller-scale components. (Design Guidelines II.C.3.b)	Consistent. All elevations incorporate substantial articulation. The mass of the building is broken up by wall plane breaks, entries, decks, Juliet balconies, trellis, and shed roofs.
6. Varied roof heights are encouraged. (Design Guidelines II.C.3.b)	Consistent. The roof heights of the building are varied. The addition of the roof deck and tower contribute to the variation in roof height.
7. The building's forms are one, two and three stories with low pitched red tile hip, gable and shed roofs. The building forms often step to the topography. (Design Guidelines II.C.2)	Consistent. The building has a flat roof rather than a pitched roof in order to limit the height of the building. Shed roof elements are proposed on south street facing elevations to provide a traditional SCR appearance. The development steps down with the topography as suggested in the guidelines.
8. New development should preserve and be compatible with existing historic resources. (Design Guidelines IV.E).	Consistent. The project is not anticipated to have negative massing impacts on the abutting historic resources as the basic footprint of the building remains the same and the remodel retains the two-story height of the building. The remodel improves the compatibility of the building with the adjacent historic resources by moving the building towards Spanish Colonial Revival architecture.

General Plan Consistency

Below are applicable General Plan policies that should be considered when reviewing the project. The project is consistent with related General Plan policies as shown in Table 3 below.

Table 3 – General Plan Policies

Policy	Project Consistency
<p>1. <u>UD-5.01. Outdoor Spaces.</u> For multi-family residential, mixed use and commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios, paseos, plazas, gardens, covered walkways, rooftop terraces, verandas and other outdoor spaces enclosed by architectural or landscape elements, and encourage the same for other types of development.</p>	<p>Consistent. The small size of the site does not allow for the use of courtyards; however the applicant has incorporated patios for both units and decks for Unit 1.</p>
<p>2. <u>UD-5.05. Architectural Overlay District.</u> We require that new buildings and major building remodels in the Del Mar/T-Zone, North Beach, and Pier Bowl areas, and on portions of El Camino Real utilize Spanish Colonial Revival architecture, per the Architectural Overlay District and Design Guidelines.</p>	<p>Consistent. The project moves the building towards Spanish Colonial Revival architecture and the analysis of the project’s consistency with the Design Guideline is provided in Table-2 above.</p>
<p>3. <u>UD-5.10. Scale and Massing.</u> We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.</p>	<p>Consistent. The scale and massing of the project is discussed in the Design Guideline Table-2 under items one, two, and five.</p>
<p>4. <u>UD-5.14. Building Design with Topography.</u> Building design shall consider the site’s natural topography, public view corridors and adjacent building profiles so that canyonization is avoided.</p>	<p>Consistent. The discussion of the building’s design with topography is discussed in the Design Guideline Table-2 under item seven.</p>
<p>5. Historic Preservation, Standards & Regulations Goal. Ensure the preservation, rehabilitation, restoration and adaptive reuse of buildings, sites, places, and districts</p>	<p>Consistent. The discussion of the building’s compatibility with adjacent historic resources is discussed in the Design Guideline Table-2 under item eight.</p>

with archaeological, historical, architectural, or cultural significance to San Clemente.	
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RECOMMENDATIONS:

Staff recommendations to improve the project architecture were incorporated into the plans. Staff does not have additional recommendations and, therefore, recommends that the project proceed to the Planning Commission for consideration.

CONCLUSION:

Staff seeks DRSC input. DRSC comments on the project's design will help ensure the highest quality project.

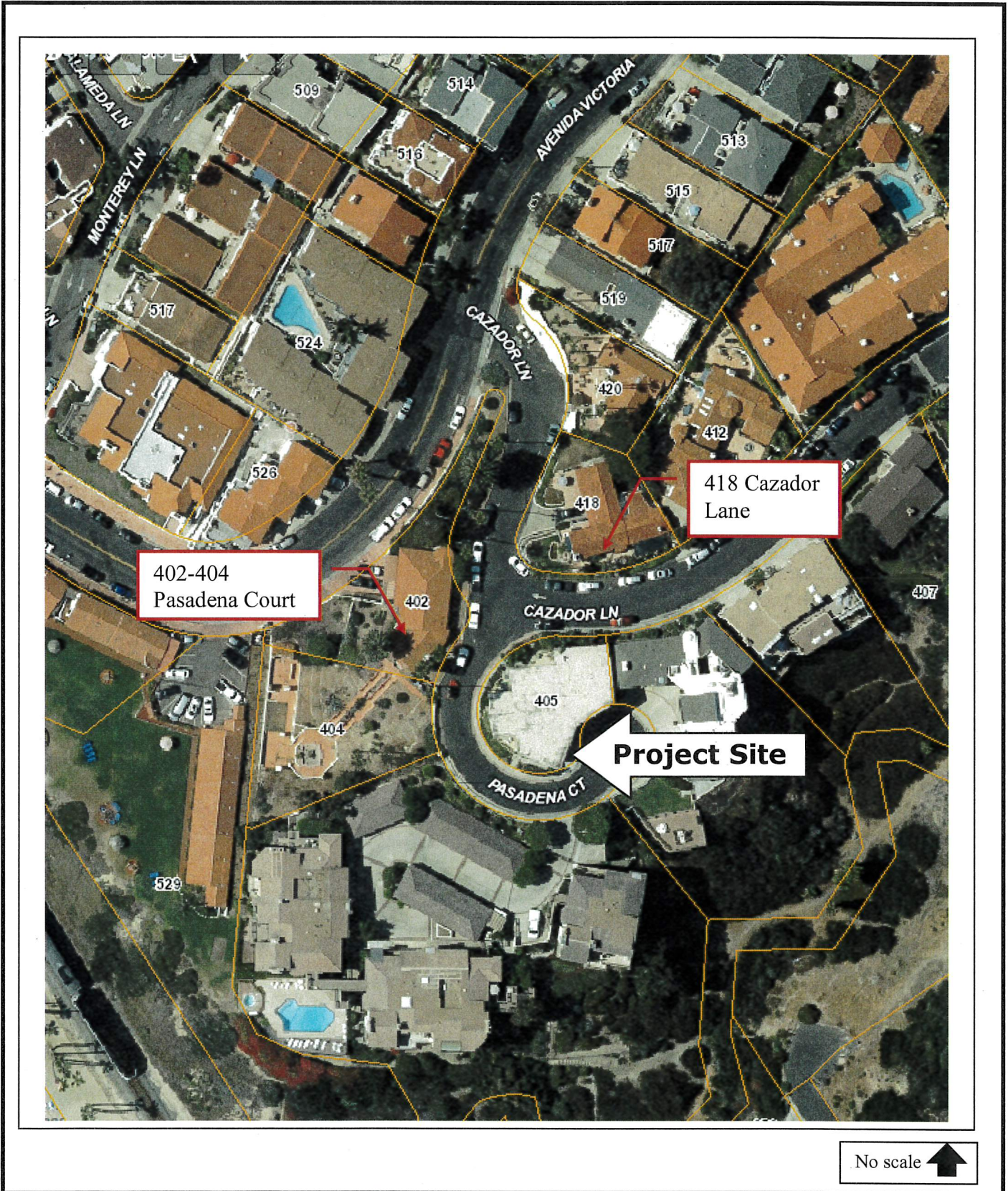
Attachments:

1. Vicinity Map
2. DPR Form for 418 Cazador Lane
3. DPR Form for 402-404 Pasadena Court Plans



LOCATION MAP

CHP 16-227, Pasadena Court Remodel
405 Pasadena Court



CONTINUATION SHEET

Page 1 of 2

Resource Name or #: 418 CAZADOR LANE

Recorded by: Historic Resources Group

Date: 9/18/2006

 Continuation Update

PROPERTY NAME	Unknown						
HISTORIC NAME	Unknown						
PROPERTY ADDRESS	418 Cazador Lane						
ASSESSOR PARCEL NUMBER	692-032-01						
PROPERTY TYPE	Single-family residential						
OTHER DESCRIPTION							
DATE OF CONSTRUCTION	1926 (E) Tax Assessor						
<hr/>							
INTEGRITY	No substantial changes post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.						
SIGNIFICANCE	This one- and two-story single family residence was built in 1926 and is an outstanding example of the Spanish Colonial Revival style in San Clemente. It appears eligible for the National Register as a contributor to a potential historic district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period (1925-1936), and under Criterion C for its exemplary interpretation of the Spanish Colonial Revival style.						
STATUS CODE	3D						
STATUS	Appears eligible for the National Register as a contributor to a National Register eligible district through survey evaluation. The property also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.						
<table border="1"> <tr> <td>Project</td> <td>City of San Clemente Historic Resources Survey Update</td> </tr> <tr> <td>Prepared for</td> <td>City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673</td> </tr> <tr> <td>Prepared by</td> <td>Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028</td> </tr> </table>		Project	City of San Clemente Historic Resources Survey Update	Prepared for	City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673	Prepared by	Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028
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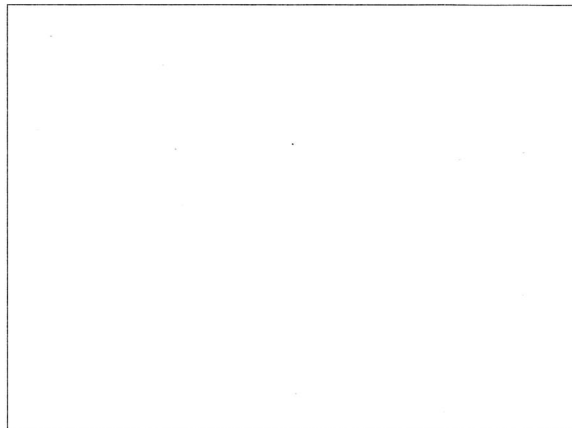
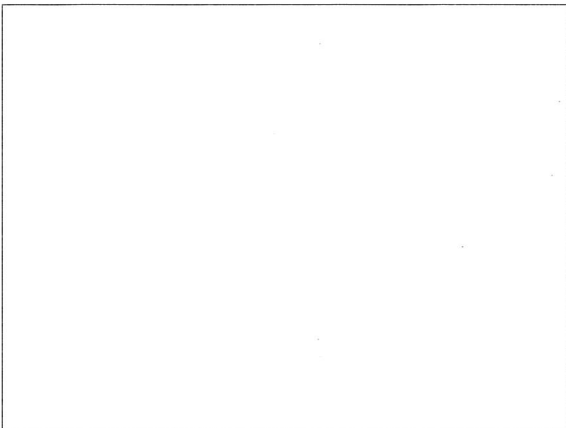
Resource Name or #: 418 CAZADOR LANE

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

Photographs of the Subject Property:



CONTINUATION SHEET

Page 1 of 4

Resource Name or #: 402-404 PASADENA CT

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation Update

PROPERTY NAME	Robison House/Sea Cliff Villas						
HISTORIC NAME	Wierk House/Vista de Las Olas						
PROPERTY ADDRESS	402-404 Pasadena Court; 525 Avenida Victoria; 420 Cazador Lane						
ASSESSOR PARCEL NUMBER	692-031-04; 692-031-05						
PROPERTY TYPE	Multi-family residential						
OTHER DESCRIPTION	Originally single-family residential						
DATE OF CONSTRUCTION	1927 (E) Tax Assessor						
<hr/>							
INTEGRITY	One window altered post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates. Appears to have been altered pre-1988. Though not visible from public right-of-way, remnants of cascading fountain may be extant.						
SIGNIFICANCE	This multi-story single family residence was built for sisters Bertha and Emma Wierk, designed by Virgil Westbrook and constructed by Joseph Thompson in 1927. (See Continuation Sheet).						
STATUS CODE	3B						
STATUS	Appears eligible for the National Register individually and as a contributor to a National Register eligible district through survey evaluation. The property also appears eligible at the local level individually and as a contributor to a potential historic district. (See Continuation Sheet).						
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Resource Name or #: 402-404 PASADENA CT

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation Update

SIGNIFICANCE (continued).

It appears eligible for the National Register individually and as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development (1925-1936), and under Criterion C for its unique interpretation of the Spanish Colonial Revival style in San Clemente and association with architect Virgil Westbrook.

STATUS (continued).

It is recommended for retention on the Historic Structures List.

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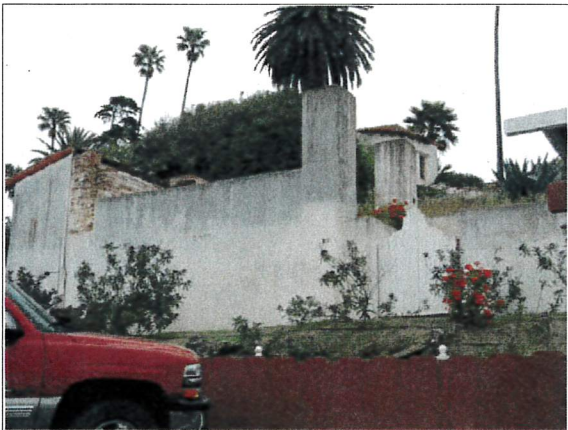
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Recorded by: Historic Resources Group

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Continuation Update

Photographs of the Subject Property:



CONTINUATION SHEET

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Resource Name or #: 402-404 PASADENA CT

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation Update

Photographs of the Subject Property, Continued:

