



## Design Review Subcommittee (DRSC)

Meeting Date: January 10, 2018

**PLANNER:** Vanessa Norwood, Contract Planner 

**SUBJECT:** **Minor Architectural Permit 17-208, Olsen Residence**, a request to consider an addition and remodel to a legal nonconforming duplex located at 242 Avenida Pelayo.

### **BACKGROUND:**

#### ***Project Description***

This is a request for a remodel and second story addition to a single-story duplex with a nonconforming front, rear and side yard setbacks. Zoning Ordinance Table 17.16.100A requires Zoning Administrator approval of a Minor Architectural Permit to expand a nonconforming duplex.

The exterior is proposed to include grey Hardie Board shingle siding on the ground floor and Hardie Board plank siding on the second floor. Two new chimneys are proposed and the entire roof would be replaced with brown asphalt shingles.

#### ***Why is DRSC Review Required?***

Zoning Ordinance Section 17.16.100(E)(2)(c) requires Design Review Subcommittee review of projects that expand nonconforming residences. The purpose of DRSC's review is to ensure the project is compatible with the surrounding neighborhood.

#### ***Site Data***

The subject site is a 5,750 square foot lot located in the Residential Medium Density Zone and Coastal Overlay (RM-CZ). The existing duplex has 1,902 square feet of floor area with an attached 563 square-foot, 2-car garage. The proposed addition is over a portion of the existing development and would increase the floor area by 903 square feet and create an upstairs and downstairs unit for unit B. The addition expands the building by 47 percent. The proposed square footage would add less than 50 percent of the original 1,902 square feet of floor area. This duplex was constructed in 1953. Residences in the neighborhood were constructed in the late 1940s to early 1960s. Since then, second stories have been added to several residences. Exhibit 1 below is an image of the duplex.

**Exhibit 1 - Existing Duplex**



**ANALYSIS:**

***Development Standards***

The duplex has existing nonconforming front, rear and side yard setbacks. The proposed addition meets development standards and other requirements, as shown in Table 1 below.



**Table 1 – Development Standards**

	<b>Development Standard</b>	<b>Existing Condition</b>	<b>Proposed Addition</b>	<b>Complies with standards</b>
Density:	1 per 1,800 sq. ft. 2 Units	2 Units	2 Units	Yes
Height (Maximum)	25'	11'6"	25'	Yes
Setbacks (Minimum):				
Front	15'	12'6" *	15'	Yes
Garage	20'/18'	20'+	20'+	Yes
West Side Yard (Street side)	10'	10'	10'	Yes
East Side Yard	5'	3'6" - 5' *	5'	Yes
Rear Yard	5'	3' - 4' *	5'	Yes
Lot Coverage (Maximum)	55%	38.9%	38.9%	Yes
Required Parking (Minimum):	4 covered spaces	2 covered spaces	2 covered spaces	Yes *

\* Existing condition with no increase in nonconformity proposed.

***Design Guidelines***

The project should be consistent with general criteria in the City's Design Guidelines. Table 2 below shows the projects' consistency with related guidelines.

**Table 2 – Evaluation of Design Guidelines**

<b>Design Guideline</b>	<b>Consistency Finding</b>
<u>DG II.B</u> : "All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood."	Consistent. The project is in character with the scale and size of one-and-two story houses and two/three level single-family and multi-family homes in the neighborhood. The project modifies the roofline and materials to provide variation and interest.

<b>Design Guideline</b>	<b>Consistency Finding</b>
<u>DG II.B.3.</u> Building scale, mass, and form compatible w/ adjacent development.	Consistent. The neighborhood consists of one-story single-family homes and two/three level single-family and multi-family homes. The project is a two-level duplex under the maximum height limit of 25 feet.
<u>DG II.C.3.b</u> Articulate building forms and elevations by dividing building mass into smaller-scale components.	Consistent. Separate building components create shadow and recess thereby adding architectural interest to the building.
<u>DG II.C.3.b</u> Varied roof heights are encouraged.	Consistent. Multiple roof lines and varied roof heights add architectural interest to the building.
<u>DG II.C.3.</u> Incorporate defined outdoor spaces, including courtyards, patios, plazas and courtyards	Consistent. Defined outdoor patio spaces are provided by a balcony for the upstairs unit and a patio and garden area on the west side of the residence for the downstairs unit.

**General Plan Policies**

Table 3 summarizes the projects' consistency with General Plan goals and policies.

**Table 3 - General Plan Consistency**

<b>Policies and Objectives</b>	<b>Consistency Finding</b>
<u>UD-5.01.</u> Outdoor Spaces. For multi-family residential, mixed use and commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios, paseos, plazas, gardens, covered walkways, rooftop terraces, verandas and other outdoor spaces enclosed by architectural or landscape elements, and encourage the same for other types of development.	Consistent. The size of the lot does not allow for the use of courtyards; however the applicant has incorporated a balcony for the upstairs unit and a patio and garden area on the west side of the residence for the downstairs unit.

Policies and Objectives	Consistency Finding
<p><u>UD-5.10. Scale and Massing.</u> We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.</p>	<p>Consistent. The neighborhood consists of one-story single-family homes and two/three level single-family and multi-family homes. The project is a two-level duplex under the maximum height limit of 25 feet.</p>
<p>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."</p>	<p>Consistent. The project's size, scale, architecture, setbacks, and materials are in character and compatible with adjacent two story structures.</p>
<p><u>UD-3.01. Land Use Decisions:</u> "We use urban design standards and tools to minimize adverse impacts on adjacent properties when considering land use and zoning requests."</p>	<p>Consistent. The proposed project is consistent with design guidelines and development standards.</p>

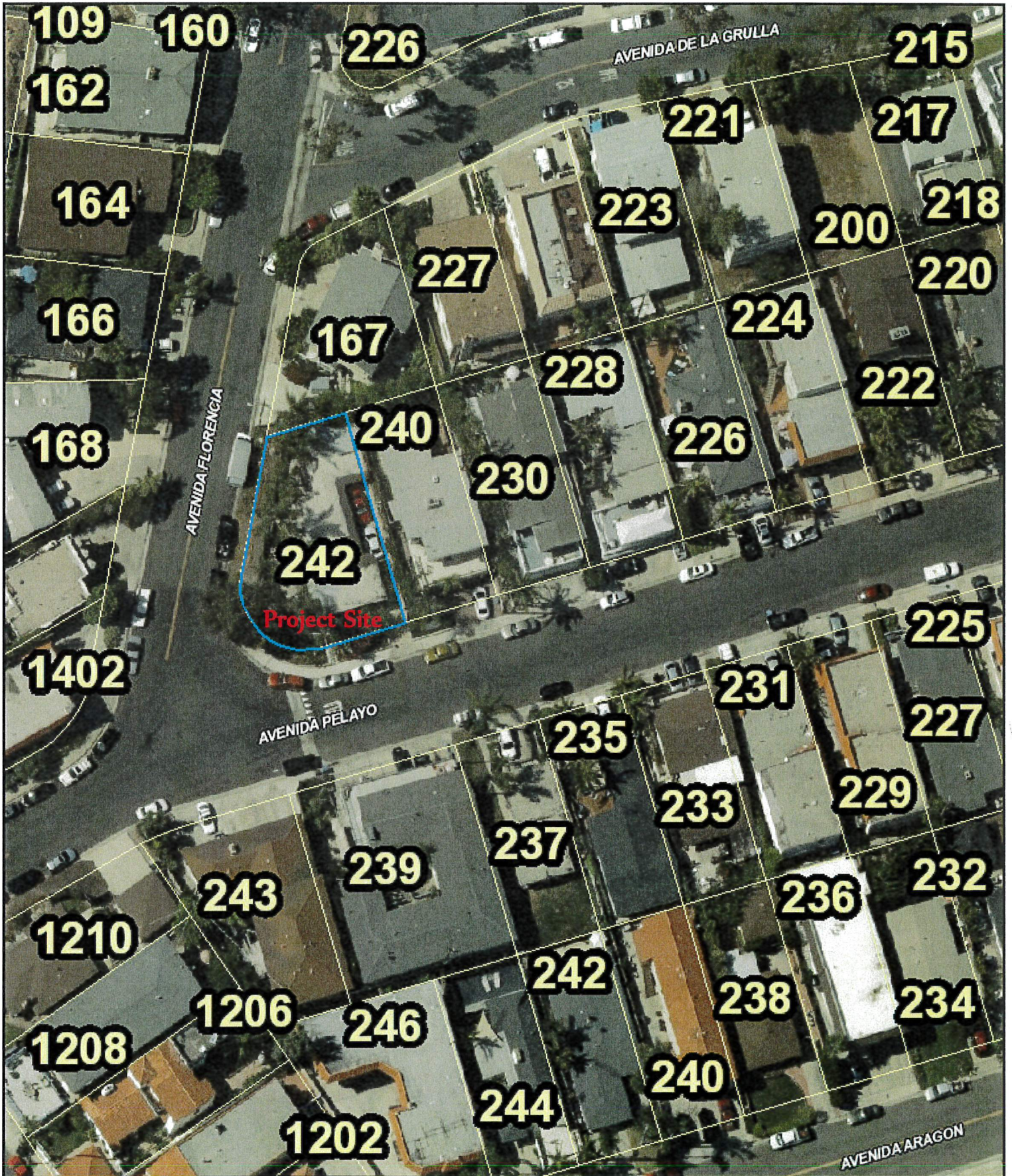
**RECOMMENDATIONS:**

Staff supports the project. Staff seeks DRSC comments and recommendations. DRSC recommendations will be forwarded to the Zoning Administrator.

***Attachments:***

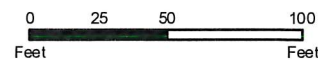
1. Location Map
2. Photographs  
Plans





**City of San Clemente**

MAP 17-208 - Olsen Duplex  
242 Avenida Pelayo





Attachment 2





EAST NEIGHBOR 2 STORY ADDITION



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