



## STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: July 19, 2017

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**PLANNER:** Vanessa Norwood, Contract Planner

**SUBJECT:** **Cultural Heritage Permit (CHP) 16-434, Minor Exception Permit (MEP) 17-144, Silk Addition,** a request to consider a two-story addition and remodel of a historic residence. The applicant requests a minor side yard setback exception and involves replacement of a deck and site improvements. The site is located at 404 Monterey Lane in the Residential High Zoning District, Coastal Zone Overlay (RH-CZ).

### **REQUIRED FINDINGS**

The following findings shall be made prior to approval of the proposed project. The draft Resolution (Attachment 1) and analysis section of this report provide an assessment of the project's compliance with these findings.

***Cultural Heritage Permit, Section 17.16.100, to 1) allow additions over 500 square feet and exterior changes to a historic house and site, 2) exempt a historical structure from the nonconforming ordinance.***

- a. The architectural treatment of the project complies with the San Clemente General Plan.
- b. The architectural treatment of the project complies with the Zoning Ordinance including, but not limited to, height, setback, color, etc.
- c. The project's architectural treatment complies with the architectural guidelines in the City's Design Guidelines.
- d. The project's general appearance is in keeping with the character of the neighborhood.
- e. The project's is not detrimental to the orderly and harmonious development of the City.
- f. The City finds that the proposed modifications, alterations, or additions are sufficiently in conformance with the Secretary of the Interior Standards for the Treatment of Historic Properties and the San Clemente Design Guidelines to substantially further the City's goals of historic preservation.

***Minor Exception Permit, Section 17.90.F.1 to allow up to a 20 percent a reduction of the required side yard setbacks for an addition.***

- a. The requested minor exception will not interfere with the purpose of the zone or the standards of the zone in which the property is located;

- b. The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the Minor Exception Permit; and
- c. The approval or conditional approval of the Minor Exception Permit will not be detrimental to the health, safety or welfare of the general public.

## **BACKGROUND**

The 981 square foot, historic single-story house was built in 1927 on a 4,529 square foot lot. In 1958, a two story addition, including a single car garage, was built at the southwesterly side of the structure. The addition is architecturally compatible with the home, except the garage roof has a wood fascia, an almost flat pitch, and gray composition asphalt roofing. In December 12, 2001, a Historic Preservation Property Agreement (HPPA) was approved with one rehabilitation improvement requiring the owner to modify the garage to be more compatible with the historic character of the home. The improvement was not made by the previous owners during the initial 10 year period. The proposed project would replace the garage and the addition would add a second story that eliminates the incompatible roof design fulfilling of the required HPPA rehabilitation improvement. Surrounding properties include single story and two-story single family homes, 2-story, 3-story and 4-story multi-family buildings.

### ***Historic Resource***

The residence is on the City's Historic Structures List. The property is eligible as a contributor to a potential National Register District under Criterion "A" for association with San Clemente in the 1920's (see Attachment 7 for the DPR Survey). As previously mentioned, the 981 square-foot single-story residence was built in 1927. The home is designed in Spanish Colonial Revival style architecture consistent with other historic resources constructed during the 1920s and 1930s in San Clemente. The character defining features include: a distinctive entry, a raised, pointed arch surround set beneath a tiled extension of the roof. Within the archway is a planked wood door with wrought-iron hardware and a small window, casement windows, turned wood colonnades, and spindle anchors the house's three brick-paved steps that lead to the entrance. A front-gable wing to the east contains a large 15-pane arched window. All architectural features of the historic structure will be retained as this portion of the residence will not be altered or impacted by the proposed addition.

**Exhibit 1 – Street View of Historic Resource**



***Development Management Team Meeting***

The City's Development Management Team (DMT) reviewed the request and determined the project meets City standards and requirements. Recommended conditions of approval are included in the attached draft resolution (Attachment 1).

***Noticing***

Public notices were distributed and posted per City and State requirements. Staff has not received any public comments on this item to-date. However, staff did receive a phone call inquiry regarding and opposing the project.

**PROJECT DESCRIPTION**

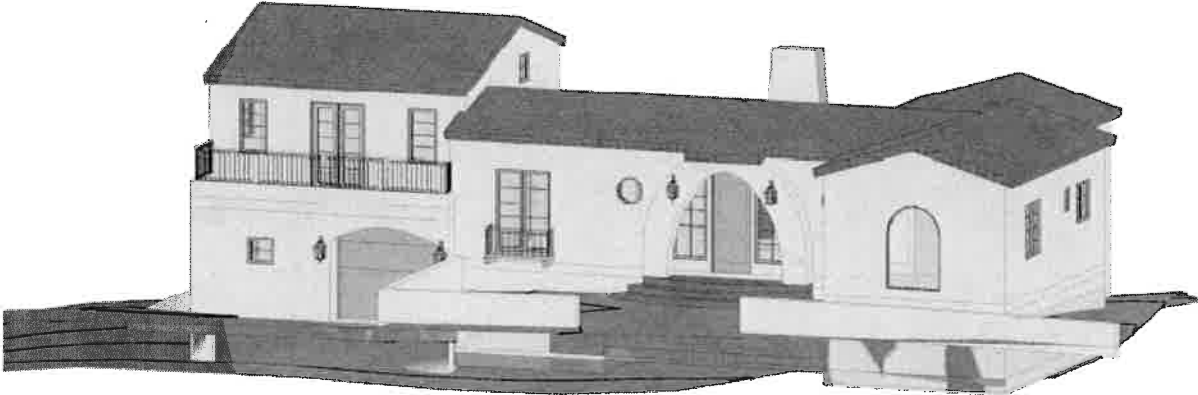
The project involves demolishing and replacing the 1958 addition consisting of 589 square feet. The applicant proposes to add 509 square feet on the garage level which include a one-car garage, playroom, and a bathroom. The second floor level includes 448 square feet with a master bedroom, family room, closet, and bathroom. The existing 188 square foot deck at the rear of the residence is proposed to be maintained and remodeled. The residence is currently 1,570 square feet. This 957 square addition

increases the square footage by a total of 368 square feet for an overall total of 1,938 square feet.

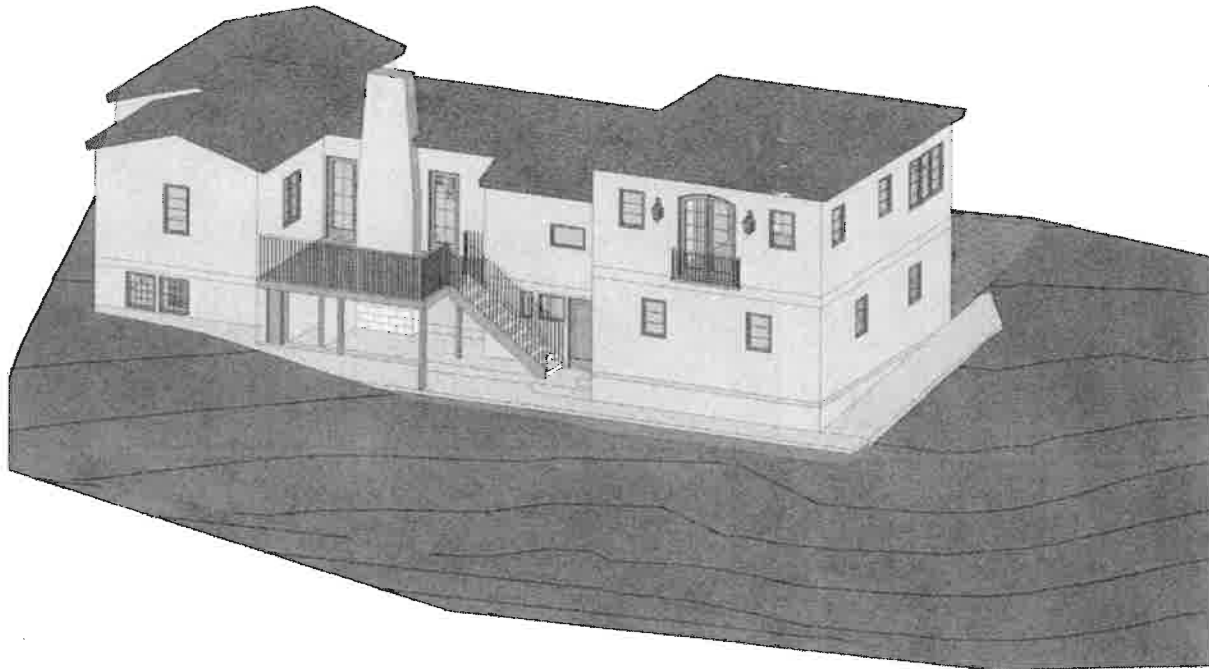
Improvements to the site also include enhanced drought tolerant landscaping within the front landscape setback, flagstone pavers surrounded with ground cover, a new concrete walkway and steps along the west side of the lot, 42 inch high wrought iron fencing adjacent to the driveway and a 30 inch high solid wall in the front yard setback.

Exhibits 2 and 3 show the proposed front and rear elevations respectively.

**Exhibit 2 - Front Perspective View**



**Exhibit 3 - Rear Perspective View**



**PROJECT ANALYSIS**

***Development Standards***

Table 1 shows the project’s consistency with development standards. Two types of exceptions are requested: a Minor Exception Permit to allow a side yard setback reduction, and a Cultural Heritage Permit to exempt the historical structure’s nonconforming setbacks.

**Table 1 – Development Standards**

	<b>Development Standard</b>	<b>Existing Condition</b>	<b>Proposed</b>	<b>Complies with Standards</b>
Density: (Maximum)	1 Unit	1 Unit	1 Unit	Yes
Height (Maximum)	45'	18'2"	20'6"	Yes
Setbacks (Minimum):				
Front	10'	8'-2"***	15'-5"*****	Yes***
Garage	18'/20'	16'-2"	18'-0"	Yes
Side Yard (west)	5'	4'-5"	4'-5"***	No**
Side Yard (east)	5'	3'8"***	No Change	Yes**
Rear Yard	5'	13'8" +	11'4" +	Yes

	<b>Development Standard</b>	<b>Existing Condition</b>	<b>Proposed</b>	<b>Complies with Standards</b>
Lot Coverage (Maximum)	55%	28%	28%	Yes
Required Parking (Minimum):	1 covered space	1 covered space	1 covered space	Yes*
Front Yard Landscaping Req. (Minimum):	50% covered with drought tolerant plants, one 15- gallon tree planted per 25 feet street frontage	Greater than 50% landscaping (mostly non drought-tolerant).	50% covered with drought tolerant plants, one 15- gallon tree planted per 25 feet street frontage	Yes

\*Single family residences with a single car garage or carport constructed prior to April 4, 1962 are exempt from conforming to current parking requirements.

\*\* Applicant is requesting a Minor Exception Permit per Zoning Ordinance Section 17.16.090.C.18.a, a decrease of not more than 20 percent of the required width of a side yard or the yard between buildings.

\*\*\*Locally recognized historical structures are exempted from nonconforming status subject the approval of a Cultural Heritage Permit.

\*\*\*\* The proposed addition meets Code requirements, however the historic portion of the structure is less than the required 10 feet.

**Landscaping**

The Zoning Code requires compliance with landscaping standards as part of this request. Condition of approval No. 20 requires a landscape plan to be approved by the City Planner to verify code compliance (Attachment 1) and further a condition of approval has been added to assure that the height of landscaping would not restrict visibility of the historical building’s character defining features.

**Cultural Heritage Permit**

A Cultural Heritage Permit is required to ensure the project is compatible with historic resources, is consistent with design guidelines, and is in character with the neighborhood. Design Guidelines related to massing and neighborhood compatibility are particularly important when considering this project, to determine whether it is compatible with the historic resource.

The project is consistent with the required findings in that:

1. The architectural treatment of the project complies with the San Clemente General Plan; complies with any applicable development standards in that the proposed modifications to the residence have high quality architecture consistent with Guidelines and development standards except for a minor exception requested for the side yard setback. The building contains materials proposed to match the existing structure with varied and distinct building elevations and enhanced

facades. The landscape is proposed to be enhanced to further complement the architectural designs of the structure.

2. The general appearance of the proposal is in keeping with the character of the neighborhood and the proposal is not detrimental to the orderly and harmonious development of the City in that the single-family residence would continue to be of a size and density that is in character with the neighborhood, which includes buildings up to four stories in height. The residence is adjacent to a two-story single-family residence to the west and a three unit two-story apartment building to the east.
3. This project has less density and lot coverage than surrounding properties and is less than the permitted height of the zone. The applicant does not propose to maximize the development potential allowed by the Zoning Code.
4. The residence would not have adverse massing impacts on the historic resource in that the project does not alter the original portion of the historic resource. The height of the proposed addition has been minimized to be two feet, four inches higher than the historic structure. Half of this height increase is due to building code requirements for the garage's ceiling. The proposed addition is compatible with the historic portion of the building and fulfills the HPPA required improvements, by eliminating the incompatible roofline above the garage.
5. The proposed project's size and massing is in character with the existing neighborhood. The height and size of the addition is less than surrounding properties to the south, east and west. This mass of the proposed structure is partially minimized by stepping the second story back along the front elevation. The two-foot four inch increase in the horizontal roofline is a continuation of the existing horizontal roof-line which helps to visually reduce the mass of the addition. To the extent possible, massing has been minimized and architectural features have been included in order to create a compatible integration of the addition.
6. The project is consistent with the Secretary of Interior Standards for historic preservation for reasons detailed below.

*Secretary of the Interior Standards Consistency*

The required CHP findings state that project must be consistent with the Secretary of the Interior's Standards for rehabilitation. The Secretary of the Interior Standards for Rehabilitation, requires that the modification be differentiated from the historic resource but compatible with the historic structure's materials, features, size, scape and proportion, and massing to protect the integrity of the property and its environment. If the new structure were removed, the historical integrity of the residence would not be impacted and could be returned to its original state, consistent with the Secretary of the Interior Standards for Rehabilitation. Below is an analysis of the project's consistency with Standard 9 and 10, which applies to additions to historic resources.

Standard No. 9 states the following:

*"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 No. 9 in that the project's general architectural design and materials are compatible with the historic structure. The new materials, such as roof, stucco, windows, and doors, will help differentiate the addition from the original house while remaining consistent with the Spanish Colonial Revival style of architecture. The second story addition is pushed back to reduce massing impacts on the historic resource and to differentiate the addition from the historic home.

Standard No. 10 states the following:

*"New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

The project complies with Standard No. 10 because the character defining features and the essential form of the historic house is to the side of the original historic structure and is not impacted by the project. The proposed addition would not result in the loss of character defining features. The placement of this addition to the side of the original structure does not result in any significant modifications to character defining features and retains the historic structure's essential form and integrity.

*Nonconforming Exemption for Historic Preservation*

The historic residence has nonconforming front and side setbacks that don't meet development standards, so the building is subject to nonconforming structure restrictions, unless an exemption is approved with a Cultural Heritage Permit. The residence has an eight-foot, two-inch front yard setback, where 10 feet is required, and a three-foot, eight-



inch side yard setback (east side), where five feet is required. Without the nonconforming exemption, major structural alterations would be necessary to make the residence conforming. This would adversely impact the historic integrity of the structure and be inconsistent with General Plan Policies for historic preservation. The zoning ordinance recognizes that historic structures are typically nonconforming which is why the provision is provided. Staff supports the exemption to maintain the historic structure.

**Minor Exception Permit**

The Zoning Code allows a Minor Exception Permit (MEP) per Section 17.16.090.C.18.a, to reduce the required side yard setback up to 20 percent. The applicant is requesting a seven percent reduction in the side yard setback on the west side of the structure where the addition would occur. Staff can support required findings for the MEP because:

1. The proposed addition follows the existing footprint of the home and is in keeping with the existing character of the neighborhood.
2. There are other buildings with similar side setbacks less than the required five feet, such as 411 Monterey Lane.
3. The height and density of the proposed structure is less than what is permitted by the zone.

**Cultural Heritage Subcommittee**

This project was reviewed by the Cultural Heritage Subcommittee (CHSC) on three occasions (February 15th, April 12<sup>th</sup> and May 10th, 2017). The CHSC reviewed three different configurations and on May 10th, 2017, supported the proposed project with recommended design changes. The CHSC meeting minutes and staff reports are provided as Attachments 5 and 6. Table 2 below summarizes CHSC comments and the applicant’s responses.

**Table 2 – CHSC Comments and Responses**

<b>CHSC Comment</b>	<b>Response</b>
Reduce mass by providing a front gable over the family room and master bedroom and a side gable over the closet and master bath.	Modified as requested.
Recommended a hedge or open wrought-iron rail fence in front setback and adjacent to driveway.	Modified as requested. An open 42 inch high wrought-iron rail is proposed adjacent to the driveway. A 30” high solid wall is proposed in the front setback.

**GENERAL PLAN CONSISTENCY**

Table 3 summarizes how the proposed use is consistent with adopted policies outlined in the City of San Clemente General Plan.

**Table 3 - General Plan Consistency**

<b>Policies and Objectives</b>	<b>Consistency Finding</b>
<p><u>LU-1.04.</u> Single-Family Residential Uses: <i>“We require that single-family houses and sites be designed to convey a high level of architectural and landscape quality in accordance with the Urban Design Element and Zoning Code...”</i></p>	<p>Consistent. The project has a high quality, attractive design expected that improves the aesthetics of the property and neighborhood.</p>
<p><u>UD-5.06.</u> Preserving Distinctive Architecture: <i>“We require that additions and remodels follow city Design Guidelines for Spanish Colonial Revival architectural style.”</i></p>	<p><i>Consistent.</i> The addition maintains the Spanish Colonial Revival architectural style.</p>
<p><u>UD-5.10.</u> Scale and Massing: <i>“We require that the scale and massing of development be compatible with its surroundings and with the General Plan”.</i></p>	<p><i>Consistent.</i> A gable roof is proposed for the addition. The addition will be four feet taller than the original structure roof line. The project is below the standards for allowable density and height. Nearby structures are up to 4-stories in height and utilize the maximum allowable density.</p>
<p><u>HP-2.10.</u> Consistency with Historic Preservation Guidelines: <i>“Additions to historic structures shall preserve the resources’ historic and architectural significance and shall be consistent with the City’s Historic Preservation Guidelines.”</i></p>	<p><i>Consistent.</i> The project maintains the character defining features of the structure and does not have a negative impact on the historic significance of the structure as discussed above.</p>

**ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):**

The Planning Division completed an initial environmental assessment of the project per the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission determine that the project is categorically exempt from CEQA as Class 1 15301(a) and Class 3 15303 exemptions. These exemptions are recommended pursuant to State CEQA Guidelines Section 15301(a) Class 1 because the project involves an

addition under 50 percent and minor alterations to a historic structure and Section 15303 Class 3, because the project involves the construction of accessory structures. For more details please refer to the resolution (Attachment 1).

### **CALIFORNIA COASTAL COMMISSION REVIEW**

The site is located within the Coastal Zone but meets criteria in the Coastal Exclusion Order. Therefore, Coastal Commission review is not required

### **ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES**

1. The Planning Commission can concur with staff and approve the proposed project.

*This is the recommended action. This action would result in the adoption of the attached Resolution PC 17-019, approving the project per required findings and conditions of approval. The Commission can take this action if they determine the request meets all required findings shown in Attachment 1 (Resolution).*

2. The Planning Commission, at its discretion, may change the project's design or conditions of approval.

*This action would result in any modifications to the project or conditions of approval. For example, conditions could be modified to require design changes that improve the project's consistency with required findings. This may include changes to architectural details, finishes, massing, site design, etc. Prior versions of the project, formerly submitted to the Cultural Heritage Subcommittee, are attached for Commission consideration of this alternative (Attachment 10).*

3. The Planning Commission can deny the proposed project.

*This action would result in not allowing the project, requiring this item to be continued in order for staff to draft a new resolution. The Commission should cite reasons for not being able to meet required findings.*

These actions may be appealed by the applicant to the City Council or be called up by the City Council for review and action.

### **RECOMMENDATION**

Based on the information in the staff report and subject to the required findings and conditions of approval, staff recommends that the Planning Commission:

1. Determine the project is Categorically Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section

15301(a) (Class 1 Minor Alterations to Existing Structures, and Section 15303 Class 3: New Construction or Conversion of Small Structures);

2. Adopt Resolution PC 17-019, approving CHP16-434 and MEP 17-144, Silk Addition and Remodel, subject to the attached Resolution and conditions of approval.

***Attachments:***

1. Resolution No. PC 17-019  
    Exhibit A - Conditions of Approval
2. Location Map
3. Site, Elevation and Landscape Plans
4. Color Elevation Plan
5. CHSC Meeting Staff Reports
6. CHSC Meeting Minutes
7. DPR Survey Form
8. HPPA Rehabilitation Improvements
9. Secretary of the Interior Standards for Rehabilitation
10. Prior Design Alternatives presented to DRSC

# ATTACHMENT 1

## RESOLUTION NO. PC 17-019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 16-434 AND MINOR EXCEPTION PERMIT 17-144, A REQUEST TO CONSIDER A TWO-STORY ADDITION, REMODEL AND SITE IMPROVEMENTS FOR A HISTORIC RESIDENCE LOCATED AT 404 MONTEREY LANE

WHEREAS, on December 8, 2016, an application was submitted, and completed on May 24, 2017, by Barbara Silk, 404 Monterey Lane, San Clemente, CA 92672, a request to consider a two-story addition and remodel of a historic residence. The applicant requests a minor side yard setback exception and involves replacement of a deck and site improvements located in the Residential High Zoning District, Coastal Zone Overlay (RH-CZ) at 404 Monterey Lane, San Clemente, CA 92672. The legal description being Lot 8 and that portion of Lot 9 in Block 6 of Tract 785, Assessor's Parcel Number 692-025-27; and

WHEREAS, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine this project categorically exempt from CEQA as Class 1 and Class 3 Exemptions pursuant to CEQA Guidelines. These Exemptions are recommended pursuant to State CEQA Guidelines Section 15301(a) Class 1 because the project involves minor alterations to the existing historic structure and Section 15303 Class 3, because the project also involves new construction; and

WHEREAS, on December 29<sup>th</sup>, 2017, the City's Development Management Team (DMT) reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

WHEREAS, on February 15<sup>th</sup>, April 12<sup>th</sup>, and May 10<sup>th</sup>, 2017, the City's Design Review Subcommittee) and Cultural Heritage Subcommittee (CHSC) reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

WHEREAS, on July 19, 2017, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW, THEREFORE, the Planning Commission of the City of San Clemente hereby resolves as follows:

Section 1. Incorporation of Recitals. The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Exemption. Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning

Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines sections 15301 (Class 1: Existing Facilities and Class 3: New Construction of Small New 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, or 2,500 square feet, whichever is less. The Class 3 exemption specifically exempts the construction of small facilities from further CEQA review, including decks, fences, etc. Here, the proposed project would expand the residence by 957 square feet within the building's existing footprint, repair a deck, remodel a portion of the home, including the garage, and include the construction of minor accessory structures. Thus, the project qualifies for both Class 1 and Class 3 exemptions.

Furthermore, none of the exceptions to the use of the Class 1 or Class 3 categorical exemptions identified in State CEQA Guidelines Section 15300.2. The project is not located in a particularly sensitive environment, and will not impact an environmental resource of hazardous or critical concern. The project is in a developed residential area. The project would not result in a cumulative impact from successive projects of the same type in the same place, over time. The requested permits allow for an addition and remodel of a single-family residence, not further development of the site. There are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment. There are no especially sensitive resources (endangered species, wetlands, etc.) on the project site or in the vicinity. The project would not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. The project has a density, scale, size, and design that is in character with the neighborhood and compatible with the historic structure. The project does not include any hazardous waste sites, and the project will not damage historic resources or cause a substantial adverse change in the significance of a historic structure. Thus, the Class 1 and Class 3 exemptions apply, and no further environmental resource.

### Section 3. Cultural Heritage Permit Findings

With respect to Cultural Heritage Permit (CHP) 16-434, the Planning Commission finds as follows:

- A. The architectural treatment of the project complies with the San Clemente General Plan in that:
  1. The project involves an addition to a single-family residence, a deck, and site improvements. The project's size, scale, architecture, setbacks, and materials are consistent with development standards and design guidelines, except for a Minor Exception Permit requested to allow a side yard setback reduction, and a Cultural Heritage Permit to exempt existing nonconforming setbacks of the historic residence to be exempt from the nonconforming

restrictions in Municipal Code Chapter 17.72, for historic preservation purposes. Therefore, the project is consistent with the Land Use Element Residential Land Uses Goal: *“Achieve a mix of residential neighborhoods and housing types that meets the diverse economic and physical needs of residents, that is compatible with existing neighborhoods and the surrounding environmental setting, and that reflects community expectations for high quality.”*

2. The project has a high quality, attractive design expected to improve the aesthetic condition of the property and neighborhood, consistent with Land Use Element Policy LU-1.04. Single-Family Residential Uses: *“We require that single-family houses and sites be designed to convey a high level of architectural and landscape quality in accordance with the Urban Design Element and Zoning Code...”*;
  3. The project does not decrease the current setbacks of the historical structure and provides adequate space and buffers between land uses. The project would not expand the residence’s existing footprint. This project has a design and materials that are high quality. The building’s scale and massing is in character with the neighborhood and compatible with adjacent properties, consistent with Land Use Element Policy LU-1.04.
  4. The proposed project is consistent with design guidelines and development standards (described in findings shown in Subparagraph C below) per Urban Design Element Policy UD-3.01. Land Use Decisions: *“We use urban design standards and tools to minimize adverse impacts on adjacent properties when considering land use and zoning requests.”*
- B. The architectural treatment of the proposed project complies with the Zoning Code in areas including, but not limited to, height, setback, color, etc., in that:
1. The residential addition has a high quality architecture consistent with General Design Guidelines, and
  2. The proposed project complies with development standards and design guidelines, except for a Minor Exception Permit requested to allow a side yard setback reduction, and a Cultural Heritage Permit to exempt existing nonconforming setbacks of the historic residence to be exempt from the nonconforming restrictions in Municipal Code Chapter 17.72, for historic preservation purposes.
- C. The architectural treatment of the project complies with the architectural guidelines in the City’s Design Guidelines in that:
1. The project is compatible with historic resources, per the Historic Preservation, Standards, and Regulations Goal: *“Ensure the preservation, rehabilitation, and adaptive reuse of buildings, sties, places, and districts with archaeological, historical, architectural, or cultural significance to San Clemente”*, as described in findings shown in Subparagraph F below;

2. The scale, mass, form, setbacks, and materials are compatible with adjacent structures and in character with the pattern of development in the neighborhood. There are single family and two, three, and four-story residential buildings in the neighborhood;
  3. The mass, density, and scale are consistent with the intent of the Residential-High Density zoning district. The zone allows a maximum of three dwelling units on the project site, and one dwelling exists. The maximum lot coverage and height are below the limits of the zoning district;
  4. The building has a high quality architecture consistent with General Design Guidelines; and
  5. The project has varied wall planes, setbacks, and roof heights to reduce the perceived height and bulk of the historic residence and architectural interest.
- D. The general appearance of the proposal is in keeping with the character of the neighborhood in that:
1. The scale, mass, form, setbacks, and materials are compatible with adjacent structures and in character with the pattern of development in the neighborhood. There are single family and two, three, and four-story residential buildings in the neighborhood;
  2. The mass, density, and scale are consistent with the intent of the Residential-High Density zoning district. The zone allows a maximum of three dwelling units on the project site, and one dwelling exists. The maximum lot coverage and height are below the limits of the zoning district; and
  3. The building has a high quality architecture consistent with General Design Guidelines;
- E. The proposal is not detrimental to the orderly and harmonious development of the City in that:
1. The project is proposed on a developed site in an urban area and would be required to meet the California Building Code and Orange County Fire Authority regulations.
  2. The proposed alterations to the structure have high quality architecture consistent with General Design Guidelines;
  3. The proposed residence would continue to have a size and density that is in character with the neighborhood, which includes one, two, three and four story buildings in a multi-family residential zone;



4. The project has varied wall planes, setbacks, and roof heights to reduce the perceived height and bulk of the historic residence and architectural interest; and
  5. The proposed project's density, size, lot coverage, and parking demand are less than the maximum development potential of the property. The project involves the construction of an addition and remodel of a residence in the RH-CZ Zoning district. The RH Zone allows a maximum density of one unit for every 1,200 square feet of lot area, or three residences on the site, and one is existing. The zone allows a maximum lot coverage of 55 percent and the project has 30 percent. The residence has less parking demand and traffic impacts than if the site were developed to its maximum potential of three units. The residence is required to have (and has) two parking spaces, where a triplex is required to have at least six parking spaces to support higher parking use and traffic trips.
- F. The proposed project will not have negative visual or physical impacts upon the historic structure in that:
1. The project's general architectural design and materials are compatible with the historic structure. The new materials, such as roof, stucco, windows, and doors, will help differentiate the addition from the original house while remaining consistent with the Spanish Colonial Revival style of architecture. The second story addition is pushed back to reduce massing impacts on the historic resource and to differentiate the addition from the historic home;
  2. The character defining features and the essential form of the historic house is to the side of the original historic structure and is not impacted by the project. The proposed addition would not result in the loss of character defining features. The placement of this addition to the side of the original structure does not result in any significant modifications to character defining features and retains the historic structure's essential form and integrity;
  3. The proposed project completes improvements required by the Historic Preservation Property Agreement that improve the additions architectural compatibility with the historic resource, involving an alteration of the upper roofline of the addition that makes it align with the level of the historic residence main roof pitch and height;
  4. The addition is no higher than roofline of the historic residence and a substantial portion of the addition is below the grade of the residence, so the main scale and street view of the historic structure is preserved;
  5. The proposed alterations to the structure have high quality architecture consistent with Design Guidelines and furthers the goals of historic preservation and includes character defining features;

6. The proposed residence would continue to have a size and density that is in character with the neighborhood, which includes one, two, three and four story buildings in a multi-family residential zone, including substantially larger buildings adjoining the site on both sides; and
  7. The proposed project's density, size, lot coverage, and parking demand are less than the maximum development potential of the property. The project involves the construction of an addition and remodel of a residence in the RH-CZ Zoning district. The RH Zone allows a maximum density of one unit for every 1,200 square feet of lot area, or three residences on the site, and one is existing. The zone allows a maximum lot coverage of 55 percent and the project has 30 percent. The residence has less parking demand and traffic impacts than if the site were developed to its maximum potential of three units. The residence is required to have (and has) two parking spaces, where a triplex is required to have at least six parking spaces to support higher parking use and traffic trips.
- G. The proposed modifications, alterations, or additions are sufficiently in conformance with the Secretary of the Interior Standards for the Treatment of Historic Properties and the San Clemente Design Guidelines to substantially further the City's goals of historic preservation in that:
1. The request for a Cultural Heritage permit would allow removal of the "nonconforming" status of the existing front yard (eight feet two inches provided where 10 feet is required) and east side yard (3 feet 8 inches provided where 5 feet is required) due to the recognition of this structure as historic and as specifically provided for in the Nonconforming Section of the Zoning Code (17.72.030.C.2.d). Without the exemption, major structural alterations would be necessary to make the residence conforming. This would adversely impact the historical integrity of the structure, inconsistent with Secretary of Interior Standards and General Plan policies for historic preservation; and
  2. The project's general architectural design and materials are compatible with the historic structure. The new materials, such as roof, stucco, windows, and doors, will help differentiate the addition from the original house while remaining consistent with the Spanish Colonial Revival style of architecture. The second story addition is pushed back to reduce massing impacts on the historic resource and to differentiate the addition from the historic home;
  3. The character defining features and the essential form of the historic house is to the side of the original historic structure and is not impacted by the project. The proposed addition would not result in the loss of character defining features. The placement of this addition to the side of the original structure does not result in any significant modifications to character defining features and retains the historic structure's essential form and integrity;

4. The proposed project completes improvements required by the Historic Preservation Property Agreement that improve the additions architectural compatibility with the historic resource, involving an alteration of the upper roofline of the addition that makes it align with the level of the historic residence main roof pitch and height;
5. The roofline of the addition is 2 feet four inches higher than roofline of the historic residence and a substantial portion of the addition is below the grade of the residence, so the main scale and street view of the historic structure is preserved;
6. The proposed alterations to the structure have high quality architecture consistent with Design Guidelines and furthers the goals of historic preservation and includes character defining features;
7. The proposed residence would continue to have a size and density that is in character with the neighborhood, which includes one, two, three and four story buildings in a multi-family residential zone, including substantially larger buildings adjoining the site on both sides; and
8. The proposed project's density, size, lot coverage, and parking demand are less than the maximum development potential of the property. The project involves the construction of an addition and remodel of a residence in the RH-CZ Zoning district. The RH Zone allows a maximum density of one unit for every 1,200 square feet of lot area, or three residences on the site, and one is existing. The zone allows a maximum lot coverage of 55 percent and the project has 30 percent. The residence has less parking demand and traffic impacts than if the site were developed to its maximum potential of three units. The residence is required to have (and has) two parking spaces, where a triplex is required to have at least six parking spaces to support higher parking use and traffic trips.

#### Section 4: Minor Exception Permit Findings.

With respect to the Minor Exception Permit (MEP) 17-144, the Planning Commission finds:

- A. The requested minor exception would not interfere with the purpose of the zone or the standards of the zone in which the property is located in that:
  1. The proposed addition maintains the existing building footprint,
  2. The minor setback exception is in character of the setbacks of other properties in the neighborhood, based on a field review of adjacent buildings in the vicinity of the site,
  3. The scale, mass, form, setbacks, and materials are compatible with adjacent structures and in character with the pattern of development in the

neighborhood. There are single family and two, three, and four-story residential buildings in the neighborhood; and

4. The mass, density, and scale are consistent with the intent of the Residential-High Density zoning district. The zone allows a maximum of three dwelling units on the project site, and one dwelling exists. The maximum lot coverage and height are below the limits of the zoning district.
- B. The neighboring properties would not be adversely affected as a result of the approval.
1. The proposed addition maintains the existing building footprint,
  2. The minor setback exception is in character of the setbacks of other properties in the neighborhood, based on a field review of adjacent buildings in the vicinity of the site,
  3. The scale, mass, form, setbacks, and materials are compatible with adjacent structures and in character with the pattern of development in the neighborhood. There are single family and two, three, and four-story residential buildings in the neighborhood; and
  4. The mass, density, and scale are consistent with the intent of the Residential-High Density zoning district. The zone allows a maximum of three dwelling units on the project site, and one dwelling exists. The maximum lot coverage and height are below the limits of the zoning district.
- C. The approval or conditional approval of the Minor Exception Permit would not be detrimental to the health, safety or welfare of the general public in that:
1. The proposed addition maintains the existing building footprint,
  2. The minor setback exception is in character of the setbacks of other properties in the neighborhood, based on a field review of adjacent buildings in the vicinity of the site,
  3. The scale, mass, form, setbacks, and materials are compatible with adjacent structures and in character with the pattern of development in the neighborhood. There are single family and two, three, and four-story residential buildings in the neighborhood; and
  4. The mass, density, and scale are consistent with the intent of the Residential-High Density zoning district. The zone allows a maximum of three dwelling units on the project site, and one dwelling exists. The maximum lot coverage and height are below the limits of the zoning district.

Section 5. Planning Commission Approval.

Based on the foregoing recitals and findings above, and the written and oral comments, facts, and evidence presented, the City of San Clemente Planning Commission approves Cultural Heritage Permit 16-434 and Minor Exception Permit 17-144, Silk Residence, subject to the above Findings, and the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on July 19, 2017.

\_\_\_\_\_  
Chair

CERTIFICATION:

I HEREBY CERTIFY this Resolution was adopted at a regular meeting of the City of San Clemente Planning Commission on July 19, 2017, carried by the following roll call vote:

AYES:            COMMISSIONERS:  
NOES:            COMMISSIONERS:  
ABSTAIN:        COMMISSIONERS:  
ABSENT:         COMMISSIONERS:

\_\_\_\_\_  
Secretary of the Planning Commission

## EXHIBIT A

### CONDITIONS OF APPROVAL CULTURAL HERITAGE PERMIT 16-434 and MINOR EXCEPTION PERMIT 17-144, SILK RESIDENCE

1. The owner or designee shall develop the approved project in conformance with the floor plan, site plan, elevations, material board, and any other applicable submittals approved by the Planning Commission on January 6, 2016. Any deviation from the approved plans or other approved submittal shall require the owner or designee to submit modified plans and any other applicable materials as required by the City for review and 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, as appropriate. *[Citation - Section 17.12.180 of the SCMC]*
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]*
  4. The applicant shall develop the project with all exterior facade modifications to be consistent with the existing structure, in terms of materials, colors and finishes. ■■ (PIng.)\_\_\_\_\_
  5. Prior to the issuance of any permits, the owner or designee shall submit written consent to all of these imposed conditions to the Community Development Director or designee. The owner or designee understands that the resolution will be of no force or effect, nor shall permits be issued, unless such written consent is submitted to the City. *[Citation – City Attorney Legal Directive]* (PIng.)\_\_\_\_\_
  6. Cultural Heritage Permit 16-434 and Minor Exception Permit 17-144 shall become null and void if the use is not commenced within one (1) year 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 Cultural Heritage Permit 16-434 and Minor Exception Permit 17-144 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. The owner or designee shall have the right to request an extension of Cultural Heritage Permit 16-434 And Minor Exception Permit 17-144 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.)\_\_\_\_\_
  9. Any deviation from the approved site plan, floor plans, elevations, details, or other approved submittal shall require that the owner or designee submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Zoning Administrator. *[Citation - Section 17.12.180 of the SCMC]* (PIng.)\_\_\_\_\_

10. 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:
  - 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]* (Plng.)\_\_\_\_\_
11. Prior to the issuance of building permits, the owner or designee shall submit plans that identify the intended use of each building or portion of building and obtain approval of the Building Official. *[Citation - S.C.M.C. Title 15, Section 15.08]* (Bldg.)\_\_\_\_\_
12. 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, Transportation Demand Ordinance, Water Quality Ordinance, Title 24 of the California Code of Regulations as adopted by the City including, but not limited to the California Administrative, Building, Electrical, Plumbing, Mechanical, Energy, and Fire Codes. *[Citation - S.C.M.C. Title 8, Section 8.16; Fire Code, Title 15, Building and Construction, Sections 15.08, 15.12, 15.16, 15.20; Title 16, Subdivisions; & Title 17, Zoning ]* (Bldg.)\_\_\_\_\_
13. 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. *[Citation - S.C.M.C. Title 15, Building and Construction, Sections 15.52, 15.56, 15.60, 15.64, 15.68, 15.72].* (Bldg.)\_\_\_\_\_
14. Prior to issuance of building permits, the owner or designee shall 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. *[Section 15.36.160 of the SCMC]* (Bldg.)\_\_\_\_\_



15. 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 required front, side and rear setbacks and are in conformance to the approved plans. *[Citation – No Specific Citation/City Council Approval June 1, 2010]*  
(Bldg.)\_\_\_\_\_
16. 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. *[Citation – No Specific Citation/City Council Approval June 1, 2010]*  
(Bldg.)\_\_\_\_\_
17. Prior to the issuance of building permits, the owner or designee shall submit for review, and shall obtain the approval of the City Building Official or designee for, plans indicating the location and type of unit address lighting to be installed, and the location of doors and window locks. *[Citation – Section 15.24 & 15. 28 of the SCMC]*  
(Bldg.)\_\_\_\_\_
18. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, plan check fees shall be submitted for the Engineering Department plan check of soils reports and grading plans. *[Citation – Fee Resolution No. 08-81 and Section 15.36 of the SCMC]*  
(Eng.)\_\_\_\_\_
19. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for, a soils and geologic report prepared by a registered geologist and/or geotechnical engineer which conforms to City standards and all other applicable codes, ordinances and regulations. *[Citation – Section 15.36 of the SCMC]*  
(Eng.)\_\_\_\_\_
20. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the City Engineer shall determine that development of the site shall conform to general recommendations presented in the geotechnical studies, including specifications for site preparation, treatment of cut and fill, soils engineering, and surface and subsurface drainage. *[Citation – Section 15.36 of the SCMC]*  
(Eng.)\_\_\_\_\_
21. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner or designee shall submit for review, and obtain the approval of the City Engineer, a precise grading plan, prepared by a registered civil engineer, showing all applicable onsite improvements, including but not limited to, grading,

- building pad grades, storm drains, sewer system, retaining walls, water system, etc., as required by the City Grading Manual and Ordinance. [Citation – Section 15.36 of the SCMC] (Eng.)\_\_\_\_\_
22. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner shall demonstrate to the satisfaction of the City Engineer that the project meets all requirements of the Orange County National Pollutant Discharge Elimination System (NPDES) Storm Drain Program, and Federal, State, County and City guidelines and regulations, in order to control pollutant run-off. The owner shall submit for review, and shall obtain approval of the City Engineer for, plans for regulation and control of pollutant run-off by using Best Management Practices (BMP's). [Citation – Section 13.40 of the SCMC] (Eng.)\_\_\_\_\_
23. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner shall provide surety, improvement bonds, or irrevocable letters of credit for performance, labor and materials as determined by the City Engineer for 100% of each estimated improvement cost plus a 10% contingency, as prepared by a registered civil engineer as required and approved by the City Attorney or the City Engineer, for each applicable item, but not limited to, the following: grading earthwork, grading plan improvements, retaining walls, frontage improvements; storm drains; and erosion control. [Citation – Section 15.36 of the SCMC] (Eng.)\_\_\_\_\_
24. 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.)\_\_\_\_\_
25. 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 a new drive approach and 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 4 feet behind the curbface a sidewalk easement is anticipated to be required to be granted to the City.
26. 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 and 12.20, of the SCMC]
28. Trash containers for the development are required to be screened from public view. [Citation – Section 8.28.040 of the SCMC]  
■ (Eng.)\_\_\_\_\_
29. Prior to issuance of a Building Permit, a landscape plan shall be reviewed and approved to subject to the satisfaction of the City Planner, to ensure improvements are consistent with zoning requirements, Design Guidelines, and General Plan policies.  
■■ (PIng.)\_\_\_\_\_
30. The height of the landscape shall be maintained to preserve visibility of the historic resource’s character defining features.  
■■ (PIng.)\_\_\_\_\_
31. The “Playroom” denoted on plans is for the sole use of the residents of the single family dwelling. The addition shall not be used as a guest house or second residential dwelling unit or accessory dwelling unit unless required permits are obtained to do so.
32. New window and door insets shall match the existing window insets of the original historic resource.  
■■ (PIng.)\_\_\_\_\_
33. All exterior details shall be reviewed and approved by the Planning Department prior to purchase and installation.  
■■ (PIng.)\_\_\_\_\_
34. Prior to Building Division final inspection and release of construction permits, the landscaping shall be inspected to the satisfaction of the City Planner or designee.  
(■■PIng.)\_\_\_\_\_
35. The property owner or designee shall maintain all landscaped areas as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. The property owner or designee shall maintain all irrigation systems as approved on the final landscape plans in proper operating condition. Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation system failures shall be repaired immediately. [Citation - Section 17.68.060.A&B of the of the SCMC]  
(PIng.)\_\_\_\_\_

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

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

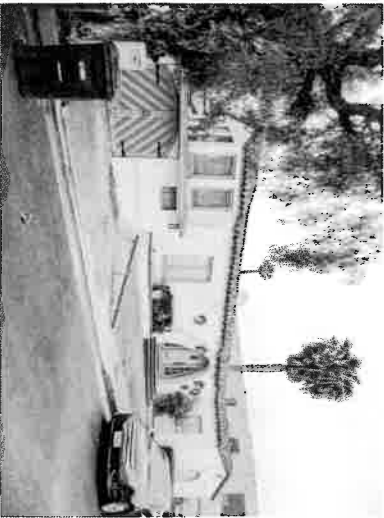


# LOCATION MAP

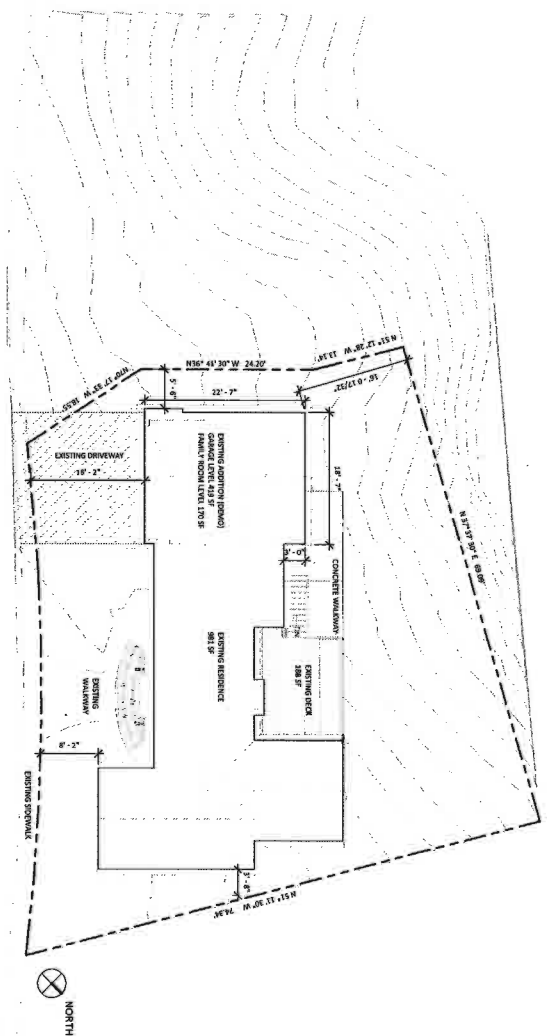
CHP 16-434 Silk Addition and Remodel  
404 Monterey Lane



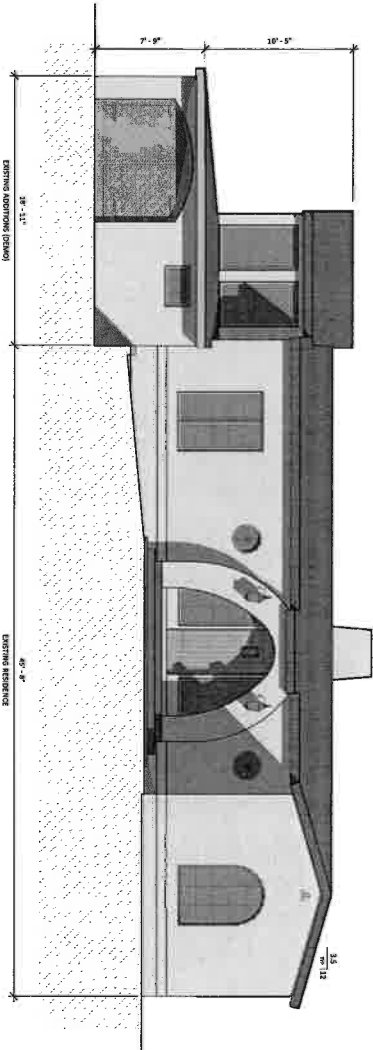
No scale



② (B) SITE PLAN  
1/8" = 1'-0"



① (B) FRONT ELEVATION (SOUTH)  
1/4" = 1'-0"



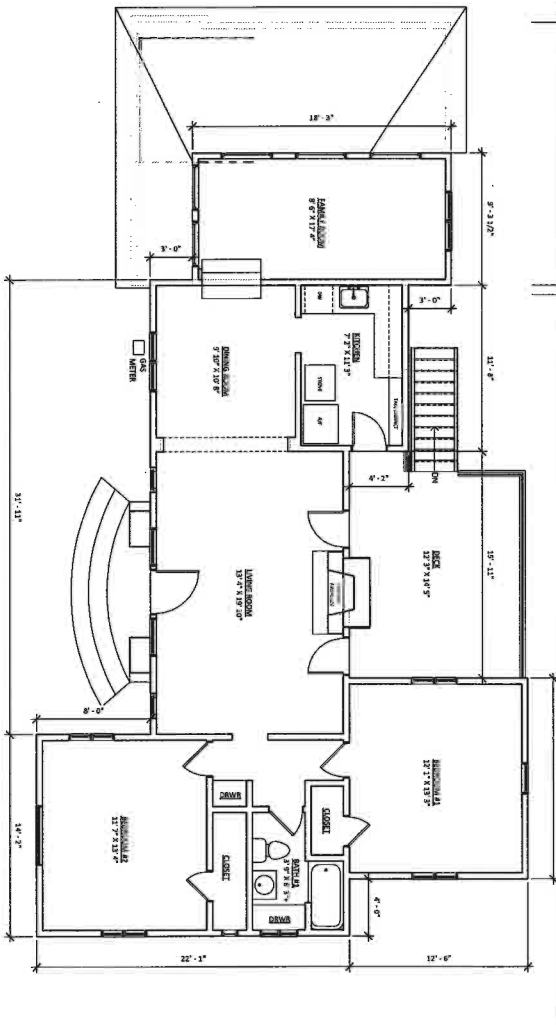
**SILK RESIDENCE**  
RESIDENTIAL ADDITION AND RENOVATION  
404 MONTEREY LANE SAN CLEMENTE, CA 92672



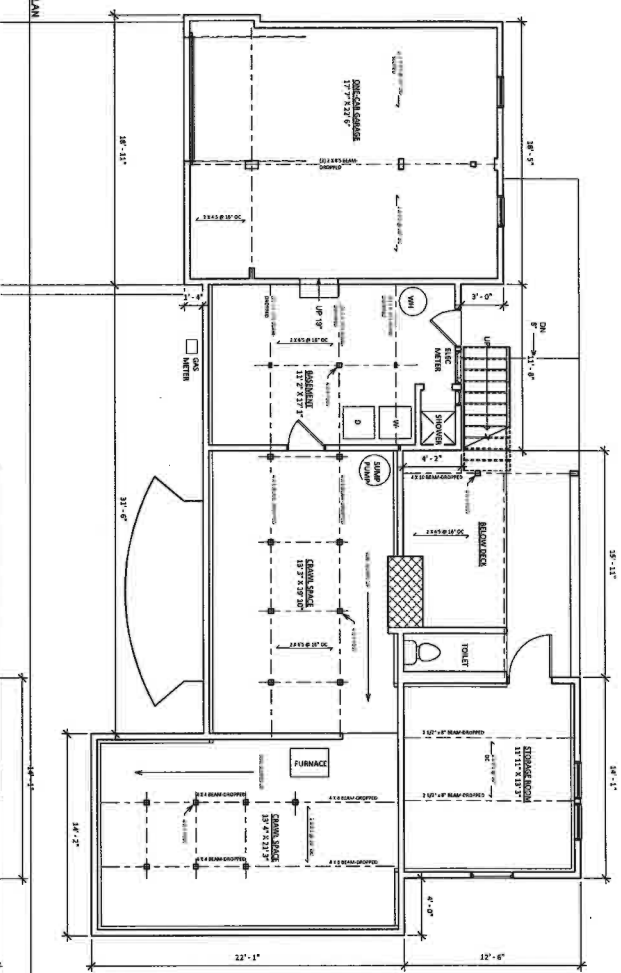
**Kristine Sprague**  
ARCHITECT LEED AP  
331 CALLE LA VETA  
SAN CLEMENTE, CA 92672  
PH (849) 734-3108

AS-BUILT  
DRAWINGS  
CULTURAL  
HERITAGE  
PERMIT  
ISSUE DATE: 08.23.18  
REV: 04.18.17

EXISTING SITE  
ELEVATION  
& PHOTOS  
**AB1**



② FIRST FLOOR PLAN  
1/4" = 1'-0"



① BASEMENT PLAN  
1/4" = 1'-0"

Name	Area	Area Type	Comments
GARAGE	418 SF	Garage	Building Area
MAIN FLOOR	1862 SF	Garage	Building Area
DECK	188 SF	Garage	Building Area
BASEMENT	213 SF	Garage	Building Area
STORAGE	178 SF	Garage	Building Area
CRAWLSPACE	182 SF	Garage	Building Area
FAMILY ROOM	178 SF	Garage	Building Area

# SILK RESIDENCE

RESIDENTIAL ADDITION AND RENOVATION  
404 MONTEREY LANE SAN CLEMENTE, CA 92672

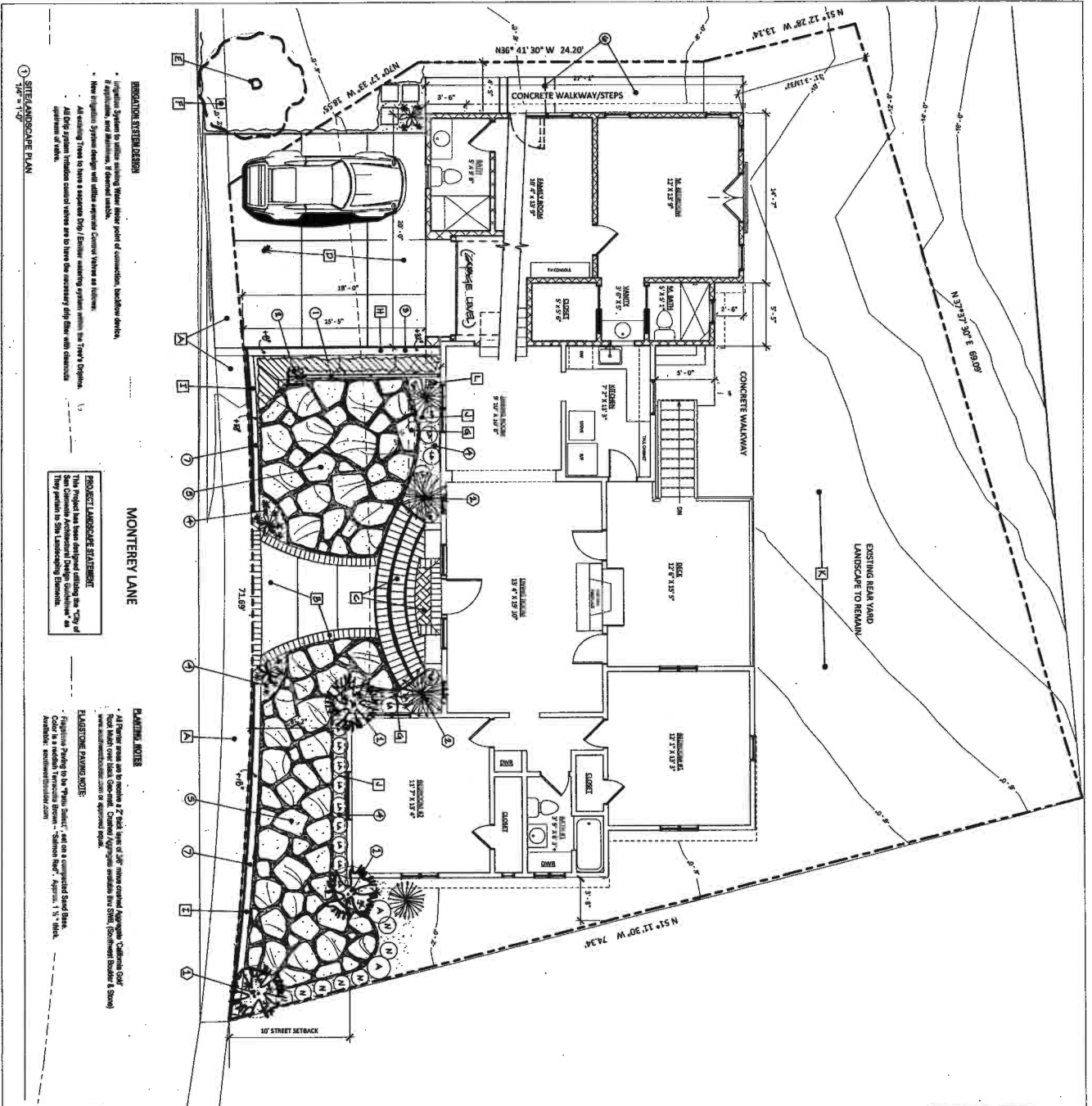


**Kristine Sprague**  
ARCHITECT LEED AP  
3331 CALLE LA VETA  
SAN CLEMENTE, CA 92672  
PH (949) 734-3108

AS-BUILT  
DRAWINGS  
CULTURAL  
HERITAGE  
PERMIT  
DATE: 04.16.17  
REV: 04.16.17

EXISTING  
BASEMENT  
&  
FIRST FLOOR  
PLANS

**AB2**



**RESOLUTION SYSTEM DESIGN**

- Integration System to utilize existing fiber optic point of connection, backbone, switches, and equipment.
- Integration of existing and new equipment, fiber optic, and network.
- New equipment System design with fiber optic and network.
- All existing fiber optic design with fiber optic and network.
- All fiber optic and network design with fiber optic and network.
- All fiber optic and network design with fiber optic and network.

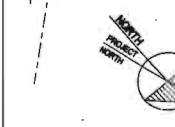
**MONTEREY LANE**

**PROJECT LANDSCAPE STATEMENT**

This project has been designed utilizing the City of San Clemente Architectural Design Ordinance as the basis for the project. The project is designed to meet the requirements of the Ordinance and to provide a high quality landscape design.

**PLANTING NOTES**

- All trees shall be planted in a 2' x 2' grid with a 2' x 2' spacing.
- All trees shall be planted in a 2' x 2' grid with a 2' x 2' spacing.
- All trees shall be planted in a 2' x 2' grid with a 2' x 2' spacing.
- All trees shall be planted in a 2' x 2' grid with a 2' x 2' spacing.
- All trees shall be planted in a 2' x 2' grid with a 2' x 2' spacing.



**LANDSCAPE ARCHITECT**

**JAMES PERKINS**

San Clemente, CA 92673  
 Phone: (949) 296-8800  
 Fax: (949) 296-8807  
 #231215

PLANT	SYMBOL	PLANT NAME	SIZE	PLANTING RATE	PLANTING DATE
1	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
2	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
3	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
4	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
5	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
6	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
7	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
8	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
9	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
10	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018

PLANT	SYMBOL	PLANT NAME	SIZE	PLANTING RATE	PLANTING DATE
11	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
12	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
13	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
14	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
15	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
16	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
17	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
18	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
19	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
20	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018

PLANT	SYMBOL	PLANT NAME	SIZE	PLANTING RATE	PLANTING DATE
21	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
22	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
23	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
24	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
25	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
26	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
27	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
28	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
29	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
30	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018

PLANT	SYMBOL	PLANT NAME	SIZE	PLANTING RATE	PLANTING DATE
31	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
32	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
33	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
34	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
35	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
36	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
37	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
38	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
39	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
40	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018

PLANT	SYMBOL	PLANT NAME	SIZE	PLANTING RATE	PLANTING DATE
41	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
42	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
43	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
44	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
45	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
46	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
47	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
48	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
49	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
50	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018

PLANT	SYMBOL	PLANT NAME	SIZE	PLANTING RATE	PLANTING DATE
51	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
52	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
53	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
54	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
55	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
56	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
57	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
58	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
59	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018
60	(Symbol)	Agave Americana	5'0" x 6'0"	1 per 100 sq ft	2018

CONSTRUCTION ITEMS	DESCRIPTION	STATUS
1	Existing Structure - To remain (except for plant)	100%
2	Existing Concrete Entry Staircase with Brick Siding - To remain	100%
3	Existing Brick Steps and Entry - To remain	100%
4	Existing Driveway - To be removed - Replace with new paving	0%
5	Existing Paper Trail - To remain	100%
6	Existing Dry Utility - To remain	100%
7	Existing Stucco/brick Masonry Exterior Wall - To be removed	0%
8	Existing Stucco/brick Masonry Exterior Wall - To be removed	0%
9	Existing Brick Band at edge of sidewalk - To be removed	0%
10	Existing Landscape - To be removed - Replace with new drought-tolerant landscape	0%
11	Existing New Yard Landscaping - To remain	100%
12	Existing Gas Meter - To remain	100%

LOT & LANDSCAPE AREAS-SQ. FT.	Area	Area Type	Comments
LOT/LANDSCAPE AREA	1250 SF	Existing Area	TOTAL LOT AREA 4229 SF
LOT/BUILDING & LANDSCAPE	1270 SF	Existing Area	TOTAL PERMITS 428 SF
SETBACK/LANDSCAPE 1	268 SF	Existing Area	TOTAL PERMITS 428 SF
SETBACK/LANDSCAPE 2	128 SF	Existing Area	TOTAL PERMITS 428 SF
SETBACK/TOTAL AREA	396 SF	Existing Area	TOTAL LANDSCAPE 303 SF

**DESIGN DRAWINGS**

**HERITAGE PERMIT**

DATE: 12.14.17

**PROPOSED SITE & LANDSCAPE PLAN**

**L1**

**LANDSCAPE ARCHITECT**

**JAMES PERKINS**

San Clemente, CA 92673  
 Phone: (949) 296-8800  
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 #231215

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**LANDSCAPE ARCHITECT**

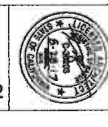
**JAMES PERKINS**

San Clemente, CA 92673  
 Phone: (949) 296-8800  
 Fax: (949) 296-8807  
 #231215

**SILK RESIDENCE**

**RESIDENTIAL ADDITION AND RENOVATION**

404 MONTEREY LANE SAN CLEMENTE, CA 92672

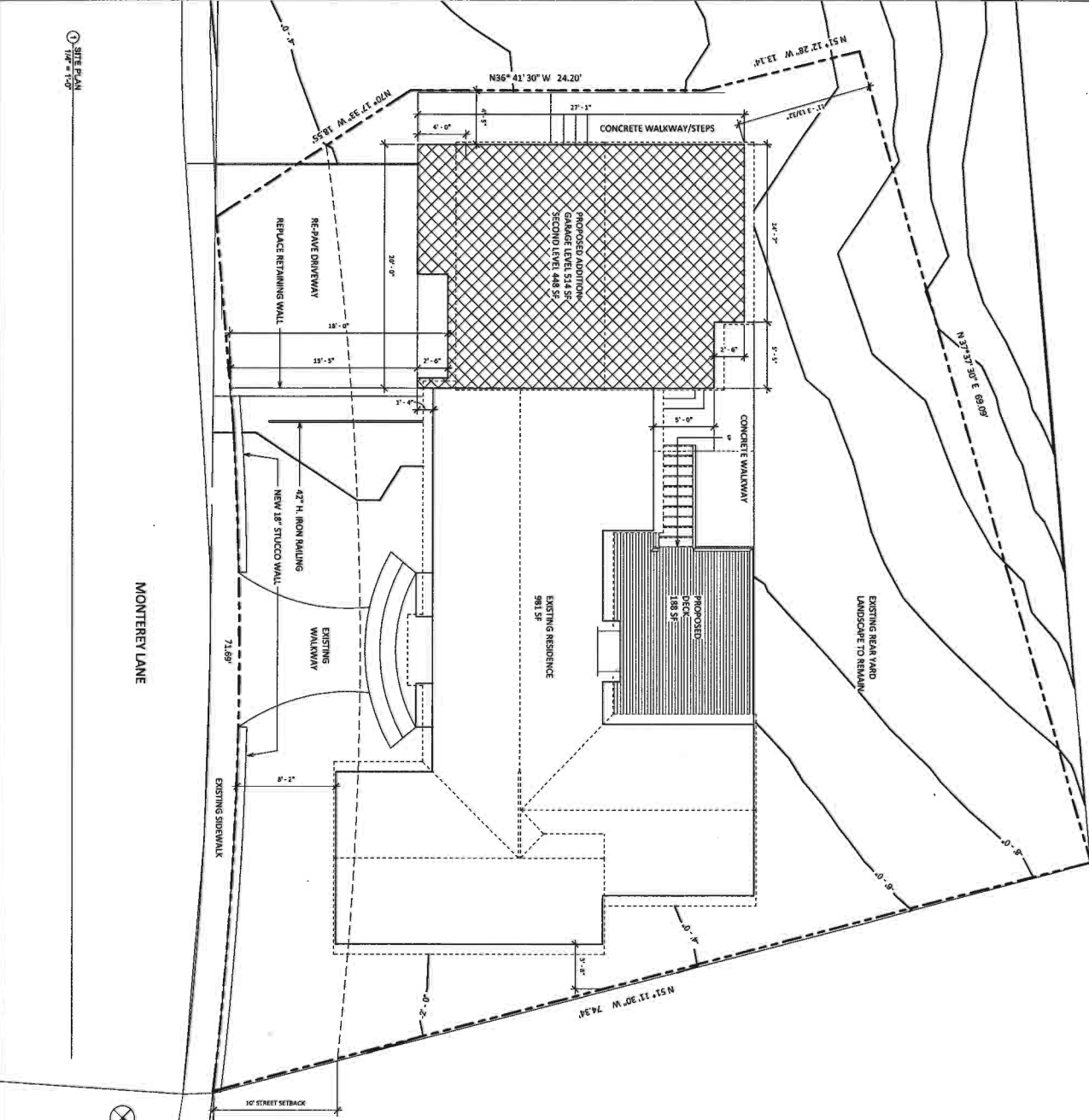


**Kristine Sprague**

**ARCHITECT LEED AP**

3331 CALLE LA VETA  
 SAN CLEMENTE, CA 92672  
 PH (949) 734-3108



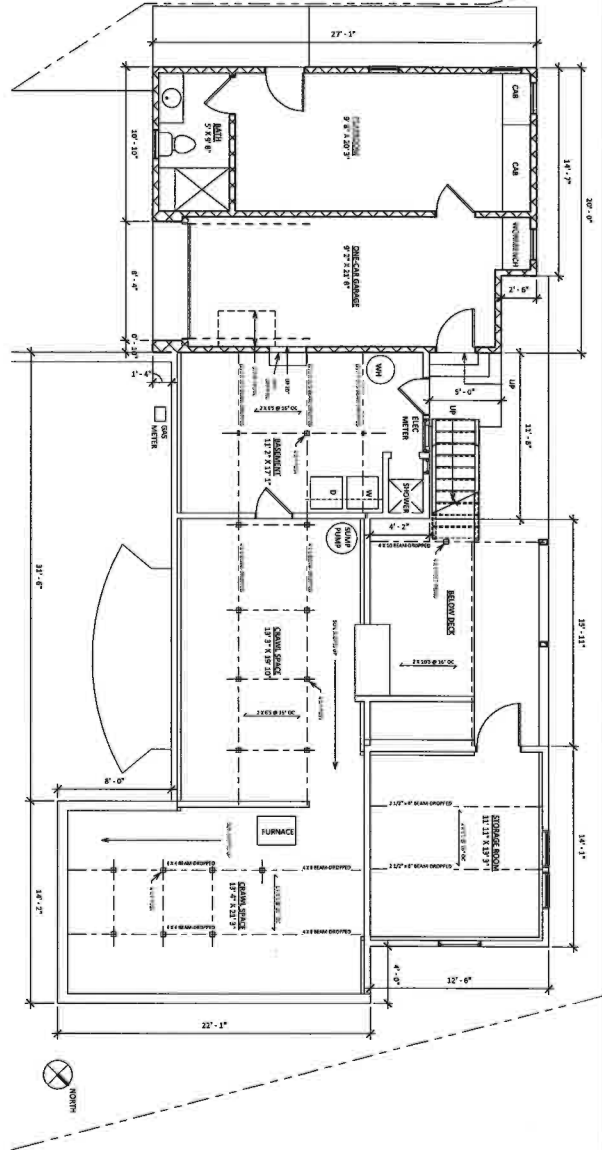


Name	Area	Area Type	Comments
LOT LANDSCAPE AREA	1259 SF	Existing Area	TOTAL LOT AREA 4529 SF
LOT BUILDING & HANDSCOPE	2270 SF	Existing Area	TOTAL FERRABLE 428 SF
SETBACK LANDSCAPE 1	288 SF	Existing Area	
SETBACK LANDSCAPE 2	129 SF	Existing Area	
SETBACK TOTAL AREA	179 SF	Existing Area	TOTAL HANDSCAPE 203 SF

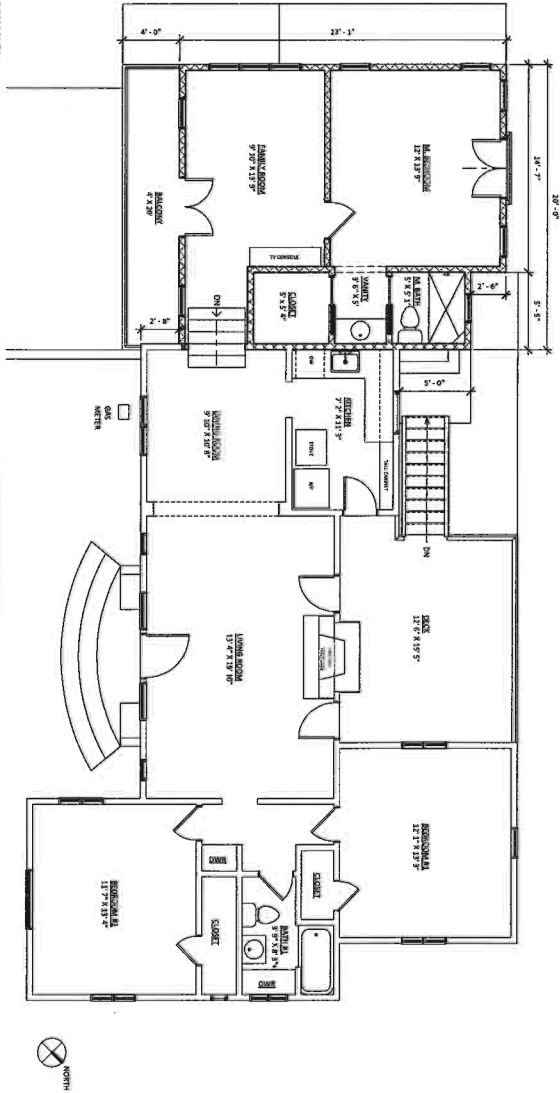
ZONING STANDARDS: RES HIGH			
STANDARDS	REQ.	EXISTING	PROPOSED
STREET FRONTAGE	60'-0"	71'-0"	71'-0"
BUILDING SETBACK-FRONT	10'-0"	8'-2"	8'-2"
BUILDING SETBACK-GARAGE	20'/16"	18'-0"	18'-0"
BUILDING SETBACK-SIDEYARD (LEFT)	5'-0"	5'-0"	4'-0"
BUILDING SETBACK-REAR YARD	5'-0"	18'-0"	11'-0"
LOT AREAS-MINIMUM	NONE	4529 SF	4529 SF
LOT COVERAG-MAXIMUM	95%	1733 SF	1819 SF
BUILDING HEIGHT-MAXIMUM	45'-0"	20'-0" MAX	25'-7" MAX
PARKING REQ.	1	1	1

LOT 8 RECORD INFO	PROJECT DESCRIPTION
<p>EXISTING MAIN FLOOR: 3911 SF EXISTING SECOND FLOOR: 1112 SF EXISTING GARAGE: 2077 SF EXISTING DRIVEWAY: 330 SF EXISTING TOTAL: 9498 SF</p> <p>PROPOSED TOTAL: 9498 SF PROPOSED GROSS: 9498 SF PROPOSED NET: 8450 SF</p> <p>LOT AREA: 4529 SF LANDSCAPE: 179 SF HANDSCOPE: 203 SF TOTAL: 4931 SF</p> <p>OWNER: SHIRAZA A.K. LAM 8160 COLUMBIA CIRCLE SAN CLEMENTE, CA 92672 (714) 444-4177</p> <p>EXISTING CONTRACTING SERVICE: S&amp;L CONSTRUCTION SERVICE EXCISE IN AYR. REC 1999 S&amp;L CONTRACTING SAN CLEMENTE, CA 92672 MARCH 1991</p> <p>LEGAL DESCRIPTION: S&amp;L CONSTRUCTION SERVICE 2001 COLUMBIA CIRCLE SAN CLEMENTE, CA 92672 MARCH 1991</p>	<p>RENOVATE EXISTING GARAGE &amp; PANEL ADD SECOND FLOOR TO EXISTING GARAGE REPLACE EXISTING GARAGE FLOOR REPLACE EXISTING GARAGE CEILING REPLACE EXISTING GARAGE WALLS REPLACE EXISTING GARAGE DOORS REPLACE EXISTING GARAGE WINDOWS REPLACE EXISTING GARAGE TRAILERS REPLACE EXISTING GARAGE DECK &amp; SPRINKLER SYSTEM</p> <p>CONSTRUCTION of a new building with proposed finish wall, sidewalk, and driveway. The new building will be constructed on the same lot as the existing building.</p>
<p>VICINITY MAP</p>	





1 GARAGE LEVEL  
1/4" = 1'-0"



2 FAMILY ROOM LEVEL  
1/4" = 1'-0"

Name	Area	Area Type	Comments
MAIN FLOOR (E)	181 SF	Gross Building Area	
DECK (N)	188 SF	Gross Building Area	
BASEMENT (E)	213 SF	Gross Building Area	
STORAGE RM (E)	178 SF	Gross Building Area	
STAIRSPACE (E)	192 SF	Gross Building Area	
MAIN LEVEL ADDITION	448 SF	Gross Building Area	
GARAGE LEVEL ADDITION	589 SF	Gross Building Area	

**A2**

PROPOSED BASEMENT & FIRST FLOOR PLANS

**SILK RESIDENCE**  
RESIDENTIAL ADDITION AND RENOVATION  
404 MONTEREY LANE SAN CLEMENTE, CA 92672

**Kristine Sprague**  
ARCHITECT LEED AP  
3331 CALLE LA VETA  
SAN CLEMENTE, CA 92672  
PH (949) 734-5108

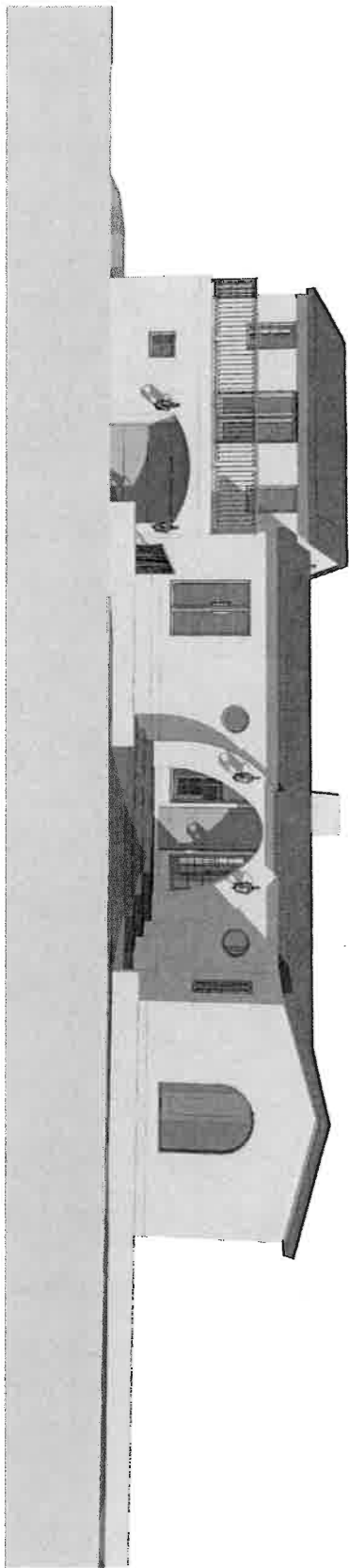
DESIGN DRAWINGS OF ARCHITECTURAL HERITAGE PERMIT

DATE: 11.17.18

REV: 2.17

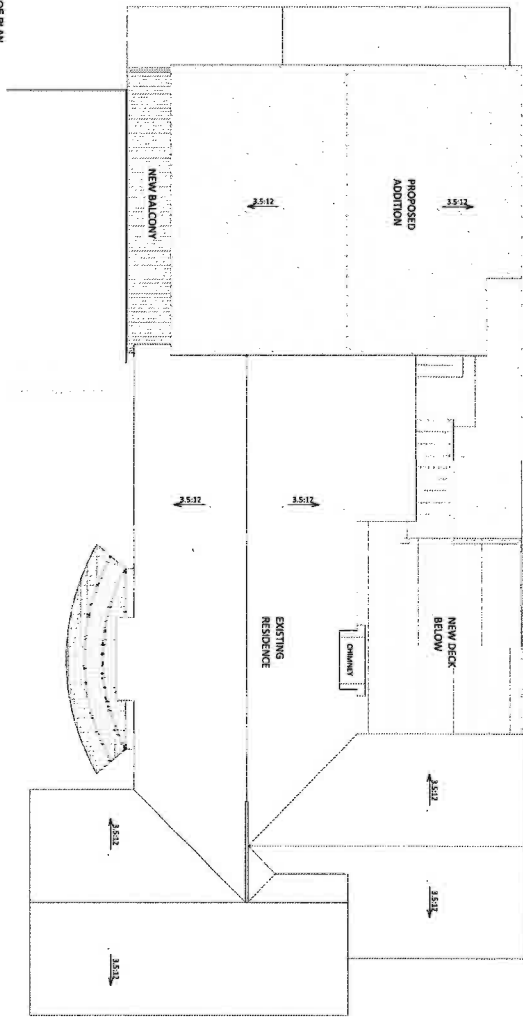
REV: 4.17

REV: 5.17



② FRONT PERSPECTIVE-EYE LEVEL

① ROOF PLAN  
1/4" = 1'-0"



A3

PROPOSED  
ROOF PLAN &  
PERSPECTIVE

DATE: 11/17/18  
REV: 03/17  
REV: 04/17  
REV: 04/17

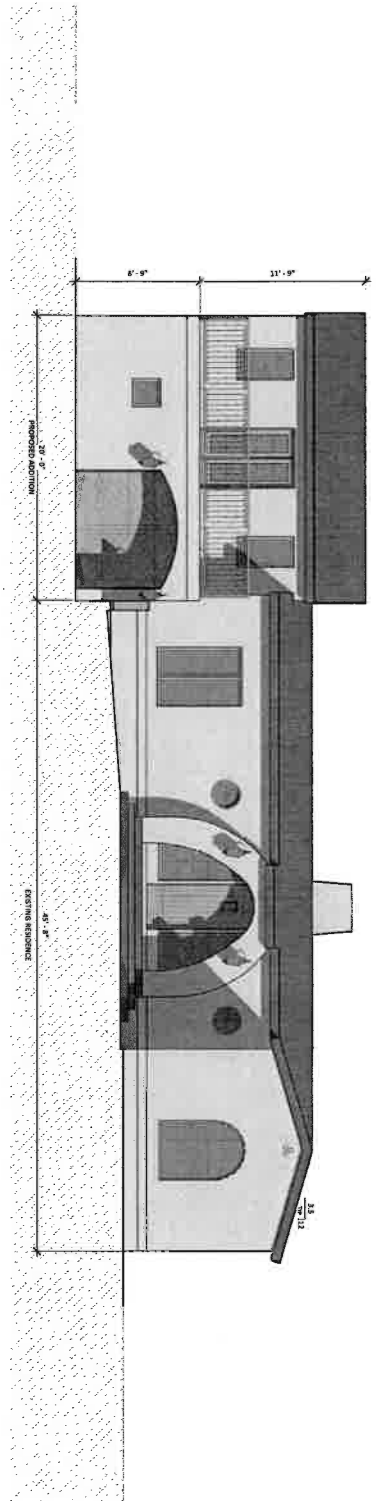
DESIGN  
DRAWINGS  
COMPLYING  
WITH  
HERITAGE  
PERMIT

UNIVERSITY OF CALIFORNIA  
ARCHITECTURAL RECORDS

**SILK RESIDENCE**  
RESIDENTIAL ADDITION AND RENOVATION  
404 MONTEREY LANE SAN CLEMENTE, CA 92672

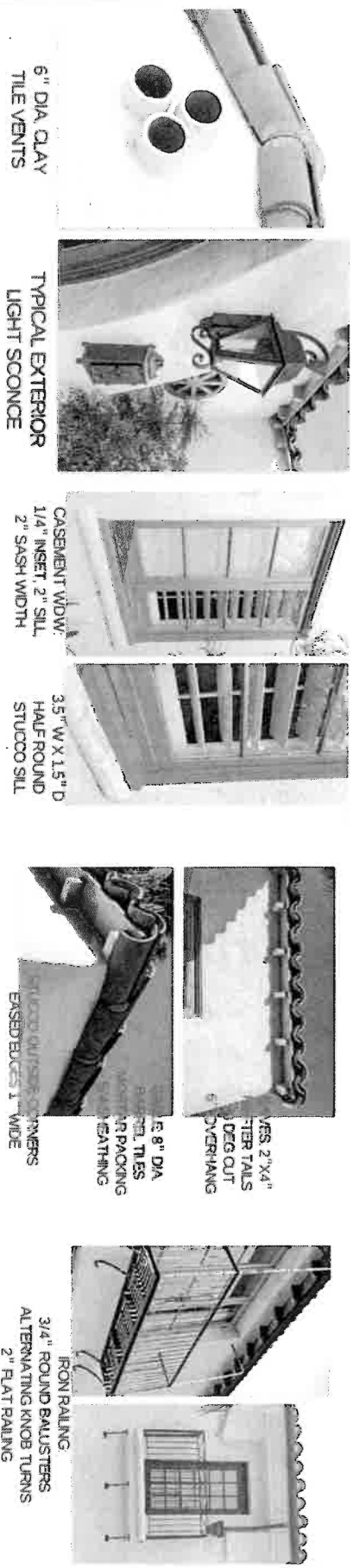


**Kristine Sprague**  
ARCHITECT LEED AP  
3331 CALLE LA VETA  
SAN CLEMENTE, CA 92672  
PH (949) 734-3108



NOTE: NEW STUCCO, ROOFING, WINDOWS & TRIM  
 DETAILS TO MATCH EXISTING RESIDENCE

① FRONT ELEVATION (SOUTH)  
 1/4" = 1'-0"



6" DIA. CLAY  
 TILE VENTS

TYPICAL EXTERIOR  
 LIGHT SCONCE

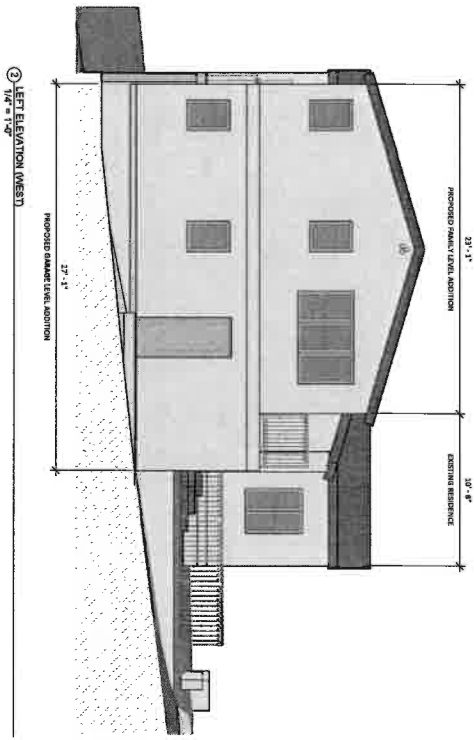
CASEMENT W/DW:  
 1/4" INSET, 2" SILL,  
 2" SASH WIDTH

3.5" W X 1.5" D  
 HALF-ROUND  
 STUCCO SILL

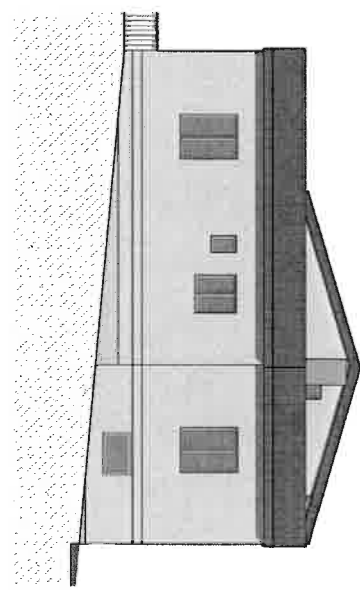
2" X 4" TIER TAILS  
 8" DIA. METAL TIES  
 STAGGERED PACKING  
 STUCCO CORNERS  
 BASED ON 1" WIDE

IRON RAILING  
 3/4" ROUND BALUSTERS  
 ALTERNATING KNOB TURNS  
 2" FLAT RAILING

<b>A4</b>	PROPOSED ELEVATION & SPANISH DETAILS	DESIGN DATE: 11/17/16 REV: 12/17 REV: 02/17 REV: 03/17	DESIGN DATE: 11/17/16 REV: 12/17 REV: 02/17 REV: 03/17	<b>SILK RESIDENCE</b> RESIDENTIAL ADDITION AND RENOVATION 404 MONTEREY LANE SAN CLEMENTE, CA 92672		<b>Kristine Sprague</b> ARCHITECT LEED AP 3331 CALLE LA VETA SAN CLEMENTE, CA 92672 PH (949) 734-3188
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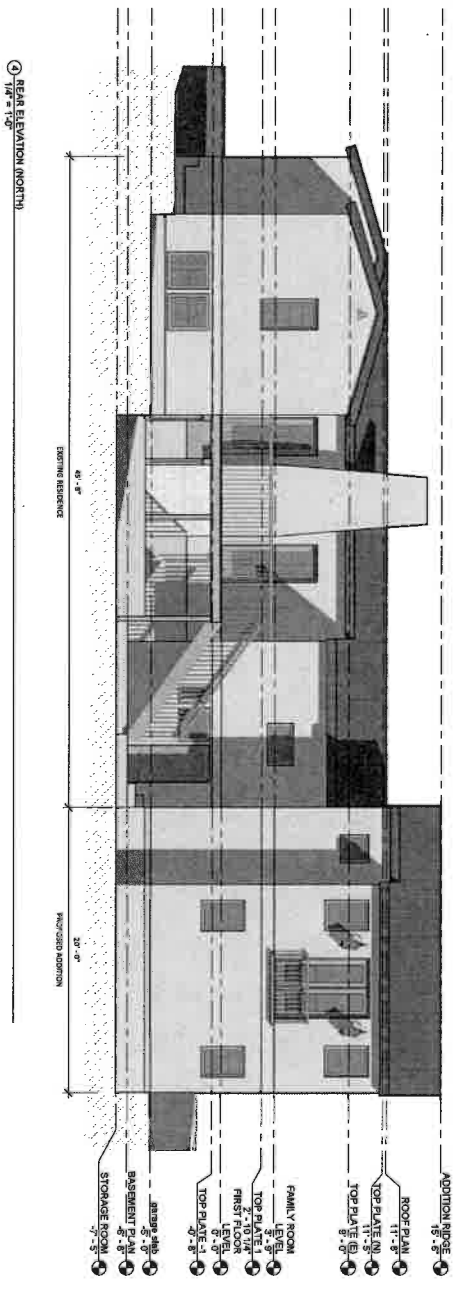


2 LEFT ELEVATION (WEST)  
1/4" = 1'-0"



3 RIGHT ELEVATION (EAST)  
1/4" = 1'-0"

NOTE: NEW STUCCO, ROOFING, WINDOWS & TRIM  
DETAILS TO MATCH EXISTING RESIDENCE



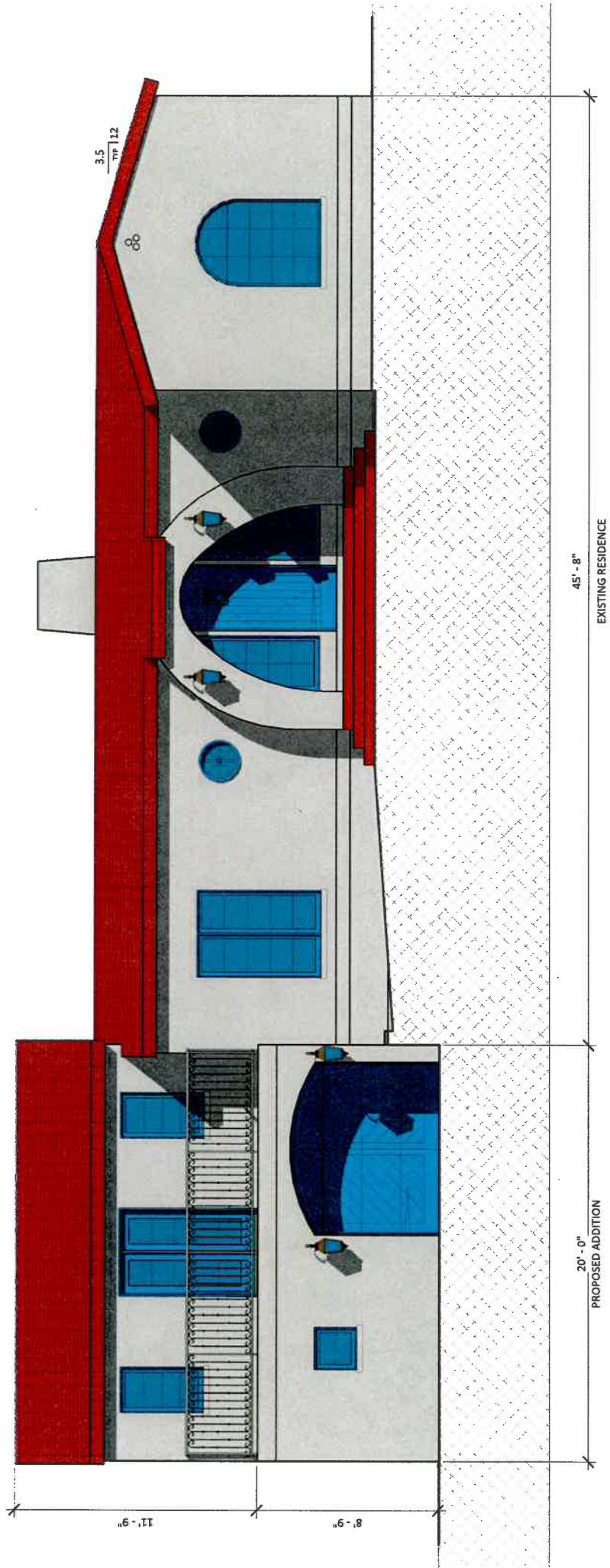
1 REAR ELEVATION (NORTH)  
1/4" = 1'-0"

- 4 ADDITIONAL ROOF 15'-0"
- 5 ROOF PLAN 11'-0"
- 6 TOP PLATE (N) 8'-0"
- 7 TOP PLATE (E) 8'-0"
- 8 FAMILY ROOM LEVEL 8'-0"
- 9 TOP PLATE (S) 8'-0"
- 10 TOP PLATE (W) 8'-0"
- 11 FINISH TO TOP LEVEL 8'-0"
- 12 FINISH TO TOP LEVEL 8'-0"
- 13 FINISH TO TOP LEVEL 8'-0"
- 14 FINISH TO TOP LEVEL 8'-0"
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- 100 FINISH TO TOP LEVEL 8'-0"

<b>A5</b>	<b>PROPOSED ELEVATIONS</b>	<b>DESIGN DRAWINGS HERITAGE PERMIT</b> <small>DATE: 11/17/18          REV: 4/2/17          REV: 5/8/17</small>	<b>SILK RESIDENCE</b> RESIDENTIAL ADDITION AND RENOVATION 404 MONTEREY LANE SAN CLEMENTE, CA 92672		<b>Kristine Sprague</b> ARCHITECT LEED AP <small>3331 CALLE LA VETA          SAN CLEMENTE, CA 92672          PH (949) 734-5105</small>	

# ATTACHMENT 4 - FRONT ELEVATION


NOTE: NEW STUCCO, ROOFING, EAVE DETAILS, WINDOWS, STUCCO SILLS & TRIM COLOR TO MATCH EXISTING RESIDENCE (SEE DETAIL PHOTOS)





## Cultural Heritage Subcommittee (CHSC)

Meeting Date: May 10, 2017

**PLANNER:** Cliff Jones, Associate Planner 

**SUBJECT:** **Cultural Heritage Permit 16-434 / Minor Exception Permit 17-144 - Silk Residence Addition**, a request to consider a remodel to the first floor garage, an addition to the second floor, and replacement of an existing deck in the rear of the property to a historic structure located at 404 Monterey Lane.

### **BACKGROUND:**

On February 15, 2017 and April 12, 2017, the Cultural Heritage Subcommittee (CHSC) reviewed the proposed project, and provided comments and recommendations to improve project consistency with the City's Design Guidelines. The minutes and reports from the previous meetings are provided as Attachment 2 through 5. The project has been modified to address the CHSC comments and recommendations, as summarized in the Analysis section below.

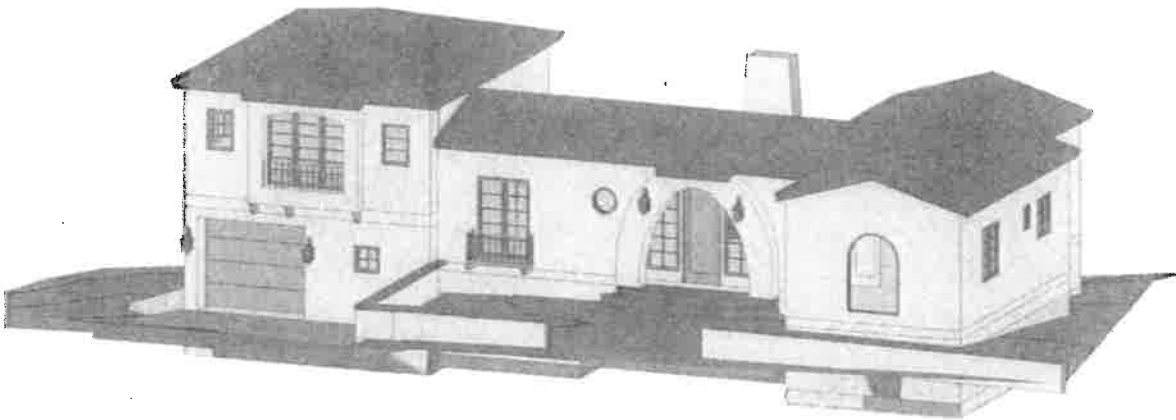
### ***Why is CHSC Review Required?***

Per Zoning Ordinance Section 17.16.100, a Cultural Heritage Permit (CHP) is required for additions to a historic structure larger than 500 square feet. CHP applications are reviewed by the CHSC to ensure projects do not have a negative impact to the historic structure, comply with the Secretary of the Interior's Standards, and conform to the City's Design Guidelines.

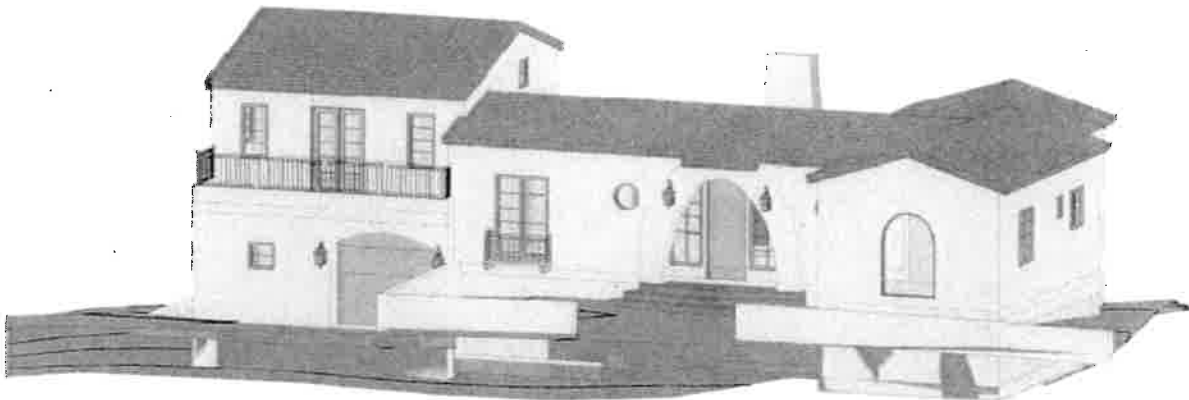
### **ANALYSIS:**

In response to the general project discussion at the April 12, 2017 CHSC meeting, the applicant has further reduced the mass by adding a front gable over the family room and master bedroom, and a side gable over the closet and master bath. Exhibit 1 is the previous front perspective reviewed by the CHSC on February 15, 2017 and Exhibit 2 is the previous front perspective reviewed by the CHSC on April 12, 2017. Exhibit 3 is the proposed front perspective showing the change in building mass.

**Exhibit 1 – Previous Front Perspective View – CHSC Review of February 15, 2017**



**Exhibit 2 – Previous Front Perspective View – CHSC Review of April 12, 2017**



**Exhibit 3 – Proposed Front Perspective View**





Recommendations made at the April 12, 2017 CHSC meeting and the applicant's responses are summarized in Table 1 below:

**Table 1 – CHSC Recommendations**

Recommendation:	Applicant Response:
1. Concluded that the addition would address the required Mills Act condition that requires the existing roof of the garage to be modified.	No Modifications Required. As proposed the project satisfies the requirement.
2. To reduce mass a front gable should be provided over the family room and master bedroom and a side gable should be provided over the closet and master bath.	Modified as requested.
3. Expressed concern about the height of the new wall surrounding landscape area. Recommended a hedge or open wrought-iron rail if a Minor Exception Permit is not proposed for the wall.	Modified as requested. An open wrought-iron rail is proposed adjacent the driveway.
4. Clarified that a Minor Exception Permit is necessary for the addition to encroach in the required setback area.	No Modifications Required. A Minor Exception Permit has been added to the requested permits.
5. Recommended the balcony be removed from the three dimensional drawings if it is not proposed.	Modified as requested.
6. Requested detail sheets and a landscape plan be included with the resubmittal.	Partially Modified. Detail sheet is provided. Landscape plan will be provided at Planning Commission public hearing. Staff informed the applicant that tall landscaping should not impact character defining features.

**Secretary of the Interior Standards Consistency**

The required CHP findings state that project must be consistent with the Secretary of the Interior's Standards for rehabilitation. Below is an analysis of the project's

consistency with Standard 9 and 10, which applies to additions to historic resources. The Secretary of the Interior's Standards for Rehabilitation are under Attachment 8.

Standard No. 9 states the following:

*"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 revised project complies with Standard No. 9. The project's general architectural design and materials are compatible with the historic structure. The new materials, such as roof, stucco, windows, and doors, will help differentiate the addition from the original house while remaining consistent with the Spanish Colonial Revival style of architecture. The second story addition is pushed back to reduce massing impacts on the historic resource and to differentiate the addition from the historic home. The relocation of the second floor mass makes the addition subservient to the original historic home.

Standard No. 10 states the following:

*"New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

The project complies with Standard No. 10 because the character defining features and the essential form of the historic house is to the side of the original historic structure and is not impacted by the project. The proposed addition would not result in the loss of character defining features. The placement of this addition to the side of the original structure does not result in any significant modifications to character defining features and retains the historic structure's essential form and integrity.

### **RECOMMENDATIONS:**

Staff supports the overall design of the project but does have the following additional recommendation to improve the architecture of the building and the project's compliance with the Design Guidelines:

1. Preliminary landscape plan requires review by staff and the City landscape consultant prior to Planning Commission consideration of the project. Staff will evaluate the landscape plan to ensure proposed landscape meets Zoning Ordinance requirements and does not negatively impact the view of the historic resource.

### **CONCLUSION**

Staff seeks CHSC concurrence with the above recommendation and welcomes additional input. CHSC comments on the project's design will help ensure the highest quality project.


**Attachments:**

1. Location Map
2. CHSC Meeting Minutes – February 15, 2017 (excerpted)
3. CHSC Staff Report – February 15, 2017 (excerpted)
4. CHSC Meeting Minutes – April 12, 2017 (excerpted)
5. CHSC Staff Report – April 12, 2017 (excerpted)
6. DPR Form for 404 Monterey Lane
7. HPPA Rehabilitation Improvements for 404 Monterey Lane
8. Secretary of the Interior's Standards for Rehabilitation Plans



## Cultral Heritage Subcommittee (CHSC)

Meeting Date: April 12, 2017

**PLANNER:** Cliff Jones, Associate Planner 

**SUBJECT:** **Cultural Heritage Permit 16-434, Silk Residence Addition**, a request to consider a remodel to the first floor garage, an addition to the second floor, and replacement of an existing deck in the rear of the property to a historic structure located at 404 Monterey Lane.

### **BACKGROUND:**

On February 15, 2017, the Cultural Heritage Subcommittee (CHSC) reviewed the proposed project, and provided comments and recommendations to improve project consistency with the City's Design Guidelines. The minutes and report from the meeting are provided as Attachment 2 and 3. The project has been modified to address the DRSC comments and recommendations, as summarized in the Analysis section below.

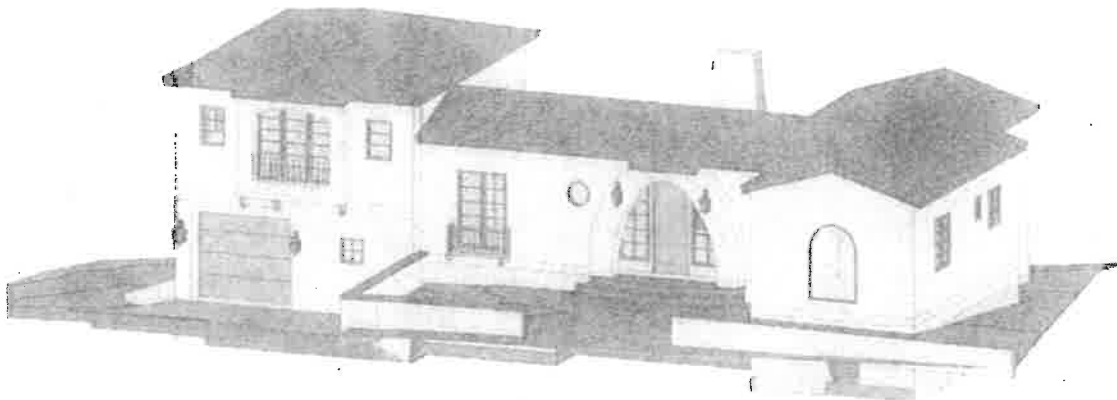
### ***Why is CHSC Review Required?***

Per Zoning Ordinance Section 17.16.100, a Cultural Heritage Permit (CHP) is required for additions to a historic structure larger than 500 square feet. CHP applications are reviewed by the CHSC to ensure projects do not have a negative impact to the historic structure, comply with the Secretary of the Interior's Standards, and conform to the City's Design Guidelines.

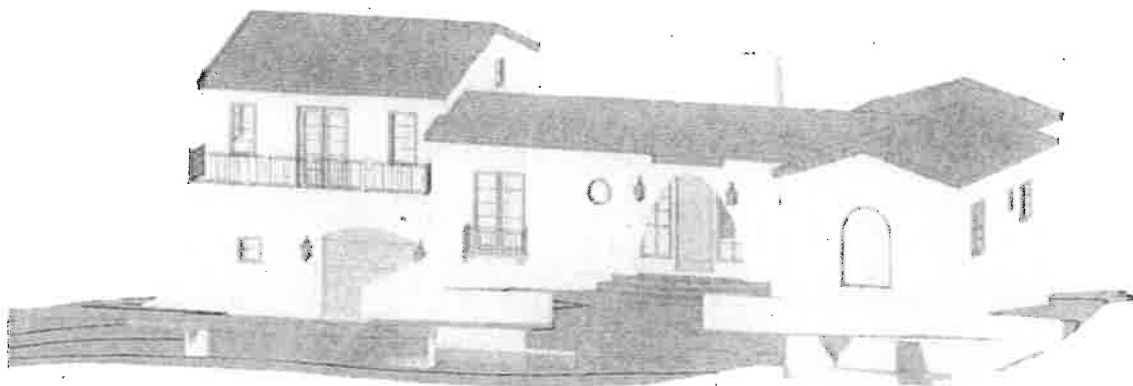
### **ANALYSIS:**

In response to the general project discussion at the initial DRSC hearing, the applicant has pushed the second story addition away from the street to reduce massing impacts to the historic resource and changed the roof from a hipped roof to a gable roof. Exhibits 1 and 2 are the previous front perspective and the proposed front perspective showing the change in building mass.

**Exhibit 1 – Previous Front Perspective View**



**Exhibit 2 – Proposed Front Perspective View**



Additional recommendations made at the initial DRSC hearing and the applicant's responses are summarized in Table 1 below:

**Table 1 – DRSC Recommendations**

Recommendation:	Applicant Response:
<p>1. Recommended pushing the second floor addition four to five feet back may reduce the massing impacts on the historic home.</p>	<p>Modified as requested. Addition has been pushed back four feet from the location of the existing garage.</p>

Recommendation:	Applicant Response:
2. Recommended the applicant change the roof from a hipped roof to a gable roof.	Modified as requested.
3. Raised concerns of the Pepper Tree and utility box at the front of the residence and the possible removal of said Pepper Tree and utility box.	Modified as requested. Driveway approach will not change. Therefore, the tree and utility box will remain in the same location.
4. Recommended that the second floor addition have a different window type other than the segmented arch.	Modified as requested. French doors have been added in place of the segmented arch.
5. Recommended the site plan include the existing and proposed building footprint.	Modified. Existing and proposed site plans are provided.
6. Requested detail sheets and a landscape plan be included with the resubmittal.	Applicant will provide requested sheets at the DRSC meeting.

**Secretary of the Interior Standards Consistency**

The required CHP findings state that project must be consistent with the Secretary of the Interior's Standards for rehabilitation. Below is an analysis of the project's consistency with Standard 9 and 10, which applies to additions to historic resources. The Secretary of the Interior's Standards for Rehabilitation are under Attachment 2.

Standard #9 states the following:

*"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 revised project complies with Standard #9. The project's general architectural design and materials are compatible with the historic structure. The new materials, such as roof, stucco, windows, and doors, will help differentiate the addition from the original house while remaining consistent with the Spanish Colonial Revival style of architecture. The second story addition has been pushed back to reduce massing impacts on the

historic resource and to differentiate the addition from the historic home. The relocation of the second floor mass makes the addition subservient to the original historic home.

Standard #10 states the following:

*"New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

The project complies with Standard #10 because the character defining features and the essential form of the historic house is to the side of the original historic structure and is not impacted by the project. The proposed addition would not result in the loss of character defining features. The placement of this addition to the side of the original structure does not result in any significant modifications to character defining features and retains the historic structure's essential form and integrity.

### **RECOMMENDATIONS:**

Staff supports the overall design of the project but does have the following additional recommendations to improve the architecture of the building and the project's compliance with the Design Guidelines:

1. Detail sheets are necessary for staff review and evaluation.
2. Preliminary landscape plan requires review by staff and the City landscape consultant.

### **CONCLUSION**

Staff seeks DRSC concurrence with the above recommendations and welcomes additional input. DRSC comments on the project's design will help ensure the highest quality project.

### **Attachments:**

1. Location Map
2. DRSC Meeting Minutes – February 15, 2017 (excerpted)
3. DRSC Staff Report – February 15, 2017 (excerpted)
4. DPR Form for 404 Monterey Lane
5. HPPA Rehabilitation Improvements for 404 Monterey Lane
6. Secretary of the Interior's Standards for Rehabilitation Plans



## Cultural Heritage Subcommittee (CHSC)

Meeting Date: February 15, 2017

**PLANNER:** Arlen Beck, Planning Intern *AB*  
Cliff Jones, Associate Planner

**SUBJECT:** Cultural Heritage Permit 16-434, Silk Residence Addition, a request to consider a remodel to the first floor garage, an addition to the second floor, and replacement of an existing deck in the rear of the property to a historic structure located at 404 Monterey Lane.

### **BACKGROUND:**

The historic, single-story house was built in 1927 and was 981 square feet. In 1958 a two story addition, including a single car garage, was made at the southwesterly side of the structure. The second floor addition was constructed in a manner that is architecturally compatible with the rest of the home. The expansion to the garage below, however, is less architecturally compatible especially at the roof which has a wood fascia, an almost flat pitch, and gray composition asphalt roofing. In December 12, 2001, a Historic Preservation Property Agreement (HPPA) was approved with one rehabilitation improvement requiring the owner to "modify the garage addition, especially the roof, so as to be more compatible with the historic character of the home." See Attachment 3 for a copy of the HPPA rehabilitation improvement. The improvement was not made by the previous owners during the initial 10 year period. The new owners proposed addition would add a second story that eliminates the incompatible roof design and complies with the rehabilitation improvement. The subject property is located in the Residential High zone with a Coastal Zone overlay, RH (CZ).

### ***Project Description***

The applicant proposes to expand the non-historic portion of the house by 984 square feet. The project will include demolishing the garage addition and rebuilding a 492 square foot addition on the first floor, adding a 492 square foot addition to the second floor, and the replacement of an existing deck. The addition would expand the original house footprint from 981 to 1,964 square feet. The first floor addition consists of a one car garage, a playroom, and a bathroom. The second story addition consists of a master bedroom, a family room, a closet, and a bathroom. The deck will be located in the rear of the residence. The sidewalk will be brought into compliance as part of this remodel and addition.

### ***Why CHSC Review is required?***

Per Zoning Ordinance Section 17.16.100, a Cultural Heritage Permit (CHP) is required for additions to a historic structure larger than 500 square feet. CHP applications are reviewed



by the CHSC to ensure projects do not have a negative impact to the historic structure, comply with the Secretary of the Interior's Standards, and conform to the City's Design Guidelines.

### ***Historic Resource***

The house is on the City's Historic Structures List and is eligible as a contributor to a potential National Register District under Criterion A for its association with San Clemente in the 1920's. The 981 square-foot single-story house was built in 1927. The home is designed in the Spanish Colonial Revival style of architecture that is consistent with other historic resources constructed during the 1920s and 1930s in San Clemente. The character defining features include: a distinctive entry characterized by a raised, pointed arch surround set beneath a tiled extension of the roof. Within the archway a planked wood door with wrought iron hardware and a small window, is flanked by casement windows which have been cut to fit the curve of the arch. Turned wood colonnettes frame the door and a spindle dado anchors the sidelights. Three, shallow semicircular steps have been paved with brick that lead up to the entrance of the house. Circular windows with radiating muntins pierce the façade of the building on either side of the entry. A front-gabled wing to the east contains a large, fifteen-light, arched window. More information about the property's historic significance is provided as Attachment 2. Exhibit 1 is a street view of the historic resource.

### **Exhibit 1 – Street View of Historic Resource**



**Development Standards**

Table 1 outlines how the project complies with the Residential High (RH) development standards.

**Table 1 - Development Standards**

	Requirements	Proposed/Existing	Compliant
Building Height Maximum	45'	15'-8"	Yes
Setbacks (Minimum):			
Garage	18'/20'	18'-4"	Yes
Front	10'	15'-5"	Yes
Side Yard	5'	4'-5"***	Yes
Rear Yard	5'	13'-8"	Yes
Required Parking (Minimum)	1 space*	1 space	Yes

\* Per Zoning Ordinance Section 17.72.030.C.4.b, Single-family dwelling with a single car garage constructed in residential zones prior to April 4, 1962 are exempt.

\*\* Applicant is requesting a Minor Exception Permit per Zoning Ordinance Section 17.16.090.C.18.a, a decrease of not more than 20 percent of the required width of a side yard or the yard between buildings

**ANALYSIS:**

**Secretary of the Interior Standards Consistency**

The required CHP findings state that project must be consistent with the Secretary of the Interior's Standards for rehabilitation. Below is an analysis of the project's consistency with Standard 9 and 10, which applies to additions to historic resources. The Secretary of the Interior's Standards for Rehabilitation are under Attachment 4.

Standard #9 states the following:

*"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's general architectural design and materials are compatible with the historic structure. The proposed addition is located on the first and second floors of the structure and is visible from the street. The new materials, such as roof, stucco, windows, and doors, will help differentiate the addition from the original house while remaining consistent with the Spanish Colonial Revival style of architecture. However, the scale and massing of the proposed addition is of concern. The second story addition projects towards the street and reduces the prominence of the historic home. To improve the project's consistency with the standard the second story addition could be pushed farther back to improve the massing and make the addition submissive to the original structure. Exhibits 2 and 3 are the front and rear perspectives.

Exhibit 2 – Front Perspective View

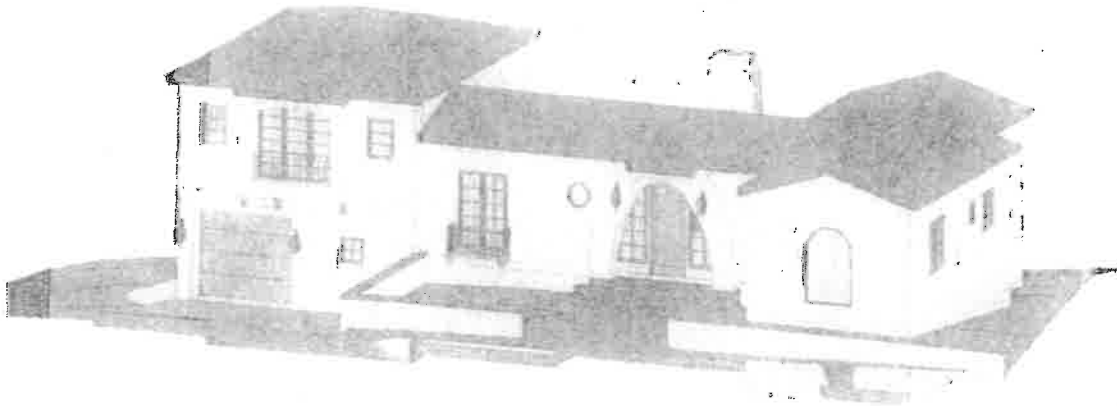
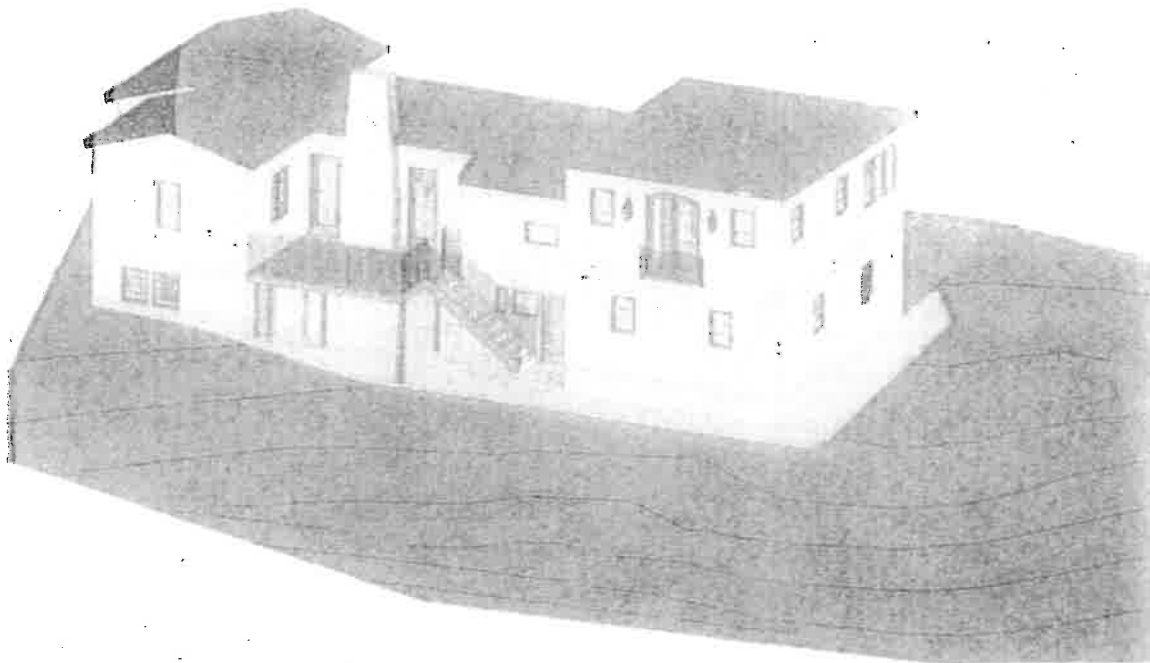


Exhibit 3 – Rear Perspective View



Standard #10 states the following:

*"New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

The project complies with Standard #10 because the character defining features and the essential form of the historic house is to the side of the original historic structure and is not impacted by the project. The proposed addition would not result in the loss of character defining features. The placement of this addition to the side of the original

structure does not result in any significant modifications to character defining features and retains the historic structure's essential form and integrity.

**Design Guidelines Consistency**

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

**Table 2 – Design Guidelines Consistency**

Design Guideline or Policy	Project Consistency
<p>1. Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern on the neighborhood.(Design Guidelines II.B)</p>	<p>Partially Consistent. The two-story mass of the addition is similar to adjacent structures and the pattern of the neighborhood. However, the addition has massing impacts to the historic resource as discussed in the Secretary of the Interior Standards section above.</p>
<p>2. 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>Partially Consistent. The front face of the addition comes out toward the street by 1'4" which provides a break in the wall plane. However, the addition could be recessed away from the street to reduce massing impacts on the historic resource and the street scene.</p>
<p>3. Diligent Effort to Rehabilitate. New Improvements to renovate or alter a historic site should demonstrate a diligent effort to retain and rehabilitate the historic resource. (Design Guidelines IV.E)</p>	<p>Consistent. The proposed addition would not result in the loss of character defining features. The placement of this addition to the side of the original structure does not result in any significant modifications to character defining features and retains the historic structure's essential form and integrity.</p>
<p>4. All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood. (Design Guidelines II.B)</p>	<p>Consistent. The structure is in the RH zone and conforms to the development standards. The height of the addition is in conformance with the adjacent properties, which consist of two and three story buildings.</p>

Design Guideline or Policy	Project Consistency
5. Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture. (Design Guidelines II.C.2)	Consistent. The project's building materials, colors, and form follow SCR style.
6. The building's forms are one, and two stories with low pitched red tile hip, gable and shed roofs. (Design Guidelines II.C.2)	Consistent. A hip roof is proposed for the addition. The addition will be four feet taller than the original structure roof line.

**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 Consistency**

Policy	Project Consistency
<u>UD-5.10.</u> Scale and Massing. 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.	The scale and massing of the project is discussed in the Design Guideline Table-2 under item six.
<u>HP-2.10.</u> Consistency with Historic Preservation Guidelines. Additions to historic structures shall preserve the resources' historic and architectural significance and shall be consistent with the City's Historic Preservation Guidelines.	The scale and massing of the project is discussed in the Design Guideline Table-2 under item one and the Secretary of the Interior Standards section of this report.

**RECOMMENDATIONS:**

Staff recommends the following design modifications to improve the architectural quality of the project:

1. Push the second story addition away from the street to reduce massing impacts to the historic resource.

**CONCLUSION:**

Staff is looking for an open discussion to discuss the proposed design and possible modifications to satisfy the property owner's requests and ensure the project complies with the Secretary of the Interior's Standards, Design Guidelines, and General Plan Policies. Staff recommends the project return to the CHSC after recommended modifications are incorporated.

***Attachments:***

1. Location Map
2. DPR Form for 404 Monterey Lane
3. HPPA Rehabilitation Improvements for 404 Monterey Lane
4. Secretary of the Interior's Standards for Rehabilitation
5. Plans

**CITY OF SAN CLEMENTE  
MINUTES OF THE SPECIAL MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
May 10, 2017**

Subcommittee Members Present: Bart Crandell, Wayne Eggleston and Zhen Wu

Staff Present: Contract Planner Kirt Coury, Associate Planner Cliff Jones

**1. MINUTES**

The minutes of the Design Review Subcommittee meeting of May 10, 2017 were approved.

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

**Minor Cultural Heritage Permit (MCHP) 16-372, Pacific Building Patio (Coury)**

A request for exterior changes to include minor repair and paint and construct an outdoor patio at the rear of the building located at 120 South El Camino Real. The project is located in the Mixed Use Zoning District, and in the Architectural and Central Business Overlays (MU 3.0-CB-A).

Contract Planner Kirt Coury summarized the staff report and recommendations.

Larry Culbertson, Historical Society, questioned whether Art Deco design should be considered on the rear patio as opposed to Spanish Colonial Revival.

The Design Review Sub-Committee (DRSC) made the following comments either individually or as a group:

- Asked questions about the current use of the property, and the proposed use of the patio. Identified concerns about noise, lighting, hours of operation, and clarification if the patio area was for tenants only or for public use.
- Concern was raised about the historic value of the building as an Art Deco building and potential impacts of putting a Spanish Colonial Revival trellis on the back of the building. Staff indicated that they looked into incorporating Art Deco elements, however, the Art Deco architecture was not a prevalent feature of the rear of the building and an appropriate patio cover design that incorporated Art Deco architecture could not be found. Furthermore, the Spanish Colonial Revival trellis made sense at the back of the building as it meets City Design Guidelines for Spanish Colonial Revival architecture in the Architectural Overlay. Lastly, the attachment of

the trellis to the existing building would be minor and could be easily removed in the future with no significant impacts to the building.

- Expressed how the proposed patio would compliment the future alley beautification contemplated in the Downtown Paseo Plan, which includes improvements to lighting, landscaping, hardscape, etc.
- Concern was raised about the inconsistencies on the plans relating to framing, overhang, wrought iron and size of lumber proposed.
- Recommended eight inch by ten inch beams, six inch by six inch knee braces, and three inch by six inch trellis members.
- It was noted that the metal hand rail cannot be two inch by two inch metal. Metal rail must be solid wrought iron to match traditional look

The Subcommittee recommended the project return to the DRSC after the recommended modifications are incorporated.

**Cultural Heritage Permit 16-434 / Minor Exception Permit 17-144, Silk Residence Addition** (Jones)

A request to consider a remodel to the first floor garage, an addition to the second floor, and replacement of an existing deck in the rear of the property to a historic structure located at 404 Monterey Lane.

Associate Planner Cliff Jones summarized the staff report and recommendations.

Larry Culbertson, Historical Society, expressed concerns regarding the massing of the addition and provided a letter to the Subcommittee that detailed his concerns.

The Design Review Sub-Committee (DRSC) made the following comments either individually or as a group:

- Indicated that the Historic Property Preservation Agreement restoration condition of approval allows the consideration of an addition.
- Expressed support for the previous submittal, as shown in Exhibit 2 of the staff report, over the current submittal as shown in Exhibit 3.
- Indicated the previous submittal and related addition, as shown in Exhibit 2 of the staff report, does a better job of matching the horizontal orientation of the original resource.
- Suggested the applicant pursue the previous submittal, as shown in Exhibit 2 of the staff report, and to provide the current submittal plans, as shown in Exhibit 3, as an attachment for reference purposes.



- Indicated any addition over the existing garage could not be done at a height less than the height of the existing home.
- Indicated that the current submittal, as shown in Exhibit 3, does reduce the height of the addition, however, the previous submittal as depicted in Exhibit 2 does a better job of matching the horizontal orientation of the original resource.
- Recommended that the Planning Commission receive visual simulations depicting the three contemplated additions from both a street view and birds eye view.

The Subcommittee recommended the project move forward for Planning Commission consideration with the recommendations above.

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held May 24, 2017 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,

---

Bart Crandell, Chair

Attest:

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Cliff Jones, Associate Planner

**CITY OF SAN CLEMENTE**  
**MINUTES OF THE SPECIAL MEETING OF THE**  
**DESIGN REVIEW SUBCOMMITTEE**  
**April 12, 2017**

Subcommittee Members Present: Bart Crandell, Wayne Eggleston and Zhen Wu

Staff Present: Associate Planner Cliff Jones, Community Development Technician David Carrillo and Aeryn-Donnelly Terry, Park Planner

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

**Cultural Heritage Permit 16-444, Rosa Duplex** (Carrillo)

A request to construct a 4,557 square foot duplex on a vacant lot located at 100 Avenida Rosa, Assessor's Parcel Number 058-091-19, in the Residential Medium zoning district and Architectural and Coastal Overlays (RM-A-CZ).

Community Development Technician David Carrillo summarized the staff report.

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

- Agreed with staff's recommendations.
- Expressed support for the project.
- Requested the tower feature above the block wall be lowered to the code requirement of six feet.
- Suggested the applicant consult with staff to ensure landscape plans are in compliance with landscape requirements.

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

**Cultural Heritage Permit 16-434 Silk Residence Addition** (Jones)

A request to consider a remodel to the first floor garage, an addition to the second floor, and replacement of an existing deck in the rear of the property to a historic structure located at 404 Monterey Lane in the Residential High Zone and Coastal Zone Overlay (RH-CZ).

Associate Planner Cliff Jones summarized the staff report.

Larry Culbertson, Historical Society, expressed concern regarding the negative massing impacts that the proposed addition would have. Indicated that the project is not compatible in size, scale or massing with the historic resource.

Written comments from Mr. Culbertson are on file at the Community development Offices.

The Cultural Heritage Subcommittee made the following comments either individually or as a group:

- Concluded that the addition would address the required Mills Act condition that requires the existing roof of the garage to be modified.
- To reduce mass a front gable should be provided over the family room and master bedroom and a side gable should be provided over the closet and master bath.
- Expressed concern about the height of the new wall surrounding landscape area. Recommended a hedge or open wrought-iron rail if a Minor Exception Permit is not proposed for the wall.
- Clarified that a Minor Exception Permit is necessary for the addition to encroach in the required setback area.
- Recommended that balcony be removed from the three dimensional drawings if it is not proposed.

The Subcommittee recommended the project return to the CHSC after the recommended modifications are incorporated.

**Minor Architectural Permit 16-306, Vista Bahia Park Restroom Rehabilitation** (Donnelly-Terry)

A request to allow new public restroom building at Vista Bahia Park. Vista Bahia Park is located at 402 Calle Bahia in the Open Space Zone and Coastal Zone Overlay (OS1-CZ).

Park Planner Aeryn Donnelly-Terrey summarized the staff report.

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

- Agreed with staff's recommendations.
- Recommended that no foam be used in the construction of the potential scallop detail near the eaves.
- Recommended that staff speak to the baseball user groups at Vista Hermosa Sports Park about the vandalism of the park restrooms.
- Recommended that staff research alternative methods and materials for construction of the scallop detail on the pre-fabricated structure, such as using a barge board, or thicker scratch brown coat in the stucco application.
- In the event that the scallop detail cannot be accomplished in a cost effective and durable manner, it was recommended to eliminate it.

These minutes were approved at the DRSC meeti

**CITY OF SAN CLEMENTE  
MINUTES OF THE SPECIAL MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
February 15, 2017**

Subcommittee Members Present: Bart Crandell, Wayne Eggleston and Zhen Wu

Staff Present: Planning Intern Arlen Beck, Contract Planner David Carrillo, Associate Planner Cliff Jones

**1. MINUTES**

The minutes of the Design Review Subcommittee meeting of January 25, 2016 were approved.

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

**A. Cultural Heritage Permit 16-434, Silk Residence Addition (Beck)**

A request to consider a remodel to the first floor garage, an addition to the second floor, and replacement of an existing deck in the rear of the property to a historic structure located at 404 Monterey Lane.

Planning Intern Arlen Beck summarized the staff report.

Larry Culbertson, Historical Society, agreed with staff's concerns regarding the negative massing impacts that the addition would have to the historic resource. He indicated that this is one of the most important historic recourses in town and noted the iconic entry and door.

The Cultural Heritage Subcommittee made the following comments either individually or as a group:

- Agreed with staff concerns about massing impacts to the historic home.
- Agreed with staff's recommendation to push the addition back, away from the street.
- Indicated that pushing the second floor addition four to five feet back may reduce the massing impacts on the historic home.
- Recommended the applicant change the roof from a hipped roof to a gable roof.
- Raised concerns of the Pepper Tree and utility box at the front of the residence and the possible removal of said Pepper Tree and utility box.
- Recommended that the second floor addition have a different window type other than the segmented arch.

- Recommended the site plan include the existing and proposed building footprint.
- Requested detail sheets and a landscape plan be included with the resubmittal.

The Subcommittee recommended the project return to the Design Review Subcommittee for consideration with the suggested modifications.

**B. Minor Cultural Heritage Permit 16-428/Minor Exception Permit 17-044, Lavi Residence (Carrillo)**

A request for an addition involving the construction of a one-car garage and one-car carport to the rear of a single-family home located at 162 Avenida Rosa in the Residential Medium Zone within the Architectural and Coastal Zone Overlay Districts (RM-A-CZ).

Contract Planner David Carrillo summarized the staff report.

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

- Supported the project and improvements on the retaining wall along Avenida Rosa and South Ola Vista.
- Expressed that the black locust tree in the front yard should be trimmed and maintained to allow visibility of the house.
- Supported the proposed garage door orientation as it creates a more pedestrian-oriented design.
- Did not support the six foot high fence along South Ola Vista. The DRSC suggested the homeowner explore another location for trash containers, not visible from the street.
- Recommended the project not incorporate Spanish Colonial Revival architectural details or materials.
- Supported the following staff recommendations:
  - Windows should be consistent with the window policy developed for the Architectural Overlay. Proposed windows, visible from the street, shall be of wood, steel, fiberglass, or aluminum materials. Non-visible windows may be vinyl.
  - Replace the proposed aluminum garage door with a traditional wood garage door.
  - Replace the proposed wood fence with a black wrought iron fence to improve visibility of the house.

The Subcommittee recommended the project move forward to the Zoning Administrator for consideration with the suggested modifications.

CONTINUATION SHEET

Page 1 of 2 Resource Name or #: 404 MONTEREY LANE

Recorded by: Historic Resources Group Date: 9/21/2006  Continuation  Update

PROPERTY NAME	Nattkemper House
HISTORIC NAME	Nattkemper House
PROPERTY ADDRESS	404 Monterey Lane
ASSESSOR PARCEL NUMBER	692-025-27
PROPERTY TYPE	Single-family residential
OTHER DESCRIPTION	
DATE OF CONSTRUCTION	1927 (E) Tax Assessor
<hr/>	
INTEGRITY	No substantial changes post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.
SIGNIFICANCE	This one-story single family residence was built for Leonard G. Nattkemper, the City's first Police Judge and Recorder, in 1927. It is a distinctive example of the Spanish Colonial Revival style as represented in San Clemente. It appears eligible 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).
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.
<hr/>	
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

# CONTINUATION SHEET

Page 2 of 2

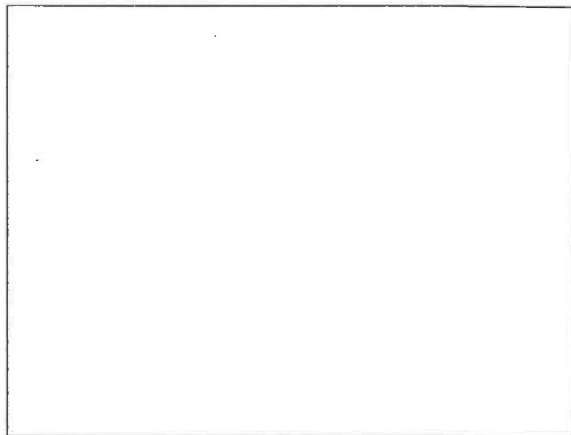
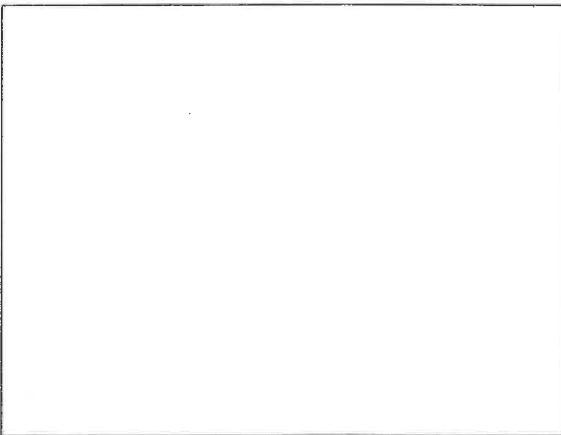
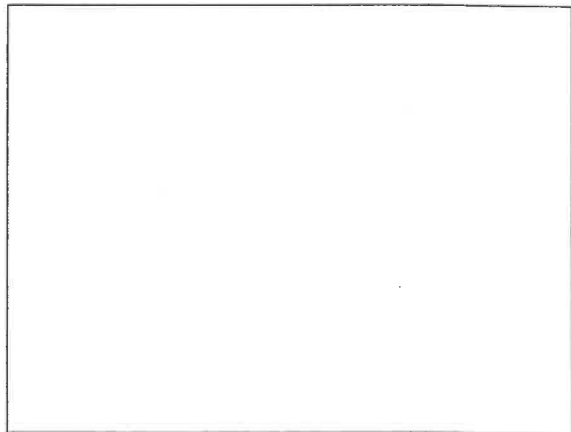
Resource Name or #: 404 MONTEREY LANE

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation  Update

### Photographs of the Subject Property:



HISTORIC PROPERTY IMPROVEMENTS TO BE COMPLETED  
DURING INITIAL TEN YEAR TERM OF AGREEMENT

1. The area of the garage addition, especially the roof, shall be modified in a manner so as to be more compatible with the historic character of the home. Modifications may include a roof deck, square footage additions, or other similar solution and shall be subject to review and approval through the City's Cultural Heritage Permit process.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

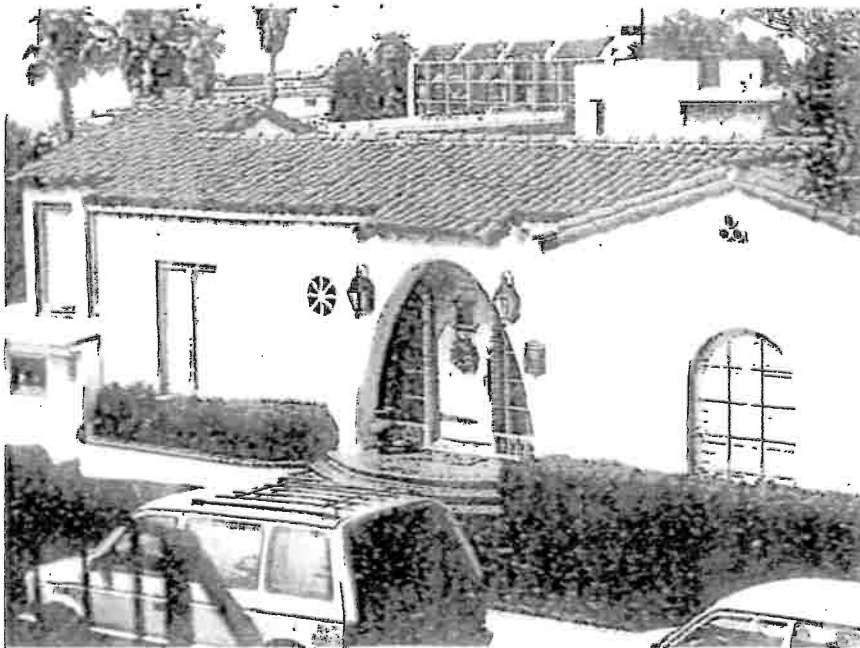
1. Historic name Leonard G. Nattkemper House
- \*2. Common or current name None
- \*3. Number & street 404 Monterey Lane Cross-corridor \_\_\_\_\_  
City San Clemente Vicinity only \_\_\_\_\_ Zip 92672 County Orange
4. UTM zone 11 A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. \_\_\_\_\_ Parcel No. 692-025-27 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register Status 3D  
Local Designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_
- \*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

A distinctive entry has made this one story, Spanish Colonial Revival residence a local landmark for generations. The house, sheathed in stucco and topped by a low-pitched, tiled, front and side gable roof, is marked by long, horizontal lines. More or less centered on the principal block of the facade, the entry is characterized by a raised, pointed arch surround set beneath a tiled extension of the roof. Within the archway, a planked wood door with wrought iron hardware and a small window, is flanked by casement windows which have been cut to fit the curve of the arch. Turned wood colonnettes frame the door and a spindle dado anchors the sidelights. In front of the entry, three, shallow, semicircular steps have been paved with brick. Wrought iron and glass lanterns are attached to the face of the arch. Circular windows with radiating muntins pierce the facade of the building on either side of the entry. A front-gabled wing to the east contains a large, fifteen-light, arched window. Historic photographs indicate that the double casement window on the facade to the west of the entry has been reglazed and a balconet removed from in front of it. Another modification is the



8. Planning agency City of San Clemente
9. Owner & address Peter M. & Barbara E. Jones  
404 Monterey Lane  
San Clemente, CA 92672
10. Type of ownership Private
11. Present use Residential
12. Zoning R-4
13. Threats Zoning

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\*Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY  
CONTINUATION SHEET

LOCATION: 404 Monterey Lane

DESCRIPTION:

replacement of the original garage with its diagonally planked, double door with a tile roofed addition. An interior chimney, centered behind the entry, has had its arched double cap removed. In excellent condition, the house enjoys a beach view location.

SIGNIFICANCE:

Because of its construction during the period of significance, its unique Spanish Colonial Revival styling, its association with Nattkemper, and its relative integrity, 404 Monterey Lane contributes to a potential National Register district. It is recommended for retention on the Historical Structures List.

SOURCES:

Banks, Homer, The Story of San Clemente, 1929.

"San Clemente: The Spanish Village" brochures (1927, 1928, 1929).

El Heraldo de San Clemente Annual Edition (August 1928).

HISTORICAL INFORMATION

- 14. Construction date(s) 1927 F Original location Same Date moved \_\_\_\_\_
- 15. Alterations & date Convert garage (1958).
- 16. Architect Unknown Builder Unknown
- 17. Historic attributes (with number from list) 02—Single Family Residence

SIGNIFICANCE AND EVALUATION

- 18. Context for evaluation: Theme The Spanish Village Area San Clemente  
 Period 1926-1936 Property type Residences Context formally developed? Yes

- 19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This one story Spanish style home is not only a representative example of residential architecture in "The Spanish Village," but also was an oft-published showplace of the young community. As conceived by Ole Hanson, San Clemente was to be improved exclusively with white stucco buildings topped by red clay tile roofs. Hanson was the most articulate spokesperson for his ideals, but he was helped in his sales efforts by the original owner of this house, Leonard G. Nattkemper. Various referred to as "Judge" and "Professor," Nattkemper lectured three times weekly for the Hanson Organization and when San Clemente was incorporated, he served as the first city recorder. Built in 1927, this house was pictured in most of the sales brochures which promoted San Clemente in the late 1920s. Both its massing, which fits the contour of the land, and its orientation to the ocean view are characteristic of this early period of development. More unusual are the details such as the entry treatment, evidence of the emphasis on individuality which frequently makes buildings of all types and sizes in San Clemente notable.

See continuation sheet.

- 20. Sources  
San Clemente Building Permits  
Orange County Tax Assessment Records  
M. Moon, Inventory of San Clemente Historic Places

- 21. Applicable National Register criteria A

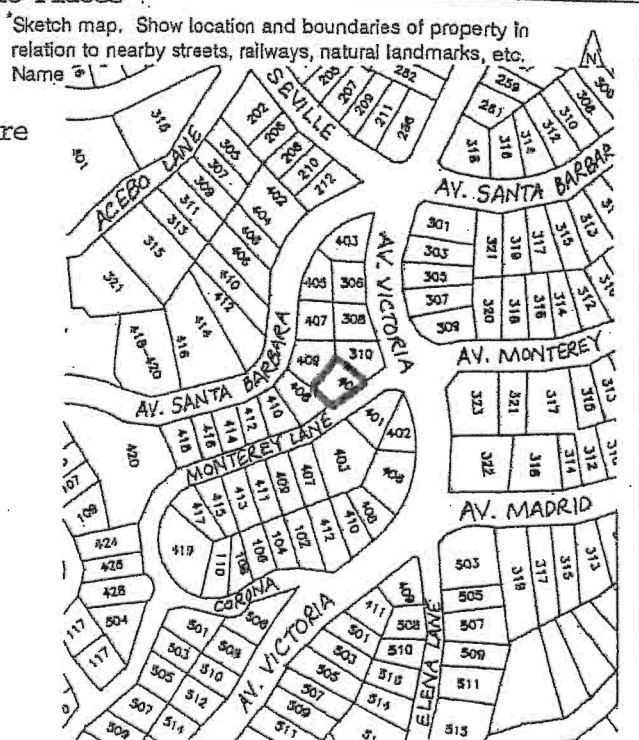
- 22. Other recognition San Clemente Historical Structure  
 State Landmark No. (if applicable) \_\_\_\_\_

- 23. Evaluator Leslie Heumann  
 Date of evaluation 1995

- 24. Survey type Comprehensive

- 25. Survey name Historic Resources Survey

- 26. Year form prepared 1995  
 By (name) Leslie Heumann & Associates  
 Organization City of San Clemente  
 Address 100 Calle Negocio, Suite 100  
 City & Zip San Clemente 92672  
 Phone (714) 498 2533



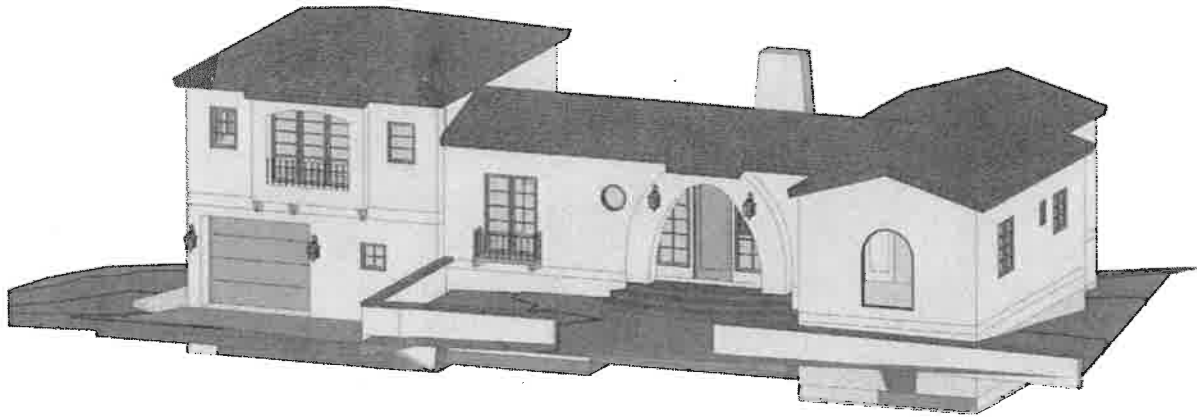
SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT  
OF HISTORIC PROPERTIES

*Rehabilitation (making possible a compatible use for a property through repair, alterations and additions while preserving portions/features that convey its historical, cultural or architectural values)*

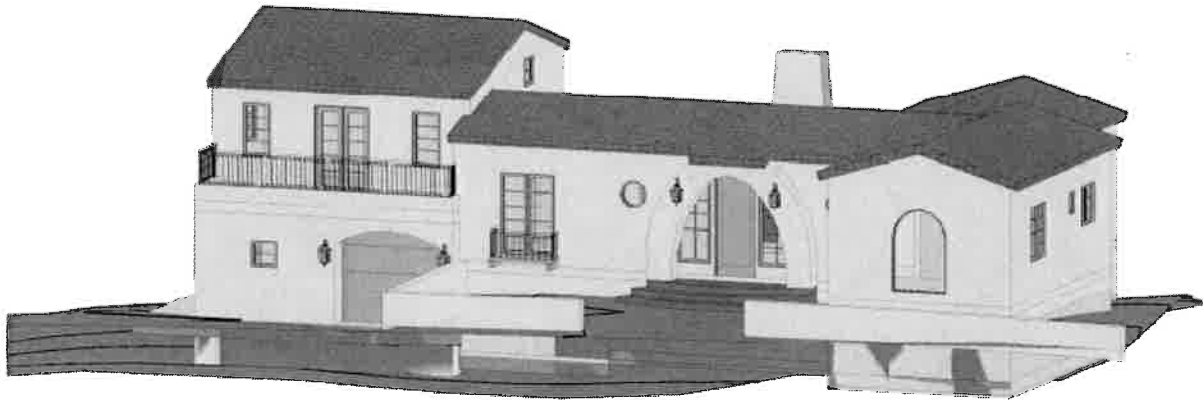
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. 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.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# ATTACHMENT 10

**CHSC Review of February 15, 2017 - Front Perspective View**



**CHSC Review of April 12, 2017 - Front Perspective View**



**CHSC Review of May 10, 2017 - Front Perspective View**

