



STAFF REPORT SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: February 21, 2019

PLANNER: Jonathan Lightfoot, Assistant Planner

SUBJECT: **Minor Cultural Heritage Permit 18-573**, A request to install stadium-style permanent seating onto the existing concrete amphitheater at the Casa Romantica Cultural Center and Gardens.

LOCATION: 415 Avenida Granada

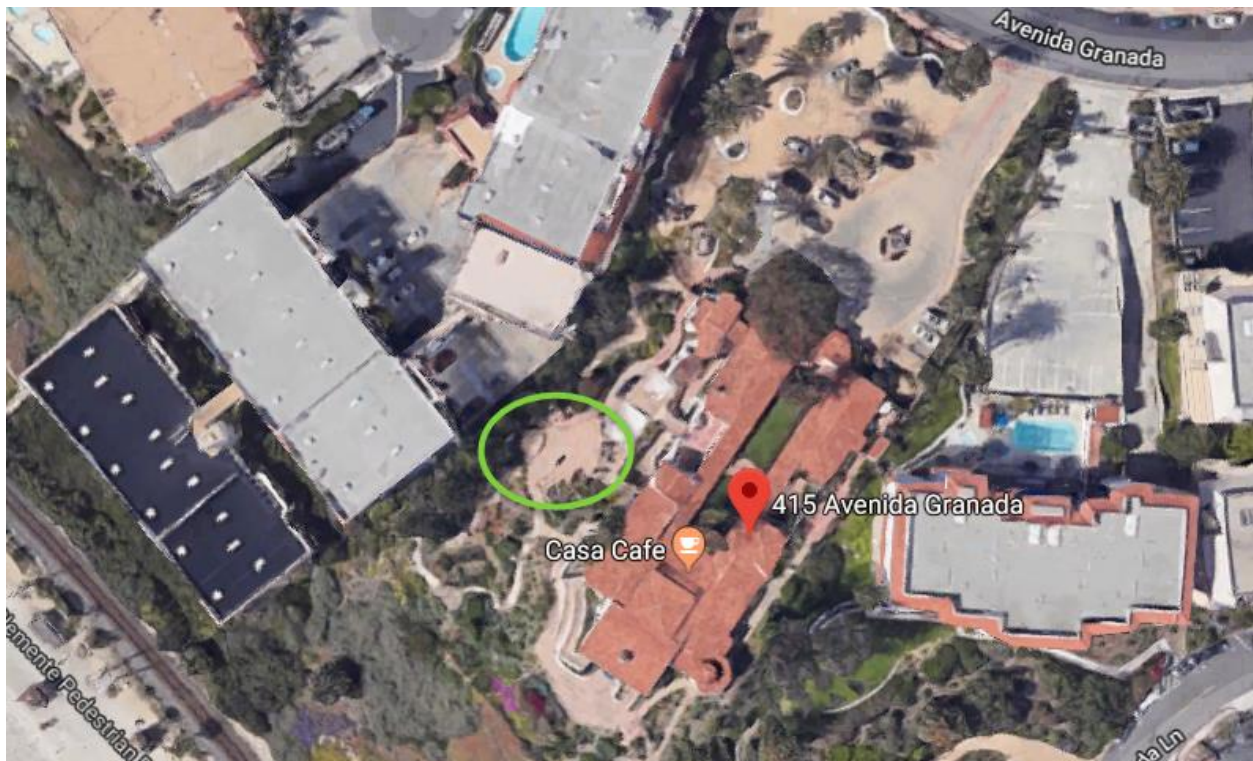
ZONING/GENERAL PLAN: Public Zoning district and Pedestrian and Coastal Overlay district (P-CZ-P)

PROJECT SUMMARY:

- Casa Romantica was built in 1928 and was the home of Ole Hanson, the City’s founder. The structure was designed by architect Carl Lindbom in the Spanish Colonial Revival style. Casa Romantica is a designated local Landmark and is listed on the City of San Clemente’s list of historic resources. Subsequently in 1991, the property was listed in the National Register of Historic Places under Criterion B for its association with Ole Hanson and automatically listed in the California Register of Historical Resources. See Attachment 8 for the Department of Parks and Recreation (DPR) form describing the historic property.
- Today, Casa Romantica serves as a cultural and event center, providing programs in art, music, history, horticulture, and literature while also hosting weddings and other events.
- The property was rehabilitated in the early 2000’s after City Council’s approval of Cultural Heritage Permit (CHP) 00-215 and Conditional Use Permit (CUP) 00-214. The property improvements and uses were subsequently approved by the California Coastal Commission under Coastal Development Permit 5-01-322.
- CHP 00-215 and CUP 00-214 approved various improvements to the property including the installation of an amphitheater to the west of the historic residence with a seating capacity for eighty-five (85) guests. The amphitheater is intended to be used for small non-amplified lectures, demonstrations, and performances. The Garden Theater of Lotusland in Santa Barbara was referenced as an inspiration for an amphitheater setting within a garden.

- The site has a lot area of 104,963 square feet. The building coverage is 12,500 square feet. Approximately 69,000 square feet of landscaping is provided on-site.
- The site abuts two large condominium developments at 411 and 423 Avenida Granada. Those parcels are zoned as Residential High (RH). The site's rear property line abuts Open Space (OS1), which includes a portion of the Coastal Bluff and the City's Coastal Trail. To the north, multiple residential lots are located across Avenida Granada, which are zoned as Residential Medium (RM). Figure 1 shows the positioning of the site, and the area of the amphitheater is indicated with a green circle. A vicinity map is provided as Attachment 2.

Figure 1 – Existing Site Conditions



- The applicant proposes to install stadium style permanent seating onto the existing non-historic concrete amphitheater. The proposed Legend chairs by Hussey Seating are a hybrid of cast iron and blow-molded polyethylene, as detailed in Attachment 4. The Legend series chair is utilized in historic ballparks such as Wrigley field and recreate a 1920-1930's period appropriate outdoor stadium seat using weather resilient materials.
- Zoning Ordinance Table 17.16.100 (B) requires Zoning Administrator approval of a Minor Cultural Heritage Permit (MCHP) to allow minor alterations to a historic property.
- On December 12, 2018, the Design Review Subcommittee (DRSC), serving as the Cultural Heritage Subcommittee (CHSC), reviewed the project and recommended that

the applicant further explore alternative materials that could more closely resemble existing on-site materials. The Subcommittee also recommended the chairs be an earth tone color to match or blend with the flagstone brown color of the amphitheater. Refer to Attachment 6 for the DRSC meeting minutes.

- Planning staff initially recommended that the applicant use wood or metal seating, as the Secretary of the Interior's Standards (SIS) recommends using materials already found on-site, such as wood or wrought iron.
- Staff requested a third-party review by an architectural historian from GPA Consulting to evaluate consistency with the SIS for the Rehabilitation of Historic Resources. The consultant drafted a memo regarding consistency with the SIS, provided as Attachment 5. The report detailed potential concerns regarding the alteration of the amphitheater, the introduction of a new material on-site, and the color of the proposed seating.
- Because DRSC indicated that on site storage of temporary seating was not feasible and that permanent seating would provide an improved guest experience at events, the applicant and staff further investigated materials options for the chairs. Staff and the applicant discussed seating alternatives with representatives from Herke Edwards, the local distributors of Hussey Seating. They confirmed that polywood and laminate seating with the appearance of wood are not available as an exterior fixed seating option.
- Staff contacted GPA Consulting with this information, and they commented that due to the unavailability of wooden seating, a composite material that approximates the material is an acceptable substitute. The cast iron stanchions and slatted appearance of the Legend chair is an appropriate substitute. See Attachment 7 regarding the applicant's research on this chair and its materials.
- The project meets required findings for approval because:
 - The proposed alteration adds fixed seating to an existing concrete amphitheater and does not impact or rearrange any site plan elements previously approved by the City and California Coastal Commission.
 - The proposed seating is compatible with the historic and architectural character of the property and does not damage or impact the historic building.
 - The proposed chairs provide more safe and comfortable seating for members of the public to enjoy the creative programming at Casa Romantica, which provides cultural education and experiences regarding the history of the City.
 - The new seating is compatible with the historic and architectural character of the property. The seats are made from cast iron, which is a compatible material, and blow-molded polyethylene, which is an acceptable substitute material for exposed outdoor seating. This substitute material mimics the style and appearance of a slatted seat that would have been common during the 1920-1930's.
- The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311 (Class 11: Accessory Structures) because the project consists of the installation of permanent seating onto an existing concrete amphitheater.

- Public comments have not been received on this item.

RECOMMENDATION

Staff recommends that the Zoning Administrator:

1. Determine the project is Categorically Exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section 15311 (Class 11: Accessory Structures); and
2. Adopt Resolution ZA 19-002, approving Minor Cultural Heritage Permit (MCHP) 18-573, Casa Romantica Amphitheater Chairs, subject to attached conditions of approval.

Attachments:

1. Resolution ZA 19-002
Exhibit A - Conditions of Approval
2. Location Map
3. Photographic Location Map
4. Proposed Chair style and Sample Colors
5. SIS Memo from GPA Consulting
6. DRSC Minutes from 12/12/2019
7. Applicant Letter regarding staff's DRSC Report from 12/12/2019
8. DPR Form for Casa Romantica, 415 Avenida Granada
9. Staff report for CHP 00-215 and CUP 00-214
10. Plans

RESOLUTION NO. ZA 19-002

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING MINOR CULTURAL HERITAGE PERMIT 18-573, CASA ROMANTICA AMPHITHEATER CHAIRS, TO INSTALL PERMANENT CHAIRS ONTO THE EXISTING CONCRETE AMPHITHEATER, LOCATED AT 415 AVENIDA GRANADA

WHEREAS, the property at 415 Avenida Granada, Casa Romantica, is a landmark listed on the City's Designated Historic Resources List and also listed as an individual property on the National Register of Historic Places under Criterion B for its association with Ole Hanson, the City's founder, and thus also listed automatically in the California Register of Historical Resources; and

WHEREAS, on September 12, 2018, an application was submitted by Berenika Palys on behalf of Casa Romantica, 415 Avenida Granada, for Minor Cultural Heritage Permit (MCHP) 18-573, and deemed complete on February 1, 2019; a request to install permanent chairs onto the existing non-historic concrete amphitheater at the Casa Romantica Cultural Center and Gardens. The subject site is located at 415 Avenida Granada in the Public zoning district and within the Coastal Zone and Pedestrian Overlay districts. The site's legal description is Lot 27 of Block 3 of Tract 784, and Assessor's Parcel Number is 692-012-38; and

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends the Zoning Administrator determine the project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15311 (Class 11: Accessory Structures). This is recommended because the project is an installation of outdoor seating onto an existing amphitheater that will not result in a substantial adverse change in the significance of the historic resource; and

WHEREAS, on September 20, 2018, the City's Development Management Team (DMT) reviewed the proposed project and determined it complies with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes. The DMT supports the project with the attached conditions of approval; and

WHEREAS, on December 12, 2018 the City's Design Review Subcommittee (DRSC), serving as the City's Cultural Heritage Subcommittee (CHSC), considered the project; and

WHEREAS, on February 21, 2019, the Zoning Administrator of the City of San Clemente held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties.

NOW, THEREFORE, The Zoning Administrator of the City of San Clemente does

hereby resolve as follows:

Section 1. Incorporation of Recitals.

The Zoning Administrator hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Zoning Administrator as fully set forth in this resolution.

Section 2. CEQA Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Zoning Administrator, and the facts outlined below, the Zoning Administrator hereby finds and determines that the proposed project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15311 (Class 11: Accessory Structures).

The Class 11 exemption specifically exempts from further CEQA review the construction or replacement of minor structures accessory or appurtenant to existing commercial, industrial, or institutional facilities, such as on premise signs, small parking lots, or the placement of seasonal or temporary use items (such as lifeguard towers, mobile food units, portable restrooms, or similar items) in public use areas. Here, the project consists of the installation of permanent seating onto an existing concrete amphitheater. Thus, the project qualifies for the Class 11 exemption.

Furthermore, none of the exceptions to the use of the Class 11 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The project is not located in a particularly sensitive environment, and will not impact an environmental resource of hazardous or critical concern because the chairs will be installed onto existing concrete. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time because the chairs are limited to 85 seats by Conditional Use Permit 00-214 and Coastal Development Permit 5-01-322. There are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. The project does not include any hazardous waste sites. The project will not cause a substantial adverse change in the significance of a historical resource as determined through a peer review by GPA Consulting, a firm which specializes in historic architecture and preservation. Thus, the Class 11 exemption applies, and no further environmental review is required.

Section 3. Minor Cultural Heritage Permit (MCHP) Findings

With respect to Minor Cultural Heritage Permit (MCHP) 18-573, the Zoning Administrator finds as follows:

- A. The architectural treatment of the project complies with the San Clemente General Plan, in that;

1. The proposed Legend chairs by Hussey Seating are a hybrid of cast iron and blow-molded polyethylene, consistent with the materials standards within the City's Design Guidelines Section II.C.3.d – Building Materials, Color, and Texture; and
 2. The seats are proposed to be mounted onto the existing concrete amphitheater.
- B. The architectural treatment of the project complies with any applicable specific plan and the City's Zoning Ordinance in areas including, but not limited to, height, setback, color, etc., in that:
1. The proposed seating is compatible with the historic and architectural character of the property. The proposed Legend chairs by Hussey Seating are the same chairs utilized in historic ballparks such as Wrigley field. The proposed seats recreate a 1920-1930's period appropriate outdoor stadium seat using weather resilient materials; and
 2. The proposed seating uses a tan color to blend with the existing flagstone brown color of the amphitheater.
- C. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines, in that;
1. The proposed seating is compatible with the historic and architectural character of the property. The proposed Legend chairs by Hussey Seating are the same chairs utilized in historic ballparks such as Wrigley field. The proposed seats recreate a 1920-1930's period appropriate outdoor stadium seat using weather resilient materials; and
 2. The proposed seating uses a tan color to blend with the existing flagstone brown color of the amphitheater.
- D. The general appearance of the proposal is in keeping with the character of the neighborhood, in that:
1. The chairs are proposed to be installed onto an existing amphitheater and will not change the character or use of the space; and
 2. The proposed chairs would not be visible from the public right of way.
 3. The proposed seating uses a tan color to blend with the existing flagstone brown color of the amphitheater.
- E. The proposal is not detrimental to the orderly and harmonious development of the City, in that:
1. The proposed chairs provide more safe and comfortable seating for members of the public to enjoy the creative programming at Casa

Romantica, which provides cultural education and experiences regarding the history of the City; and

2. The proposed alteration adds fixed seating to an existing concrete amphitheater and does not impact or rearrange any site plan elements previously approved by the City and California Coastal Commission.
 3. The proposed seating plan will be ADA compliant, and a condition of approval has been incorporated to maintain open access to the path of travel used to access the amphitheater area.
- F. For resources on the City's Landmarks List, the proposed rehabilitation, restoration, preservation, or reconstruction, including modifications, alterations, or additions, are found to be in conformance with the Secretary of the Interior Standards (SIS) for the Treatment of Historic Properties and preserve to the extent feasible the character defining features. Because the proposed project is an alteration to a non-original feature constructed in 2006, the only relevant Standard is number 9. The project complies with the SIS in that:
1. A third party firm specializing in architectural history and preservation, GPA Consulting, reviewed the proposal and drafted a memo discussing the proposal's compliance with SIS. GPA recommended galvanized metal or wood for the chairs, but also cautioned that the "product details [should] meet the proposed needs for longevity." Upon further review of industry available exterior seating, GPA and staff concluded that the proposed Legend chair by Hussey seating utilizes acceptable substitute materials given the lack of available exterior fixed wood seating and the coastal adjacent weathering concerns at the site.
 2. The property's adaptive reuse as a cultural interpretive center is being maintained, and the specific use of the amphitheater is being enhanced to better serve programmatic uses such as stage plays and small concerts.
 3. The proposed fixed seating does not obscure, damage, or destroy character-defining features of the historic Casa Romantica building. They will be in the same location as the existing amphitheater as approved by Cultural Heritage Permit (CHP) 00-215; therefore, the south elevation will retain its overall design and configuration.
 4. The proposed chairs do not create a false sense of historical development nor are they a conjectural feature. They are adequately differentiated as new by their location within the amphitheater, which is also a non-historic feature of the site.
 5. The new seating is compatible with the historic and architectural character of the property. They are made from cast iron, which is a compatible material, and blow-molded polyethylene, which is an acceptable substitute material for exposed outdoor seating. This substitute material mimics the

style and appearance of a slatted seat that would have been common during the 1920-1930's.

6. The proposed alteration is also reversible, meaning that the fixed chairs can be easily removed to return the site to its former condition without any loss of integrity or risk of harm to the historic structures at the property.

Section 4. Zoning Administrator Approval.

Based on the foregoing recitals and findings, and the written and oral comments, facts, and evidence presented, the City of San Clemente Zoning Administrator approves Minor Cultural Heritage Permit (MCHP) 18-573, Casa Romantica Amphitheater Chairs, subject to the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Zoning Administrator on February 21, 2019.

Cecilia Gallardo-Daly, Zoning Administrator

CONDITIONS OF APPROVAL
MINOR CULTURAL HERITAGE PERMIT (MCHP) 18-573

1.0 GENERAL CONDITIONS OF APPROVAL

- | | | |
|--------------------------------|---|--------------|
| 1.1 | Within 30 days of approval of this application, the applicant shall submit to the City Planner a signed acknowledgement concurring with all conditions of approval on a form to be provided by the City. Failure to submit this acknowledgement may be grounds to revoke this approval. | Planning |
| 1.2 | The applicant shall defend, indemnify, and hold harmless the City of San Clemente and its officers, employees, and agents from and against any claim, action, proceeding, fines, damages, expenses, and attorneys' fees, against the City, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or City Planner. Applicant shall pay all costs. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter. If the applicant fails to so defend the matter, the City shall have the right, at its own option, to do so and, if it does, the applicant shall promptly pay the City's full cost of the defense. | Planning |
| 1.3 | Use and development of this property shall be in substantial conformance with the approved plans, material boards and other applicable information submitted with this application, and with these conditions of approval. | Planning |
| 1.4 | The applicant shall comply with all applicable current and future provisions of the San Clemente Municipal Code, adopted ordinances, and state laws. | All |
| 1.5 | Use of the subject property shall conform to all occupancy requirements, including posting of signs related to the maximum occupancy limitations. | Code
Comp |
| Non-standard Conditions | | |
| 1.6 | The applicant shall install Legend series chairs by Hussey Seating in either the standard Sand or Tan color or a custom color to match the flagstone brown of the concrete amphitheater. | Planning |

4.0 PRIOR TO ISSUANCE OF BUILDING PERMITS

4.1 The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution. Planning

Coastal Commission Approval

4.4 The applicant shall demonstrate to the City Planner that the project has secured approval from the California Coastal Commission. Planning

Non-standard Conditions

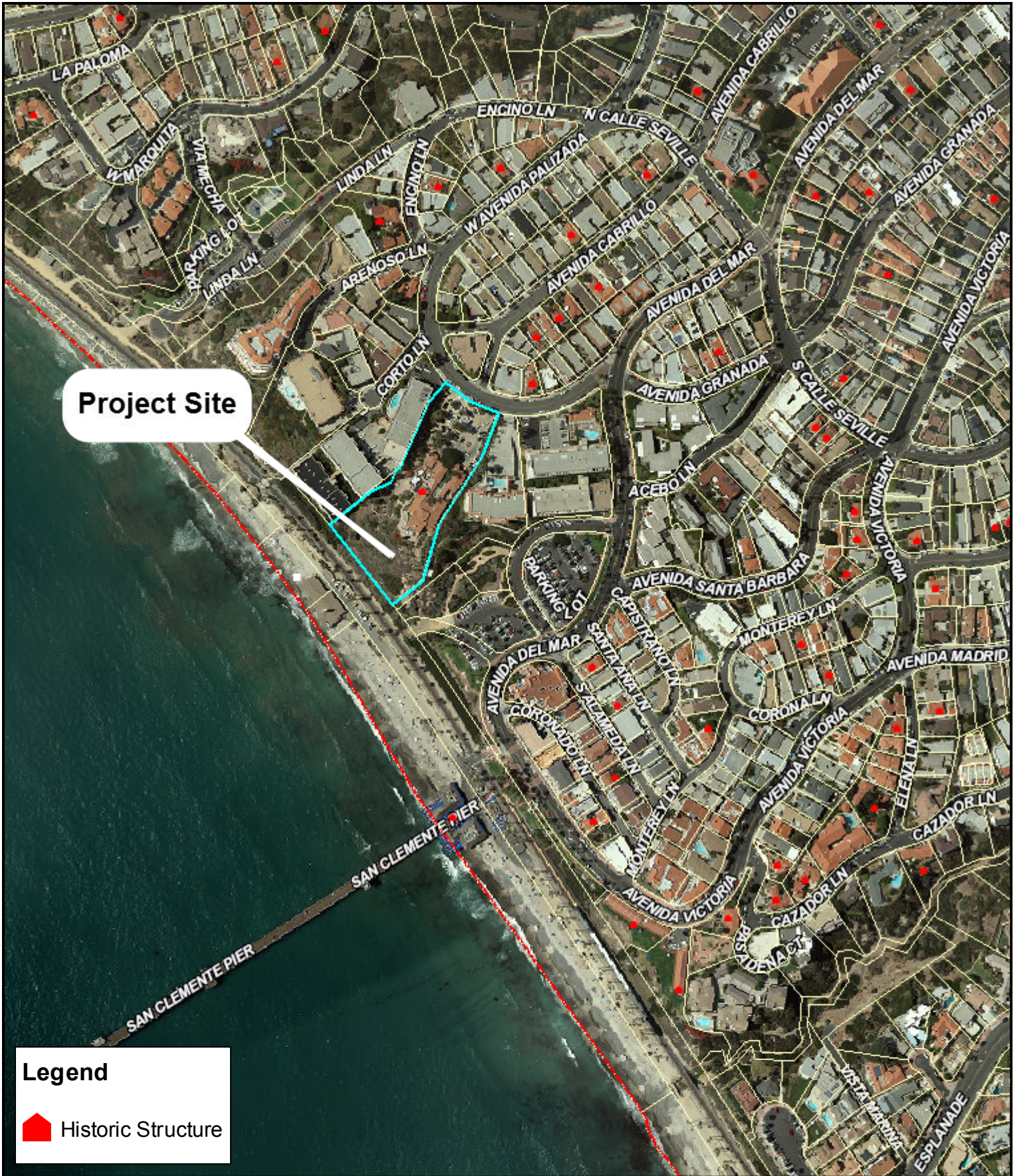
4.13 Final construction plans must show the conforming path of travel from accessible parking to the seating area at amphitheater. Building

4.14 Final construction plans must show locations of designated aisle seats per Section 11B-221.4 of CBC and semi-ambulant seats per Section 11B-221.6 of CBC. Building

7.0 OPERATIONAL CONDITIONS OF APPROVAL


Non-standard Conditions

7.15 The gate to access the side yard on the north side of the property shall remain open during plays or other events that take place at the amphitheater for a minimum of one half hour prior to the start of an event and one half hour after the end of an event to maintain access to the designated accessible path of travel. Building
Planning



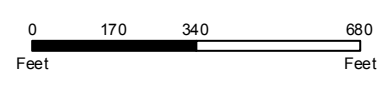
Project Site

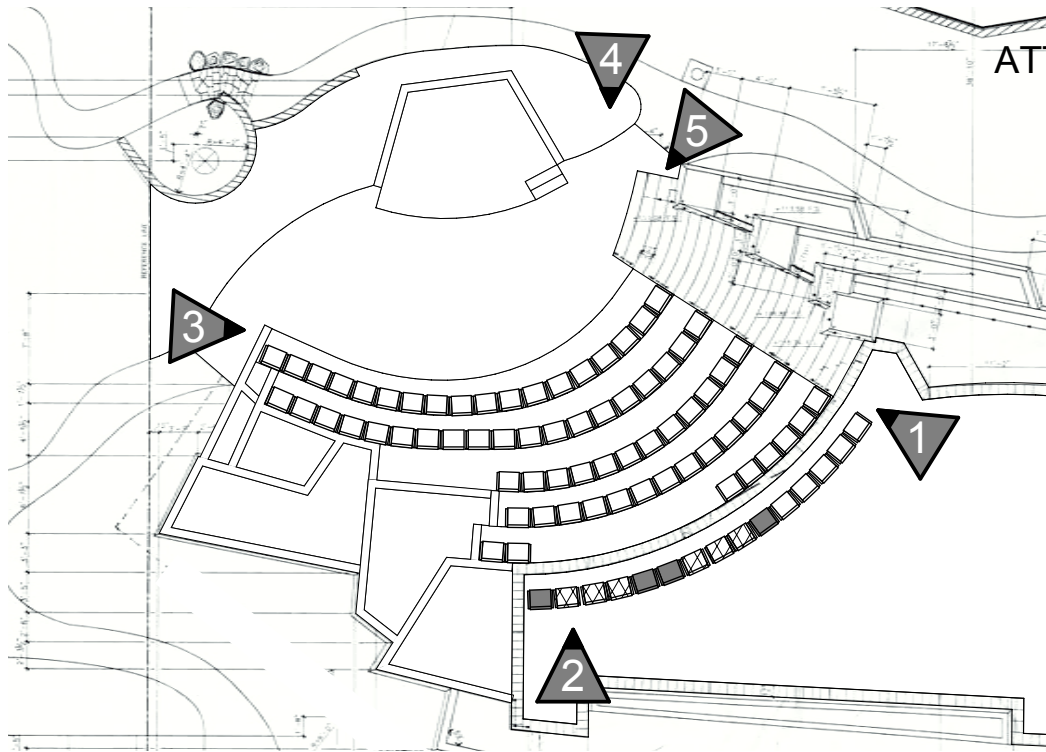
Legend

 Historic Structure



City of San Clemente
Project: Casa Romantica Amphitheater Seating
Address: 415 Avenida Granada





Photographic Location Map



Photograph #1

CASA ROMANTICA
AMPHITHEATRE SEATING

PROJECT:
OWNER:

Casa Romantica Cultural Center and Gardens
415 Avenida Granada, San Clemente, CA 92672
P.949.498.2139

**Photographs and Photographic
Location Map**



Photograph #2



Photograph #3

CASA ROMANTICA

AMPHITHEATRE SEATING

PROJECT:
OWNER:

Casa Romantica Cultural Center and Gardens
415 Avenida Granada, San Clemente, CA 92672
P.949.498.2139

Photographs and Photographic Location Map

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Photograph #4



Photograph #5

CASA ROMANTICA

AMPHITHEATRE SEATING

PROJECT:
OWNER:

Casa Romantica Cultural Center and Gardens

415 Avenida Granada, San Clemente, CA 92672
P.949.498.2139

Photographs and Photographic Location Map

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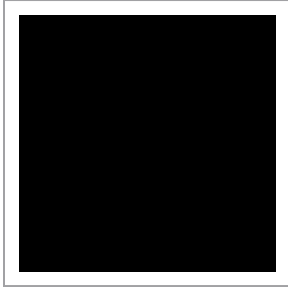
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North Berwick, Maine 03906 USA
Tel: +1.207.676.2271 • Fax: +1.207.676.2222
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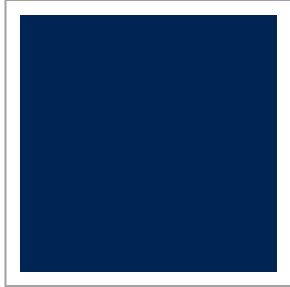
paint&polymer

■ Legend™

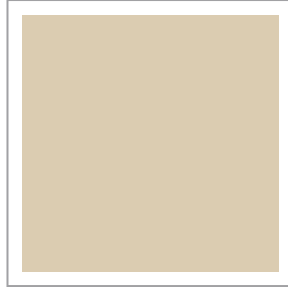
ATTACHMENT 4



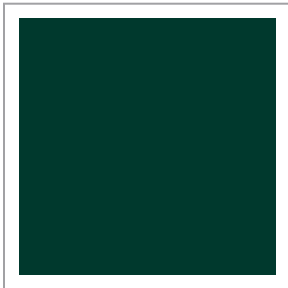
983 Black



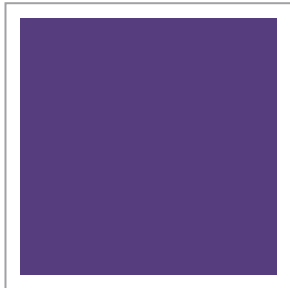
289 Dark Blue



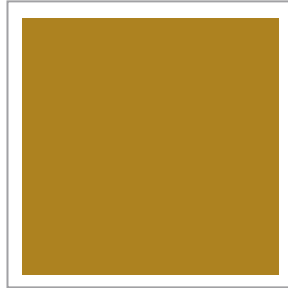
452 Sand



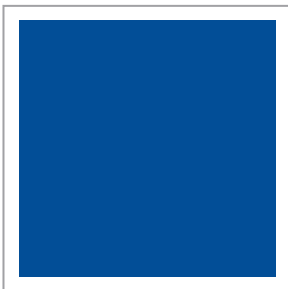
627 Legend Green



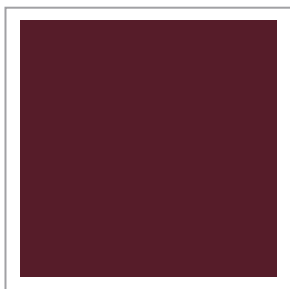
268 Purple



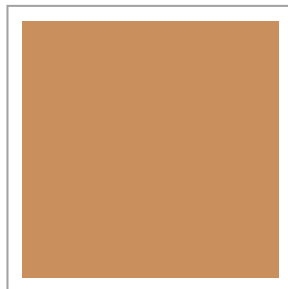
125 Gold



301 Blue



504 Burgundy



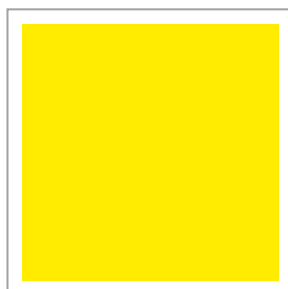
156 Tan



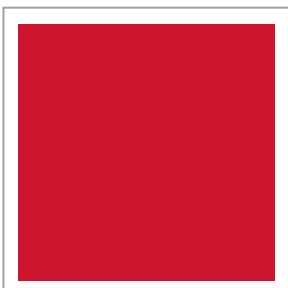
050 Grey



194 Red



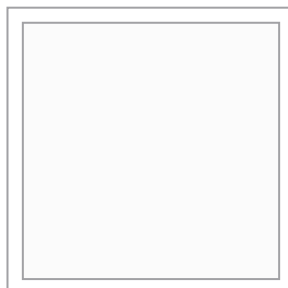
116 Bright Yellow



187 Bright Red



172 Orange



000 White

When you specify Hussey, you get great seating and an unbeatable range of features, including our extensive paint and polymer options for our sports & entertainment seating lines. With 15 Standard Colors (shown here) plus our optional colors (Custom Colors and Pantone® matching capacity - all for additional cost), your seating can be nearly any color you can dream up.

Production polymer and paint colors can vary widely from printed samples. Polymer surface textures vary by product. So for all final decisions, please refer to production sample chips available from your Hussey Dealer.

All color numbers listed on here are approximate Pantone® equivalents. Please refer to production sample chips for true reference.





MEMORANDUM

Date: November 16, 2018
For: City of San Clemente Planning Department
From: Audrey von Ahrens, Architectural Historian II
Subject: Casa Romantica, 415 Avenida Granada

The owner of 415 Avenida Granada, also known as the Casa Romantica Cultural Center and Gardens (Casa Romantica), is proposing the addition of 85 new, fixed stadium seats to the existing outdoor amphitheatre. Casa Romantica is a cultural institution providing programs for all ages in arts, music, history, horticulture, and literature. Located within the City of San Clemente (City) on Avenida Granada between Avenida Del Mar and Avenida Cabrillo, the property was originally a single-family residence constructed in 1927 by Ole Hanson, founder of the City of San Clemente. It was designed by architect Carl Lindbom in the Spanish Colonial Revival style. Casa Romantica was listed in the National Register of Historic Places in 1991 under Criterion B for its association with Hanson, and thus automatically listed in the California Register of Historical Resources. Additionally, the property is listed locally as a City of San Clemente Historic Landmark.

Any property on the City's Designated Landmarks List requires a Minor Cultural Heritage Permit (MCHP) for all minor exterior alterations or modifications. Applications for a MCHP are reviewed by City Planning staff for compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards) with final approval determined by the Zoning Administrator. The Standards are a series of best practices issued by the National Park Service for maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations to historic properties. The Standards are accompanied by Guidelines for four types of treatments for historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The most common treatment type used by the City in their review of proposed alterations to properties designated as local landmarks is rehabilitation.

GPA Consulting (GPA) was retained by the City to review the proposed alterations to Casa Romantica and analyze the project for compliance with the Standards for Rehabilitation. GPA's analysis, recommendations, and conclusions are discussed below.

Description of Casa Romantica Grounds and Amphitheatre

After its construction in 1927, Casa Romantica remained the home of the Hanson family until 1934 when Ole Hanson lost the property in foreclosure to the Bank of America. Subsequently, the property went through a series of new owners until 1988 when the City of San Clemente Redevelopment Agency purchased the property. Beginning in 2000, the property was converted into a cultural center. As part of the adaptive reuse, the grounds were developed into horticultural gardens with new terraces to create additional useable space. This included the design and construction of the existing outdoor amphitheatre, completed in 2006. The

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rehabilitation work was reviewed and monitored by Chattel, Inc. Historic Preservation Consultants, who concluded that the work complied with the Standards. GPA reviewed the *Historic Resources Report for the Casa Romantica Cultural Center* prepared by Chattel in 2001.

Located to the west of the residence, the amphitheatre was completed in 2006 as part of the "ocean terrace." It was designed to resemble a typical amphitheatre constructed in 1927. It is a simple, stepped structure consisting of seven curved concrete steps with deep risers and treads for bench-like seating oriented to the northwest toward a platform stage. A row of concrete stairs extends the length of the amphitheatre on the north end, providing access to each row of seating. The concrete is 'flagstone brown' with a light sandblast finish. A row of decorative tile is located along the uppermost stair. Galvanized metal railings are located along the stairs. The amphitheatre is flanked by terraced planters.

Project Description

The project proposes adding stadium seating to the amphitheatre for plays and other programming. The existing amphitheatre would be retained but the seven curved, concrete steps that form the bench-like seating would be altered with the addition of 85 stadium seats. These seats would be plastic and metal folding seats. They would be fixed in a row along each concrete step, essentially replacing the bench-like seating. Because the proposed project is an alteration to a non-original feature constructed in 2006, the only relevant Standard is number 9. The following is an analysis of the proposed project's compliance with Standard 9.

Standards Analysis

The first aspect of Standard 9 states, "New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property." As described above, the proposed work is an addition to a non-original feature. Therefore, the proposed project complies with the first aspect of Standard 9 as it would not destroy historic features or materials that characterize the property. However, the project does not comply with the second aspect of Standard 9, which states,

The new work will be differentiated from the old and will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Specifically, the proposed project is incompatible with the historic and architectural character of the property in terms of size, scale, design, color and material. As proposed, the seats would be made from plastic, which is an incompatible material. The introduction of any material or surface finish that did not exist historically on the property is an incompatible material and would not comply with the Standards. Furthermore, the addition of raised seating on top of the existing concrete bench-like seating, would be incompatible with the historic character of the site in terms of size, scale and design.

As discussed above, the existing amphitheatre design and other site additions were approved for compliance with the Standards as respectful alterations of the site to increase functional use to better serve the residence and enhance its remarkable ocean bluff setting.¹ Research revealed that the curved, concrete bench-like seating is typical of amphitheatres constructed in

¹ Chattel, *Casa Romantica Cultural Center Historical Resources Report*, (San Clemente, CA: Prepared for the City of San Clemente, 2001), 4.



Southern California during the 1920s, and therefore compatible with the historic character of the property. The amphitheatre addition was specifically designed to step down to the existing grade of the site, subtly built into the landscape by utilizing the existing topography, and open to the southwest to accentuate the ocean views. This orientation is an historic characteristic of the site. As described by Chattel in their initial review of the designs of the site alterations in 2001, the naturalistic form of the design helps to disguise its function and reinforce its character as landscape.² The addition of stadium seating would obstruct this vantage point and its function as an amphitheatre would no longer be disguised. Furthermore, when designing new onsite features, the Standards recommend that they are as unobtrusive as possible. As proposed, the stadium seats would be green to match the trim of the residence. However, this would not comply with the existing terrace design which is a "flagstone brown." The green color would call even more attention to the stadium seats, rather than blend into the landscape.

Of the four treatments, only Rehabilitation allows alterations and the construction of new additions, "if necessary for a continuing or new use for the historic building." Because the existing amphitheatre was designed with the ability to accommodate seating, the proposal of adding stadium seating, in general, would not qualify as a necessary alteration to enhance the use of the site and would negatively impact the historic character of the property as a whole.

Recommendations and Conclusions

Based on the review of the proposed plans, GPA has determined that the project would not comply with the Standards for Rehabilitation. For the reasons outlined above, and to ensure best practices in historic preservation, GPA discourages the addition of any fixed stadium seating to the existing Casa Romantica amphitheatre. If fixed seating is determined to be necessary, GPA recommends using a material other than plastic, which is incompatible with the historic character of the residence. Compatible options would include galvanized metal or wood. However, GPA questions the durability of prefabricated wood seats given the location of the amphitheatre and constant exposure to salt water and the elements. Every precaution should be taken to ensure that the product details meet the proposed needs for longevity.

Thank you for your consideration of this memo. We are happy to answer any questions you may have. You can reach us at (310) 792-2690 or by e-mail at audrey@gpaconsulting-us.com, or teresa@gpaconsulting-us.com.

² Ibid, 5.

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
DECEMBER 12, 2018**

Subcommittee Members Present: Jim Ruehlin, Bart Crandell, Jason Talley

Staff Present: Senior Planner Stephanie Roxas, Associate Planner Katie Crockett, Assistant Planner Jonathan Lightfoot

1. MINUTES

The Subcommittee approved the minutes from the November 28, 2018 meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

Discretionary Sign Permit 18-557, 1527 North El Camino Real, Shwack Cantina Freestanding Sign (Webber/Lightfoot)

A request to add a third sign at the Schwack Cantina. This new sign puts the restaurant above the 25 square-feet of cumulative allowed signage by right per business within the Architectural Overlay.

Assistant Planner Jonathan Lightfoot summarized the staff report. The applicant, Max Fisher, provided background information behind the signage request and was available for questions.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Requested clarification from the applicant on his ability to accommodate staff's recommendations.
- Recognized that financial concerns may affect the applicant's ability to modify the proposed design.
- Expressed concern over requesting design details that would be financially prohibitive.
- Expressed concern over permitting a signage exception when multiple signs would be oriented towards the same direction.
- Suggested removing existing wall sign to remove duplicative signage oriented towards northbound traffic.
- Requested clarification from staff regarding where signage may be located in relation to property lines and public right-of-way.
- Suggested removing a portion of railing and incorporating a solid wall to create a freestanding monument sign facing southbound traffic.

- Requested clarification from staff regarding City policies encouraging signs with a handcrafted appearance in the Architectural Overlay.
- Expressed concern that the thin aluminum plate with lettering may be inconsistent with the sign Design Guidelines.
- Suggested the applicant discuss with Engineering staff the feasibility of obtaining an administrative encroachment permit.
- Expressed concern that the current proposal more than doubles current sign area due to the fact that the proposal constitutes a pole sign and both sides of the sign face are counted. Encouraged the applicant to further consider a monument sign.
- Recommended the applicant redesign the project to utilize a monument design that improves the business' visibility, but does not create signage clutter and incorporates additional elements that are handcrafted in appearance.

The Subcommittee strongly encouraged the applicant to modify the project design and obtain additional DRSC input prior to the Planning Commission public hearing. However, the Subcommittee recommended the applicant use his discretion in determining whether to schedule a second DRSC review, or move the project forward for Planning Commission consideration.

Minor Cultural Heritage Permit 18-573, 415 Avenida Granada, Casa Romantica Amphitheater Seating (Lightfoot)

A request to install stadium seating onto the existing concrete amphitheater at the Casa Romantica Cultural Center and Gardens.

Assistant Planner Jonathan Lightfoot summarized the staff report. The applicant's representative, Gary Wiggle, provided an overview of the letter addressed to the Subcommittee dated December 10, 2018. Mr. Wiggle summarized the applicant's justification for the proposed materials and colors, and was available for questions.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Recognized the applicant's need to use durable materials due to its outdoor location in close proximity to the ocean.
- Did not support the proposed green seating color, and suggested using an earth tone color such as flagstone brown that better blends in with the surroundings to reduce the project's visibility.
- Recommended the applicant explore other composite materials such as a composite resin that are durable but have a more natural appearance.
- Expressed concern over the project's design compatibility and preferred seating that complements the design of the existing terraced seats.

- Expressed a preference for the seat style used in Figure 1 of the staff report as opposed to the seating style used in the photo exhibit.
- Directed staff to discuss with GPA Consulting whether the project would negatively impact the historic resource's status or classification given the project's location and non-historic character of the amphitheater.
- Requested staff to include a larger rendering of the proposed seats in future reports to demonstrate the final proposed appearance of all terraced rows filled with seats.
- Requested clarification from staff regarding required findings and consistency with Secretary of Interior and City standards.
- Noted that the consultant report recommended wood or metal seating, but that the report also encouraged choosing a material that provides suitable longevity.
- Discussed the nature of the seating being fixed but removable and whether that would affect the City's evaluation of the project.
- Commented that there may be insufficient space available on site to store temporary seating.

Subcommittee Member Talley excused himself at the end of the item's discussion due to an excused scheduling conflict.

The Subcommittee directed staff to discuss its comments with this City's historic preservation consultant. The Subcommittee recommended staff use its discretion, depending on whether the project and/or GPA Consulting's report is revised, to determine whether to schedule a second DRSC review of the project, or proceed to a Zoning Administrator public hearing for consideration.

3. **NEW BUSINESS**

None

4. **OLD BUSINESS**

Conditional Use Permits 18-529 / 18-530 / 18-531 / 18-532 / 18-533 / 18-534 / 18-535 / 18-536 / 18-537 / 18-538 / 18-540 / 18-541 / 18-543, AT&T Small Cells in Right-of-Way (Crockett)

Review of design alternatives for a request to construct 13 "small cells" on street lights and utility poles within the public right-of-way at 13 locations throughout the City, previously reviewed by the DRSC.

Associate Planner Katie Crockett summarized the staff report. The applicant team, Franklin Orozco, Rickard Soderberg, and Calvin Gough, was present for questions.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Requested clarification from staff regarding the application's status and whether proposed locations have been reviewed by Engineering staff for potential line-of-sight issues regarding micro sites (due to the larger base).
- Requested clarification and discussed designs proposed at specific locations, especially as it relates to potential aesthetic impacts to nearby residential uses.
- Discussed the proposed Type 2 micro site facility at 260 W. Escalones (CUP 18-536). Requested clarification on the design from the applicant and recommended staff review above-ground poles in the neighborhood to determine an appropriate facility design.
- Discussed the merits of the tapered and non-tapered designs for Type 1 (concrete light pole) installations and recommended selecting a design based on the location and existing surrounding conditions (i.e., presence of and design of other poles in the vicinity).
- Discussed proposed designs for Type 2 (wood utility pole) installations and expressed preference for the antenna to be painted brown, removal of the extension arms, and mounting radios close to the pole.

The Subcommittee recommended the proposed facilities using the Type 1 and Type 2 installation designs proceed to a Planning Commission hearing for consideration after incorporation of DRSC recommendations. The Subcommittee did not reach a consensus on the proposed micro site design given the limited information available and recommended staff use its discretion to determine whether to schedule an additional DRSC review, or proceed to a Planning Commission hearing.

5. **ORAL AND WRITTEN COMMUNICATION**

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, January 9, 2019 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, San Clemente, California.

December 10, 2018

To: City of San Clemente
Design Review Subcommittee

RE: Minor Cultural Heritage Permit 18-573, 415 Avenida Granada, Casa Romantica Amphitheater Seating

In response to the comments within the Staff report, we offer the following comments.

The requested seats are being proposed in the Woodland Garden/Amphitheater area, which was constructed in 2006. Per the Casa Romantica’s description of the gardens on their website,

“The landscape has evolved from Ole Hanson’s first plantings to incorporate extensive water-wise and native plantings which reflect the unique California coastal environment. More than 30 gardens exist today, each with unique horticultural features and appeal.”

So while the gardens represent some historical aspects, they have evolved into a broader, non-historic type of garden, also reflecting current concerns of drought tolerant planting. The new seats are proposed in a recently constructed ancillary area to the Historic Residence, not within the Historic Structure.

The consultant’s analysis (GPA) points out that the 2006 design of the amphitheater was reminiscent of those designed in 1927. Amphitheater design has not evolved much since the Greeks built amphitheaters in Athens hundreds of years ago. However, as with many public viewing areas such as amphitheaters and stadiums, many older facilities have been historically renovated while increasing the guest experience at the same time. Today, we also have ADA and Title 24 Standards (which are stricter and better defined for this use than those in 2006) that need to be addressed to allow equal access to the amphitheater.

I researched some of the historical ballparks since that reference was made in the Staff report. An excellent example is Wrigley Field in Chicago, the oldest National League ballpark in the country. Here are excerpts of what the Owner’s of the stadium said about their renovation project, the 1060 Project:

Responsible Preservation

The goal of the 1060 Project is simple: to preserve the beauty, charm and historic features of the Wrigley Field fans have cherished for more than a century, while upgrading the overall gameday experience. The project team brings local and national experience working on historic facilities and respects its responsibility to maintain the unique atmosphere of the park.

The goal of this project is to make sure we preserve and protect Wrigley Field for future generations, improve the gameday experience for fans and provide the Cubs the resources they need to field a winning team. To do this the right way, we assembled a project team with a passion for the local Chicago community, coupled with vast experience around the globe.

One of the team members is a well-known Preservation Architect. The Project 1060 Brochure states:

Harboe Architects

Harboe Architects is led by Chicago-based, nationally-known preservation architect Gunny Harboe, who has had oversight of major restoration projects such as the Sullivan Center, the Board of Trade and Field Building. The team's goal is to restore the ballpark to the grandeur of Wrigley Field's architectural golden age, and Harboe's job is to make sure the project is consistent with the historic preservation objectives.

The Harboe Website details the following:

History and Experience

Whether a historic resource requires preservation, restoration, rehabilitation or adaptive reuse, we approach the problem with the highest level of appreciation for the historic resource and the needs of the building owner to attain a renewed usefulness of the structure. Our ability to balance what is significant about a historic building with the need to use it to its full potential has brought us recognition from the profession and loyalty from our clients.

In the execution of preservation projects we strive to use the Secretary of the Interior's Standards for the Treatment of Historic Properties as guidance whether they are required or not. We combine our historically tempered aesthetic judgments with our technical expertise to solve difficult design problems. Typically great focus is given to restoring the original integrity of a building's exterior and significant features of the interior, while incorporating the needed improvements that allow it to function comfortably and safely for the users. The solutions often result in an environment enhanced by complex layers of beauty and meaning.

The staff report discusses using seats like the ballparks of the era were using, such as wood or metal. American Seating, the proposed vendor of the Casa Romantica Seats, has a nice historical narrative on their website discussing the history of seating and their company. It clearly states:

It (American Seating) also took advantage of a wave of baseball parks that were built in the early years of the 1900s, as old wooden ballparks, prone to fire, were replaced by concrete and steel edifices. In 1912 American Seating installed the seats in Boston's Fenway Park, followed later by Wrigley Field, Comiskey Park, and other ballparks.

So the ballparks of the era were not typically using wooden seats.

Our team has had a conversation with Bill Ketchum, who was the architect on Wrigley Field 1060 Project. He shared with us their research into the historic seats and the factors that helped them make the selection that they did for the new seats. They started replacing the seats in Wrigley Field 20 years ago and at that time decided to go away from the wood seats because - the old wooden seats used to be made of Elm. Due to a disease, the Elm died off. All that is now available is maple and ash, which was determined unusable because it deteriorates completely and is therefore not an option. They decided for these reasons to use the historic design in the plastic/composite material. So, it was the opinion of their Design Team, the Owners and the approving agencies that the historical integrity of the stadium would not be compromised by the use of the composite material for the seats, since the seats had the same look and profiles of the historic seats.

I then researched the Secretary of the Interior document. The installation of permanent seating is of course not a direct topic of discussion. However, there are numerous sections that do need to be considered in the selection of the proper materials and elements. The following is certainly applicable.

Resilience to Natural Hazards

The potential future impacts of natural hazards on a historic building should be carefully evaluated and considered. If foreseeable loss, damage, or destruction to the building or its features can be reasonably anticipated, treatments should be undertaken to avoid or minimize the impacts and to ensure the continued preservation of the building and its historic character. In some other instances, the effects may be minimal or more gradual and the impacts unknown or not anticipated to affect the property until sometime in the future. In all instances, a building should be maintained in good condition and monitored regularly, and historic documentation should be prepared as a record of the building and to help guide future treatments.

Some impacts of natural hazards may be particularly sudden and destructive to a historic building (such as riverine flash flooding, coastal storm surge, an earthquake, or a tornado) and may require adaptive treatments that are more invasive. When a treatment is proposed for a building that addresses such potential impacts and will affect the building's historic character, other feasible alternatives that would require less change should always be considered first. In some instances, a certain degree of impact on a building's historic character may be necessary to ensure its retention and continued preservation. In other instances, a proposed treatment may have too great an impact to preserve the historic character of the building. A historic building may have existing characteristics or features that help to address or minimize

the impacts of natural hazards. Some historic buildings may have been altered previously or be in regions where it has been traditional to adapt buildings frequently subject to damage from natural hazards, such as flooding. All these factors should be taken into consideration when planning preventive treatments. The goal should always be to minimize the impacts to the building's historic character to the greatest extent possible in adapting the building to be more resilient.

The GPA report also states the following in their recommendations section:

If fixed seating is determined to be necessary, GPA recommends using a material other than plastic, which is incompatible with the historic character of the residence. Compatible options would include galvanized metal or wood. However, GPA questions the durability of prefabricated wood seats given the location of the amphitheater and constant exposure to salt water and the elements. Every precaution should be taken to ensure that the product details meet the proposed needs for longevity.

The same can be said for metal seating with the proximity to the ocean. So both the Secretary of the Interior document and the City consultant agree that the durability of the material is an extremely important consideration.

It was further discussed in the staff report about the installation of seats on the edge of the top patio as blocking the views and revealing the secret of the hidden amphitheater below. The requirement for accessible seating can only be met with the installation of the seats at the top level. The only other potential location in front of the first row, requires extensively more travel to get there and is too close to the stage to offer a comfortable viewing option.

The color of the chairs as not matching the pavement is also brought up in the staff report. A beige chair can be installed that is much closer to the color of the concrete, but the Casa Romantica prefers the green chairs to match the accent color used throughout the complex. Additionally, the green chairs are the most resilient to fading, a fact I have been made aware of in my projects that have utilized over 25,000 of a similar style chair in a harsh outdoor setting environment.

I first came to San Clemente in 1976. I have been a resident since 1980, so I am both proud of and aware of the value of the historic aspects of the Casa Romantica. The Casa has become a leading regional cultural asset and from the numerous programs that have been presented in this amphitheater, the guest feedback has led towards the request to install permanent seating. The request is consistent with the CUP, is prudent in its selection for its comfort and resilience, and is a historic design, consistent with chairs being installed in the 1920's. If wooden chairs were installed and painted for their protection, they would look almost identical, yet be far different in their service life. To quote the GPA report, *"Every precaution should be taken to ensure that the product details meet the proposed needs for longevity."*

We respectfully request the approval of the chairs as proposed, The Casa Director and other Board members, as well as myself, will be present at the meeting to discuss the application with you.

Thank you for your consideration.

Sincerely,

KEISKER & WIGGLE ARCHITECTS, INC.

A handwritten signature in blue ink that reads "Gary R. Wiggle". The signature is written in a cursive, flowing style.

Gary R. Wiggle, A.I.A.
Architect
LEED AP BD&C

CONTINUATION SHEET

Page 1 of 3

Resource Name or #: 415 AVENIDA GRANADA

Recorded by: Historic Resources Group

Date: 9/20/2006

Continuation Update

PROPERTY NAME Casa Romantica

HISTORIC NAME Ole Hanson Estate; Casa Blanca

PROPERTY ADDRESS 415 Avenida Granada

ASSESSOR PARCEL NUMBER 692-012-38

PROPERTY TYPE Cultural center and gardens

OTHER DESCRIPTION

DATE OF CONSTRUCTION 1928 (F)

INTEGRITY Extensive rehabilitation post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.

SIGNIFICANCE This 5,800 square foot building was originally constructed as the private residence of San Clemente founder Ole Hanson. Designed by prominent architect Carl Lindbom, it contains 15 rooms arranged around a central courtyard overlooking the Municipal Pier. (See Continuation Sheet).

STATUS CODE 1S

STATUS Listed in the National Register as an individual property. The property also appears eligible at the local level both individually and as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.

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 3

Resource Name or #: 415 AVENIDA GRANADA

Recorded by: Historic Resources Group

Date: 9/20/2006

Continuation Update

SIGNIFICANCE (continued).

Character-defining features include thick white stucco walls, handmade red clay tile roofing, imported hardwood floors and redwood ceilings, hand-painted Mexican floor tiles and Spanish wall murals, Italian marble fountains, multiple fireplaces, and locally-forged wrought iron accents.

Hanson occupied the residence with his wife and eight younger children from its completion in 1928 until 1933. Following his departure the home stood vacant for over a decade. After a series of subsequent owners, it was purchased in 1989 by the City of San Clemente for \$2.5 million. In 1991, an anonymous donor contributed \$1.25 million for the rehabilitation of the property and the creation of an endowment for a cultural and arts center. The property now serves the City of San Clemente as the Casa Romantica Cultural Center and Gardens.

Casa Romantica was listed on the National Register of Historic Places 1991. It appears eligible at the local level under Criterion A as the residence of San Clemente founder Ole Hanson, and for its association with the Ole Hanson/Spanish Village by the Sea period of development (1925-1936). It also appears eligible under Criterion C for its association with prominent architect Carl Lindbom and as a unique and highly elaborate interpretation of the Spanish Colonial Revival style in San Clemente.

CONTINUATION SHEET

Page 3 of 3

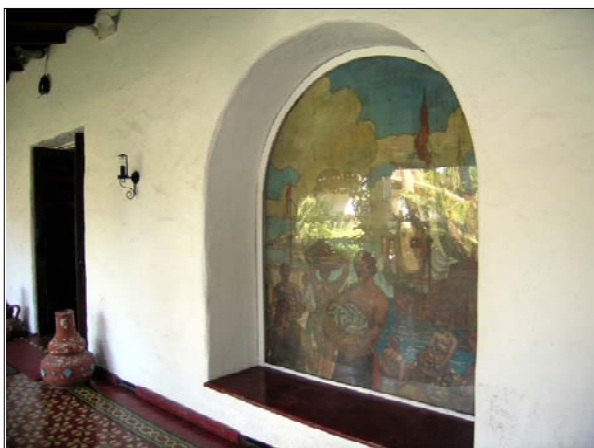
Resource Name or #: 415 AVENIDA GRANADA

Recorded by: Historic Resources Group

Date: 9/20/2006

Continuation Update

Photographs of the Subject Property:



TO: PLANNING COMMISSION

FROM: Jim Pechous, Associate Planner

SUBJECT: Conditional Use Permit (CUP) 00-214/Cultural Heritage Permit (CHP) 00-215, Casa Romantica Cultural Center, to allow development of a cultural center at the Casa Romantica, serving of alcoholic beverages for catered events, encroachment of parking spaces into the setbacks, off-site parking at Linda Lane Park and rehabilitation to the Casa Romantica to the site located at 415 Avenida Granada, the legal description being Lots 26 & 27, Block 3, of Tract 784.

ISSUE

Should the Planning Commission approve CUP 00-214/CHP 00-215 to allow development of a cultural center at the Casa Romantica, the consumption and sale of alcoholic beverages for catered events, an encroachment of five (5) parking spaces into the front and side-yard setbacks, up to a maximum of 42 parking off-site parking stalls at Linda Lane Park for events over 132 and up to a maximum of 299 people, rehabilitation to the Casa Romantica and landscape design improvements?

ENVIRONMENTAL

The Planning Division completed an initial environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA). It was determined that the project, with mitigation, would not result in any significant environmental impacts, and that a Mitigated Negative Declaration is warranted. Areas of potential impact include aesthetics, cultural resources, transportation/traffic and noise. All potential impacts can be mitigated to a level below significance. The Mitigated Negative Declaration was completed on June 29, 2001 and was advertised for public review and comment on July 6, 2001 for a thirty-day public review period ending August 4, 2001. The Mitigated Negative Declaration is attached in Attachment B for the Planning Commission's consideration.

COASTAL PROCESSING

The subject property is located within the Coastal Zone and therefore the project is subject to the permit requirements of the California Coastal Act of 1976.

SD-44

BACKGROUND**HISTORY**

Ole Hanson, the founder of the City of San Clemente, built his coastal bluff top home, the Casa Romantica in 1928. The Casa Romantica was listed in the National Register of Historic Places in 1991 and is considered to be one of the City's most treasured historical resources. The home was designed by architect Carl Lindbom in a Spanish Colonial Revival motif, consistent with Mr. Hanson's "Spanish Village by the Sea" theme for San Clemente.

In 1934 Hanson lost the Casa Romantica in foreclosure and ownership was transferred to the Bank of America. Over the following thirty year period the property transitioned thorough a series of owners including the Rasmussen's, the Schuyler's (first to name the house "Casa Romantica"), Evalyn Waring (wife of bandleader Fred Waring), the Whitehouse's, Welshe's and finally the City of San Clemente Redevelopment Agency. The Welshe's were the last family to live in the Casa and the first to incorporate new uses, including a seniors board and care and later, an events and wedding business. In 1988 the City of San Clemente Redevelopment Agency purchased the property and continued to lease the site to the events and wedding coordinator. In April of 2000 the lease was terminated to allow for the rehabilitation of the property into a cultural center.

Development/Processing History

There have been a diverse and wide variety of development proposals for the Casa Romantica site in the past, all of which were considerably more impacting on the structure and surrounding neighborhood than the current proposal. Listed below are several proposals that have been considered for the site over the past 20 years.

- 1981 39 unit, 45-foot tall condominium project added along side of the Casa and the conversion of the Casa into a restaurant.
- 1989 180 room, 45-foot tall hotel (part of the Ratchovich proposal)
- 1996 Restaurant in the Casa and 10 timeshare units along side – single story
- 1997 Restaurant in the Casa – kitchen built along side the Casa
- 1998 Wedding and Special Events Center in the Casa – primarily a commercial use
- 1999 Cultural Arts Center in the Casa – primarily a public use (current proposal)

The City of San Clemente Redevelopment Agency purchased the Casa Romantica in 1988, with three primary goals in mind:

1. Restore the Casa Romantica and gardens;
2. Open it up for public use and enjoyment; and
3. Insure that it is not a financial burden to the City.

In the last twenty years, the City has considered various proposals to restore and adaptively reuse the Casa Romantica and surrounding grounds. The presumption had been that a combined commercial/cultural use, although not ideal for optimizing public use, was the best option for meeting all three of the City goals for the site. This perception changed in January of 1999 when an anonymous donor offered one million dollars to restore the Casa Romantica and an additional \$250,000 three to one challenge match, to create a one million-dollar endowment for the Casa Romantica. This gift also included the stipulation that if accepted, the Casa Romantica must primarily be used for the promotion of culture, arts, history, and education. A cultural center although discussed, was not previously given serious consideration, because it was not financially feasible. The offer of a one million-dollar donation, however, made a public cultural arts center an option to consider.

Wolf, Keens Report

To test the financial viability of a cultural center as the Casa's primary use, the City Council directed staff to begin a feasibility study to rehabilitate and reuse the Casa Romantica as a cultural and education center. Wolf, Keens & Company (WKC) one of the counties foremost experts in cultural arts planning were contracted by the City to complete the study.

WKC began their work with a comprehensive review of the local community as well as the regional cultural arts needs. Their work involved extensive research, site inspections, study of background materials provided by the City, interviews with over one hundred individuals and groups (including members of the Planning Commission and City Council), steering committee meetings, tours of other cultural arts facilities and a cultural arts programming survey sent to over 40 cultural, arts and service organizations. The City Council appointed a 15 member Casa Romantica Steering Committee that provided feedback to WKC throughout their development of the feasibility study. At the final Casa steering committee meeting, the committee voted unanimously to recommend to the City Council adoption of the Casa Romantica Reuse Feasibility Study.

The WKC report, based on their market and community research, found that the cultural center is financially feasible and laid out very specific criteria and steps to implement the project (See Attachment C, WKC Executive Summary & Performa, the complete report is available for review at the Community Development Department. Please contact Jim Pechous). Some of the key findings of the report include:

1. That the Casa be overseen and operated by a newly created nonprofit organization. The nonprofit will run the facility, conduct the fundraising capital campaign, create the programming and fund the on going programs and maintenance of the Casa.
2. The City lease the Casa to the nonprofit contingent on a lease agreement that assures appropriate use and oversight accountability.

5D-46

3. Develop multi-cultural programs that will appeal to both a local and regional audience and optimize the public's access and enjoyment of the site.
4. In developing usable spaces to accommodate programming, the goal is to retain the historic fabric of the building while meeting the community's need for a cultural center. *Note: This is not a full restoration of the original building and is more accurately defined as rehabilitation. The original structure is designed to function as a single-family residence and is not designed to function well as a cultural center. A restoration in its purest sense would limit the site to either a single family residence or a house museum, which does not meet the three stated City goals for the property.*
5. The Casa Romantica grounds are developed into horticultural gardens with new terraces that would create additional usable space.
6. All the rooms and outdoor terraces of the Casa would be active spaces that can be used for a variety of culture, arts and educational uses.
7. The City provide bridge funding of approximately \$320,000 to allow for the creation of the Casa Romantica non-profit to cover interim operational shortfalls over the next three years.
8. A fund-raising feasibility study should be completed prior to launching a capital campaign

At the March 15, 2000 City Council meeting the City Council endorsed the WKC plan, committed to provide the \$320,000 of bridge funding and directed the staff to implement the plan. This direction was given further emphasis when the City Council made the implementation of the Casa Romantica Cultural Center their number one Vital Few Priority in 2000. The City is now engaged in the process of implementing this plan.

Current Processing

Typically a Conditional Use Permit and Cultural Heritage Permit would not be reviewed by the City Council unless called up for review. However, given the City Council's directed staff to implement this project, following Planning Commission consideration the application will be processed through City Council and the Redevelopment Agency Board of Directors for final approvals.

On December 9, 2000 a public workshop was held to introduce the projects to the public and to get their comments on the preliminary design concepts. At the workshop, there was strong community support as the design team presented their concepts to the neighbors, garden club and the general public. The design team then worked with the Development Management Team to refine the design and prepare plans for the public hearing process.

5D-47

On May 24, 2001 the Design Review Subcommittee reviewed the project and expressed no concerns with the project's design and concurred with the staffs findings that the project conforms to the design standards of the Pier Bowl Specific Plan and the Secretary of the Interior Standards for Rehabilitation.

On June 12, 2001, the Parks and Recreation Commission held a public hearing on the subject application, considered evidence presented by the City staff, the Casa Romantica Cultural Center Inc. Board of Directors and provided comments and recommended to the City Council the approval of CUP 00-214 and CHP 00-215. The draft minutes of the P&R meeting are attached (Attachment D).

ANALYSIS

At the City Council direction, staff is implementing the WKC plan to adaptively use Casa Romantica as a cultural center. The implementation process has two components, design and operations. The City and the Casa Romantica Cultural Center nonprofit (CRCC) have initiated the subject CUP/CHP application. The City is the principle applicant of the CHP because the City is responsible for the sites capital improvements and CRCC is the principle applicant of the CUP because they will be responsible for the sites on-going operations and maintenance.

CULTURAL HERITAGE PERMIT

The City has hired a very talented and creative design team of Anthony Stark Architects, Isabelle Greene and Associates and Melendrez Babalas Associates. In addition, there is a wide array of sub-consultants including geotechnical, traffic engineer, civil engineering, mechanical engineering, arborist, historic resources, acoustical engineer, surveyor and others to assist in the development of the project design. The design team task has been to develop plans that will allow the Casa Romantica to operate as a successful cultural center. This work principally involves the creation of new infrastructure for the building, the creation of new interior spaces and development of outdoor gardens to improve the functionality of the site as a cultural center. Please refer to Attachment E, Tony Stark's (Project Architect) and Isabelle Greene's memo explaining the design concepts for the restoration and rehabilitation of the Casa into a cultural arts center. The scope of the proposed building improvements to the site will:

1. Restore of all the important historical architectural features of the Casa Romantica, e.g. repair plaster, replace aluminum windows with wood, replace wrought iron, repair tile, restore the Lanai room to its original condition.
2. Bring the building into conformance with fire and building code compliance, including ADA accessibility requirements, seismic retrofit of structural systems, and foundation upgrades, including remedy of any potential geotechnical problems.

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3. Add new heating systems, replacing the electrical and plumbing systems and infrastructure.
4. Demolish the Laundry Building, Duplex and Chauffeur's Garage, all of which have been determined to be non-contributing features to the historic site (also refer to the Cultural Resources section of the attached Mitigated Negative Declaration, Attachment B).
5. Add a new 1000-sq. ft. multipurpose room under the West Terrace. The intent is to create an area for what is termed "wet uses" (e.g. garden workshop, painting or other art classes). These uses could not be included inside the Casa because they could potentially harm the interior of a historic building.
6. Restore the principal historic rooms of primary and secondary historic significance (e.g. lanai, solarium, living and dining rooms, master suites and master baths).
7. Alter rooms of secondary and tertiary significance to accommodate cultural center programs and uses. Alterations of these areas include removal of existing bathrooms and closets to increase space available for functional use.

The proposed rehabilitation work to the building involves restoration of the rooms identified in the historic resource report as rooms of primary significance. It also includes the repair or replacement of many of the exterior elements of the building that have either been damaged or replaced over time. Rooms identified as tertiary significance will be altered to accommodate new programming. In cases where alterations occur, site photo documentation, design review and monitoring by a qualified professional meeting the Secretary of the Interior's Standards in Historic Architecture is required.

Some of the primary features of the landscape design include:

1. Develop gardens reminiscent of a 1920's Spanish Colonial Revival estate.
2. Install a native plant demonstration garden.
3. Create a small approximately 85 seat outdoor amphitheater and a new west terrace.
4. Enlarge the existing ocean front terrace.
5. Create a small east terrace with ocean view.
6. Enhance the interior courtyard including the reintroduce a water element.

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7. Provide native landscape for the coastal bluff and natural plant bio-filtering as part of the site drainage to improve water quality, environmental enhancement and to conform with California Coastal Act.
8. Develop a parking lot that is both functional and enhances the historic character of the site.
9. Provide landscape screening along the west property line, which will shield the view of the neighboring condominiums from the Casa Romantica and provide some screening for the neighbors from outdoor events occurring on site.
10. Provide fencing around the site for security for the Casa Romantica and the neighboring condominiums.

The WKC report stressed the important role the creation of both beautiful and functional outdoor space will be to the success of the Casa Romantica. Isabelle Greene's landscape design is consistent with the WKC report recommendations and the Pier Bowl Specific Plan design guidelines. The historic theme for the site creates a landscape reminiscent of a grand 1920's estate in the front yard. As one moves along the western side of the Casa and toward the coastal bluff, the garden landscape transitions into a native theme, consistent with California Coastal Act. The landscape design includes a native demonstration garden and a natural bio-filtering system that will capture and filter the site drainage before going into the storm drain leading down to the ocean. Some of the creative features include an innovative parking lot design that utilizes grass-crete, cobblestones, gravel and other features that create a very open garden like feel in the front yard, the introduction of water features at the Casa entrance and the ocean terrace, the re-introduction of a water feature in the courtyard, development of a west terrace and east terrace and the enlargement of the ocean terrace. The landscape design complies with the Pier Bowl Specific Plan design guidelines and the recommendations in the WKC report.

According to the Historic Resources Report prepared by Chattel Architecture, AIA, Planning & Preservation, Inc. the proposed alterations to the building and landscape conform to the Secretary of the Interior Standards for Rehabilitation. The Historic Resources Report is on file for public review at the City of San Clemente Community Development Department. Also refer to the Cultural Resources section of the attached mitigated negative declaration.

Construction Phasing

Pending the results of the fund raising feasibility study, the project's construction may or may not need to be phased. The fund raising feasibility study will be completed by July 20, 2001, a strategic plan and then a fund raising campaign will follow up this report. Once the results of the fund raising study are known, staff will work with the design team to develop a construction plan that may require a portion of the project to be phased. The

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priorities of the project will be rehabilitation work to the building, the front parking lot and landscape and the west terrace. Work that could potentially be phased in over time includes the East Terrace, the Ocean Terrace and the three proposed fountains. Staff will work out the details of the phasing plan with the design team after more is know about the availability of capital funds.

CHP Conformance with Development Standards & Required Findings

City Development Standards

The proposed project is consistent with the requirements of the General Plan, Pier Bowl Specific Plan development standards, the Pier Bowl Specific Plan Design Guidelines and the City of San Clemente Zoning Ordinance and the Secretary of the Interior Standards for Rehabilitation. Overall, the project is well below the density and development standards permissible for the site. The maximum height limit is 45 feet, the project is only one story and the only addition is subterranean. The maximum floor area ratio (FAR) allowed is 1.0, the project is one-tenth that size, with a FAR of approximately .10. The required landscape area is just over 10,000 square feet, the project provides 50,000 square feet of landscape. The project meets all the necessary CHP findings in that the propose architectural and landscape design are sensitive to the sites historic character, the gardens walkways and parking lot have a pedestrian orientation and all the improvements adhere to the Spanish Colonial Design standards.

The project does include some deviation (off-site parking and setback encroachments) from standard parking requirements. These deviations however, are permissible with the approval of a Conditional Use Permit. These issues are discussed in detail under the CUP section of this report.

California Coastal Act

City staff has been working very closely with the Coastal Commission Staff on this project. The Cultural center is a visitor serving use consistent with both the City's Coastal Element and the California Coastal Act. There are no view corridor impacts with this project. The sites features include: a natural bio-filtration system to reduce any water quality impacts, a gravel parking area which is superior to filter pollutants than asphalt or other hard surfaces, native demonstration gardens that will promote the use of native plants, re-vegetation of the coastal bluff with all native landscape and view preservation and enhancement by the removal of some of the existing site structures, and the proposed addition being placed and designed to have no visual impact on any existing view corridor.

The project includes a condition of approval that requires any of the new hardscape located along the bluff to be removable in the event of a bluff failure.

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This requirement is to insure that in the future a large retaining wall is not built along the coastal bluff to save this new patio and other hardscape improvements.

The Pier Bowl Specific Plan includes a provision to provide a pedestrian access down the Coastal Bluff to Parque Del Mar with the development of the Cultural center. The WKC report recommends that this pedestrian connection should not be a priority. Instead, the priority should be on improving the sidewalks and streetscape that connect to the Downtown and Pier. Coastal Commission staff was consulted regarding the issue of providing a trail down the bluff, and they indicated they are concerned with the inherent instability of the coastal bluff and the potential visual impacts such a trail might create. The project geotechnical report indicates that although the stability of the Casa Romantica is good, that the bluff top and slope are unstable. Based on the WKC report, discussions with Coastal Commission staff and the information in the geotechnical report for the property, staff is recommending that development of a pedestrian walkway down the bluff be considered as one of the last phases of the project development.

CONDITIONAL USE PERMIT

Use

The Casa Romantica Cultural Center (CRCC) Non-Profit Corporation has been formed to operate and maintain the programs and activities to be held at the Casa Romantica. The Pier Bowl Specific Plan allows a cultural center use subject to the approval of a Conditional Use Permit. The proposed project will provide multicultural programs that will provide continual public accessibility to the site. The Casa Romantica Cultural Center is proposing the following types of activities occur on site:

1. Permanent exhibitions about the local and regional history, Ole Hanson, and the Casa Romantica.
2. Rotating exhibitions produced by CRCC and exhibitions on loan from local cultural and educational groups and other institutions.
3. Satellite local history sub-collection of the San Clemente Branch County Library at the cultural center.
4. Docent led and self guided tours for individuals and tour groups.
5. Educational enrichment and curriculum based learning for Capistrano Unified School District, Saddleback Community College, and other private and public educational institutions.

6. Small-scale performing and visual arts events.

7. Gardening activities, lectures and demonstrations.
8. Passive use and enjoyment of the sites, gardens and ocean views.
9. A small gift shop.
10. Collaborative programs and events with local arts, humanities and higher education institutions, as well as service organizations.
11. A small-scale catering kitchen with food service that is limited to non-alcoholic beverages, desserts and light snacks.
12. Room rentals for small weddings, corporate meetings and social events. Such events will allow catered meals and alcoholic beverages, with meal preparation occurring off-site. The servery would be used as a staging area and a place to warm up of foods, rolls and sauces.

The WKC report suggests that in the infancy of the CRCC rental uses are necessary for the financial viability of the Casa Romantica Cultural Center, but as the cultural center becomes established, it will need to rely less on room rentals and the frequency of these types of activities will diminish. The City's lease agreement with CCRC requires an annual report to the City Council that reviews the annual budget and programs offered for the site. This will insure that public access remains the primary focus of the cultural center over private rental uses.

Parks and Recreation Commission and Public Comments

A. Fees

The Beaches, Parks and Recreation Commission commented that they would prefer to see access to the Casa Romantica be open to the public free of charge. The WKC report developed an operating budget for the non-profit assuming that a nominal fee (\$3 dollars) to enter the site. It is currently too early to tell whether or not an entry fee will be necessary. However, other similar facilities such as, Sherman Library & Gardens, charge a small entry fee. Often cultural centers, museums and similar facilities will designate one day a week where visitors can get in free of charge. This is a likely scenario for the Casa Romantica. Staff would not be in favor of limiting the funding resources of the CRCC by requiring free public entry at this time.

B. Noise

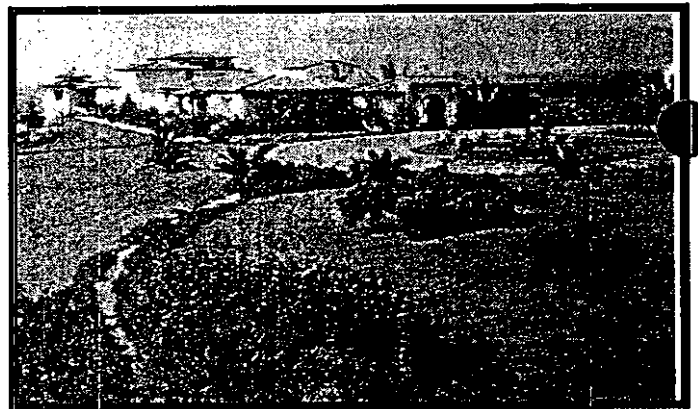
Staff has received a letter from a neighboring property owner expressing their concern with noise impacts that might occur during special events at the Casa Romantica (please refer to Attachment F, letter from Lloyd and Minna Maryanov).

The concern is primarily related to the proposed amphitheater along the west property line. The amphitheater is intended to be used for small non-amplified lectures, demonstrations and performances. This type of small garden theater can be analogous to the small theaters found at many state campgrounds. These facilities are used by rangers for discussions about the wildlife, singing, and story telling. Isabelle Greene designed a very similar theater as the one proposed for Lotus Land in Santa Barbara (please refer to the Lotus Land article, Attachment G).

Carl Yanchar, the City's consulting acoustical engineer, has analyzed the potential noise impacts on the neighbors and has determined that the noise generated from the amphitheater stage will not exceed noise standards established in the City of San Clemente General Plan and City Noise Ordinance. The project's condition of approval prohibits amplified sound at the amphitheater or outside terrace areas. The project conditions also limit the time and duration of unamplified events.

Front yard setback

The Casa Romantica was once situated in the center of the property. However, due to a subdivision of the property in the 1940's it is now situated to one side (next to the east property line). In order to recreate the central orientation of the home and to open up the view of the Casa's keyhole entry from the street, the entrance to the parking lot has been located directly in front of the keyhole. Most of the parking spaces have been located to the west side of the front yard area, to maintain the openness of the front of the Casa Romantica. The parking lot itself is a somewhat unconventional design (not a typical asphalt rectangle). The drive isle and parking spaces are designed around existing palm trees. The drive isle is gravel, and the parking spaces are made up of a variety of materials including gravel, turf block, and broken block and ground cover paving. The result is a very organic parking lot layout and a design that will have the look and feel of a garden. Attached are some photographs of La Casita Community Center parking lot designed by Isabelle Greene (Attachment H). This provides a good example of the innovative materials proposed for the parking spaces, space delineation and even the wheel stops. La Casitas landscape has been in place for over ten years and is maintained by both professional staff and a host of volunteers. This is consistent with the approach that will be used at the Casa Romantica.



Original center lot building orientation of the Casa

The parking lot design emphasizes this important historic context of centering the Casa Romantica keyhole entry, but in order to accomplish this it is necessary to have five of the parking spaces encroach into the 5-foot side yard and 10-foot front yard building

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setbacks. The City Zoning Ordinance requires that all parking spaces conform to building setback requirements. Under the parking provisions section of the Zoning Ordinance it also stipulates that there be a minimum of a 10-foot landscape buffer between the street and the parking lot area. The Zoning Ordinance does, however provide relief from these and other zoning provisions for buildings that are non-conforming historic structures with the approval of a Conditional Use Permit. The purpose of this provision is to allow some design flexibility to meet the unique needs associated with the preservation of a historic site. The parking lot design as proposed has been painstakingly laid out to respect the historic character of the site and to preserve the mature palm trees in place when achievable. It is certainly possible to provide a parking lot design that does not have any parking spaces encroach into the setback. However, such a design would conflict with the preservation of the building and result in the removal of considerably more trees. The WKC report also recognized the need for physical work for the building and site to balance continuity and change with retaining the historic fabric of the site. City Staff is recommending that the Planning Commission endorse the encroachment of the five parking spaces into the set backs in the interest of enhancing the sites historical integrity.

Parks and Recreation Commission and Public Comments

There were no P&R Commission or public comments regarding the parking space encroachment into the setbacks.

Parking

The proposed parking lot design includes a total of 33 standard spaces. There are also three tandem spaces which are not counted in this total due to code requirements. The Pier Bowl Specific Plan does not include a specific parking standard of cultural centers, the closest use is "conference facilities" which parking standard requires 1 space for every 5 fixed seats or 1 space for every 35 feet of seating area. This standard does not work well for the cultural center because all the Casa rooms are multi-purpose, at times they maybe used for assembly, library, displays, etc. The City Zoning Ordinance however provides a parking standard of one parking space for every four people, for assembly uses. It was the decision of the City Traffic Engineer and Planning Staff that this standard is the most appropriate standard to apply to the proposed Cultural center Center. There is precedent for this interpretation, as the City applied the same standard for the previous wedding and events use at the Casa Romantica (CUP 86-24). Based on this parking standard, the on site parking lot can accommodate a maximum of 132 people. This includes both visitors and employees. This is adequate capacity to accommodate 90% of the day to day operations of the cultural center. There will be occasions, however, where events will exceed the on-site parking capacity. During events where over 132 people are expected (the maximum occupancy based on fire code requirements for the Casa Romantica is 299), special parking arrangements must be made. It is anticipated that there will be anywhere to 15-20 mid range size special events

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of approximately 150 people and two to three large-scale events, such as the Casa Romantica's annual fundraiser, of up to 299 people.

The previous wedding and event center use often impacted neighboring streets due to inadequate on site parking. The Pier Bowl Specific Plan anticipated the need to provide off site parking for the Casa Romantica given the site constraints and the desire to retain the historic character of the site. For these reasons, a provision is provided that allows for the use of off site public parking lots to accommodate larger scale events. The City has contracted with Katz, Okitsu & Associates (KOA), a traffic and transportation-planning firm, to conduct a parking study to determine the feasibility of utilizing off-site parking for the Casa Romantica for special events that exceeds 132 people. A 1995 parking survey of Pier Bowl and more recent surveys conducted in May and June of this year indicate that the Linda Lane parking lot is underutilized, particularly in the fall, winter and spring.

Beaches, Parks and Recreation and Public Comments

The BP&R Commission expressed their concern over the use of off-site parking, including neighborhood impacts and impacts at Linda Lane. One citizen at the BP&R meeting also expressed her concern regarding an existing problem and suggested accommodations be made for the neighbors by issuing parking permits for residents and making Avenida Granada a one way street.

Recommended Parking Mitigation Measures.

The parking study determined that adequate surplus parking exists at Linda Lane as an off-site parking source, and that with mitigation measures, off-site parking can be used for special events without significantly impacting either Linda Lane or on street parking. Per the traffic consultant's recommendations, the project has been conditioned to obtain a Special Events Permit to allow off site parking at Linda Lane prior to holding any event of more than 132 attendees. Specific provisions of the permit include:

1. A valet service shall be provided to transport vehicles of guest from the Casa Romantica to a designated off-site parking facility. The off site facility will normally be the Linda Lane parking lot. The San Clemente High School or other public lots outside the Coastal Zone may also be considered.
2. There shall be no direct cost for valet service to event attendees. The cost of the valet service shall be embedded into the cost of the event, or it shall be included as a service by the Casa to be provided during events. This provision makes it more attractive for visitors to use the valet parking over parking on the street.
3. Parking for the valet service at Linda Lane shall be located in those stalls

- located furthest away from the beach access, the park, and children's play area. This will limit conflicts with visitors using Linda Lane to access the beach and park area.
4. The shuttle service will be provided for attendees who do not wish to use valet service, and to transport valets when parked vehicles are not available.
 5. For occasions when more than 132 visitors are expected, and it can be clearly shown that the overwhelming majority of visitors will be transported in buses or other means that do not create parking demands, the City may determine that there is no need for valet and shuttle service. However, this will only be permitted when there is overwhelming evidence that alternative transportation is being provided, such as from a nearby hotel where use of hotel buses is mandatory. The applicant for use of the facility will be required to provide evidence to be reviewed by the Director of Beaches, Parks and Recreation or his or her designee.
 6. A Special Event Permit shall not be granted for off-site parking at Linda Lane during other special events which may require the parking at the Linda Lane Lot. These events may include, but are not limited to, Professional Surfing Tour of America, Fourth of July, Ocean Festival, Summer Surfing Festival, and Chamber of Commerce "Sea Fest".
 7. The location and direction to the appropriate parking facilities shall be posted at the Casa Romantica, along with signs requesting those visitors not park on nearby roadways to minimize impacts on the neighborhood.

The Traffic consultant and City Traffic Engineer concur that the suggested mitigation measures incorporated as conditions of approval of this project, the Casa Romantica will be able to provide adequate parking both on-site and at Linda Lane, without impacting Linda Lane or the neighborhood on-street parking.

Planning staff consulted with the City Traffic Engineer regarding issues raised about resident parking permits and making Avenida Granada a one way street. It is the Traffic Engineer's opinion that this is a parking and traffic circulation issue that is separate from the proposed cultural center use and as such, should be studied and considered independently if so directed by the Planning Commission.

CUP Conformance with Land Use Requirements

The proposed cultural center and all its ancillary uses are constant with the General Plan, Coastal Element, Pier Bowl Specific Plan and Zoning Ordinance and the purpose and intent in which the use is being proposed. The use is replacing the previous wedding and event center and is not any more intensive in size, scale or numbers of visitors than the

previous use. In addition, with the mitigation measures and the project's conditions of approval it will not result in any significant environmental impacts.

CONCLUSION

The Casa Romantica is one of San Clemente's most cherished historic resources. Over the past twenty years a variety of uses and plans for the Casa Romantica have been proposed and at times hotly debated. In January of 1999, when an anonymous donor offered one million dollars to restore the Casa Romantica as a cultural center the direction for the Casa Romantica became clear. City Council has directed staff to implement the plan for the development of the Casa Romantica, using the recommendations in the Cultural and Educational Center Feasibility Study prepared by WKC. This was the first step in a linear process which has lead to the processing of the Conditional Use Permit and Cultural Heritage Permit for proposed site improvements and use of the Casa Romantica as a cultural center.

The design team has developed a plan that does a very good job of balancing the three key goals of the City: restore the Casa Romantica and gardens, open the Casa Romantica up for public use and enjoyment and insure that it is not a financial burden to the City. The project is less dense than any other previous proposal for the site, more protective of the site as a historic resource and offers more opportunities for the public's use and enjoyment than any of the previous proposed plans and uses. The project meets the City's goals and standards specified in the General Plan, Zoning Ordinance and Pier Bowl Specific Plan, CUP/CHP required findings and will provide cultural and educational programs that will enrich our community.

ALTERNATIVES/IMPLICATIONS OF ALTERNATIVES

1. The Planning Commission can concur with staff and approve CUP 00-214/CHP 00-215.

This action will result in the rehabilitation of the Casa Romantica and it's use as a cultural center

2. The Planning Commission, at its discretion, can add, modify or delete provisions of the request.

This action would result in any revisions being incorporated accordingly.

3. The Planning Commission can deny CUP 00-214/CHP 00-215 based on the necessary findings.

This action would result in the City not being able to develop the project as a proposed cultural center, the loss of the million dollar donation from the

anonymous donor and may result in the City looking for alternative uses for the site or selling the property to a private developer

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission recommend that the City Council and Redevelopment Agency Board of Directors adopt a Mitigated Negative Declaration, and approve CUP 00-214/CHP 00-215 that will allow the development of a cultural center at the Casa Romantica, servicing of alcoholic beverages for catered events, encroachment of parking spaces into the setbacks, off-site parking at Linda Lane Park and rehabilitation to the Casa Romantica, subject to the attached Resolution and Conditions of Approval.

Fiscal Impact: The City Council has previously committed to providing \$319,578 of bridge funds to assist with the site operations for the first three years. There are no new fiscal impacts as a result of this action.

Attachments:

- A. Resolution
- B. Mitigated Negative Declaration
- C. WKC Executive Summary & Performa
- D. Draft BP&R minutes
- E. Letter from the Project Architect, Anthony Stark & Isabelle Greene.
- F. Letter from Lloyd and Minna Maryanov
- G. Article Lotus Land Amphitheater
- H. La Casitas Landscape
- I. Location Map

Note: The following technical reports are on file with the Community Development Department, located at 910 Calle Negocio, Suite 100, contact Jim Pechous, Associate Planner: WKC Report, Geotechnical Report, Arborist Report, Historic Resources Report, Acoustical Engineering Report, and Parking Study

CASA ROMANTICA AMPHITHEATRE SEATING

Project Summary

THE PROPOSED WORK CONSISTS OF ADDING FIXED SEATING TO EXISTING AMPHITHEATRE.

General Notes

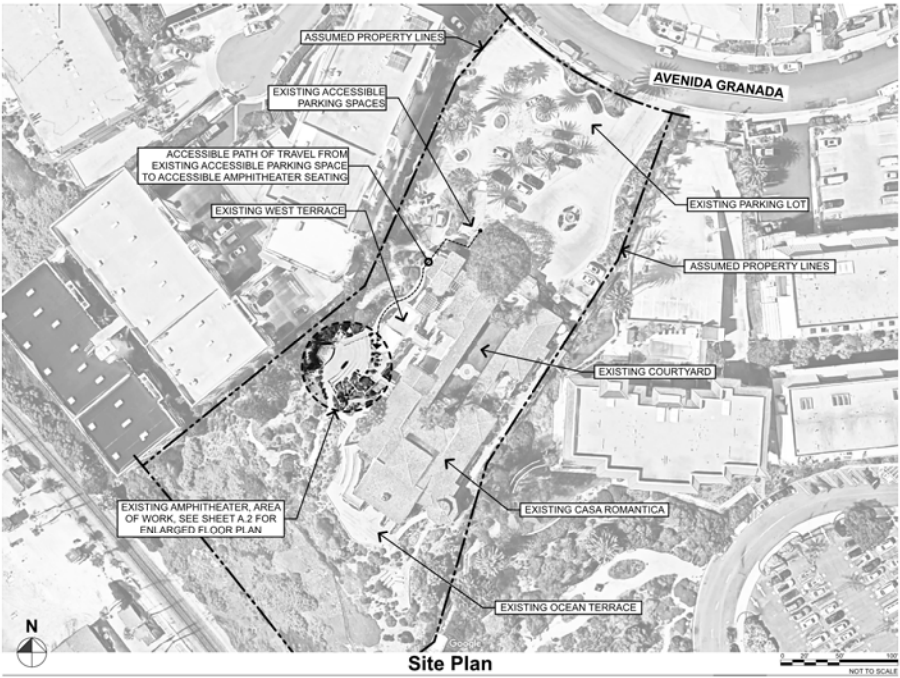
- 1. THIS PROJECT IS TO COMPLY WITH ALL BUILDING CODE REQUIREMENTS, INCLUDING 2016 CALIFORNIA BUILDING CODE (CBC) AND CITY OF SAN CLEMENTE CODES AND ORDINANCES.

Project Data

PROJECT ADDRESS: 415 AVENIDA GRANADA, SAN CLEMENTE, CA 92672
APN: 692-012-38
YEAR BUILT: 1927
LOT: 2.09 ACRES

Occupant Load Analysis

- EXISTING 1. AREA OF EXISTING SEATING AISLES (NO FIXED SEATS) = 812 SF (NET AREA) PER TABLE 1004.1.2; OCCUPANT LOAD FACTOR (O.L.F.) FOR ASSEMBLY WITHOUT FIXED SEATS, CONCENTRATED (CHAIR ONLY-NOT FIXED) = 7 NET 812 SF (NET AREA) / 7 NET O.L.F. = 116 OCCUPANTS
- 2. CITY OF SAN CLEMENTE & CCC PERMITS = 85 SEATS
- PROPOSED 85 TOTAL FIXED SEATS (INCLUDING 6 REMOVABLE SEATS FOR 4 WHEELCHAIR SPACES)



**CASA ROMANTICA
AMPHITHEATRE SEATING**
PROJECT:
Casa Romantica Cultural Center and Gardens
415 Avenida Granada, San Clemente, CA 92672
P:949.498.2139

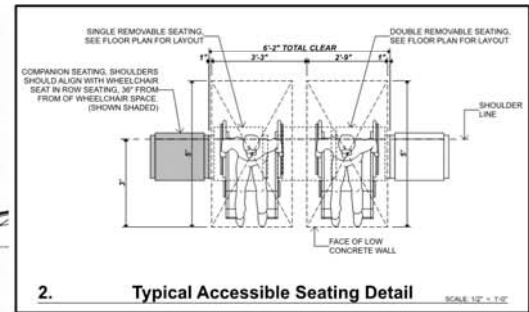
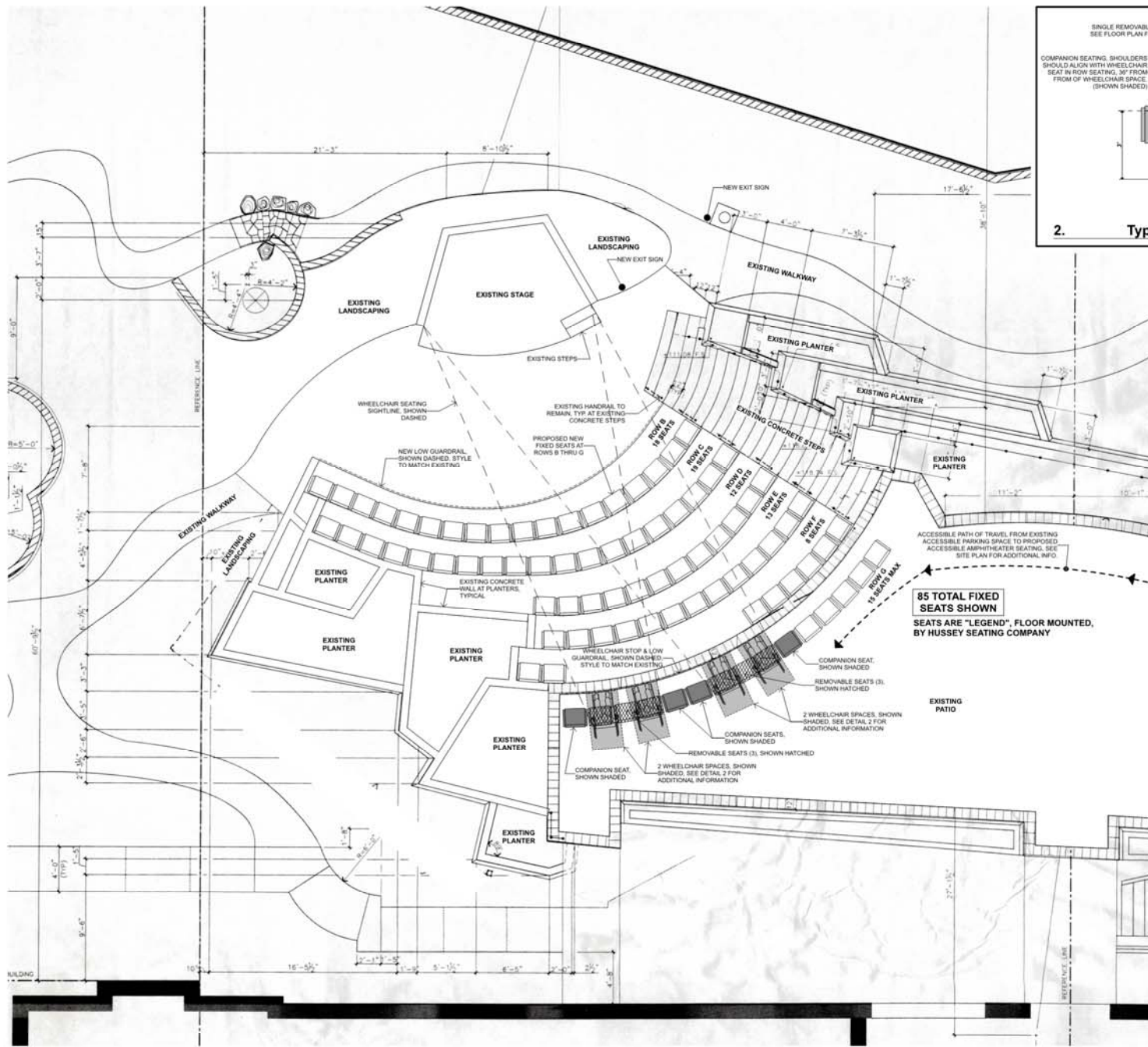
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PLANNING: 10 SEPTEMBER 2018
REVISIONS: 12 FEBRUARY 2019

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COVER SHEET, Site Plan, Vicinity Map
A.1

A.1 Cover Sheet, Site Plan, Vicinity Map - Printed on 212719 at 4:37 PM - File Path: \\nautilus\projects\1008\1008\1008\1008\Casa Romantica Amphitheatre\CASA ROMANTICA_2109160212.dwg



2. Typical Accessible Seating Detail SCALE 1/2" = 1'-0"

1. Floor Plan NO SCALE

CASA ROMANTICA
AMPHITHEATRE SEATING

Casa Romantica Cultural Center and Gardens
 415 Avenida Granada, San Clemente, CA 92672
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ALIGNED	10 SEPTEMBER 2018
PLANNING	12 FEBRUARY 2019
CONSTRUCTION	

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Sheet
A.2

Floor Plan, Details

A.2 Floor Plan, Details Printed on 2/12/19 at 4:37 PM File Path: \\msw\proj\p\B\A\K\W\Project\Drawings\1807-Casa Romantica\Architectural\CASA ROMANTICA_2019-02-12.dwg