



Design Review Subcommittee (DRSC)

Meeting Date: March 13, 2019

PLANNER: Jonathan Lightfoot, Assistant Planner

SUBJECT: **Pre-Application Review 18-679; 212 S. Calle Seville, Wolter Duplex**, a request for a 2nd story addition and remodel to a residence at 212 S. Calle Seville in the RH-CZ zone that abuts a historic property. The existing building is legal non-conforming due to substandard street-side and rear setbacks.

BACKGROUND:

The project site is a 4,784 square-foot corner lot at 212 S. Calle Seville improved with a 1,630 square-foot duplex with a 771 square-foot detached garage and utility area. The duplex is a legal-nonconforming structure that does not comply with required street-side and rear-yard setback standards (refer to Table 1). The site abuts a historic residence at 210 S. Calle Seville and is within 300 feet of six other historic residential properties that are located on S. Calle Seville and Avenida Santa Barbara. The surrounding neighborhood consists primarily of two- and three-story single-family and multi-family residences. Refer to Attachment 1 for a vicinity map of the project and historic property locations.

Project Description

The applicant and property owner, John Wolter, proposes to add 814 square feet of living area to unit B of the duplex by enlarging the lower level kitchen, constructing a second story with two bedrooms and two baths, and remodeling the exterior of the structure. The floor area of unit A will remain unchanged. The proposal also increases the size of the basement and provides access from the in-the-bank garage directly into the residence. The proposed basement expansion area is labeled as utility space, not intended for habitation.

The proposed building design is a high quality interpretation of Spanish Colonial Revival (SCR), incorporating smooth white stucco and two-piece clay barrel tiles. The front elevation gradually increases height from the entry portico to a lofted ceiling and finally to the full second story addition.

Historic Resources

The abutting historic home at 210 S. Calle Seville is a single-story residence constructed in 1927. The architect is unknown. According to the Department of Parks and Recreation building record from the City's 2006 Historic Survey, the structure has a rectangular plan and wood-frame construction designed in the SCR style. The historic structure has a low-

pitch side-gable roof in the front and a flat roof in the rear, with non-original clay tiles. The exterior walls are clad with smooth stucco. The fenestration consists of original casement and fixed wood windows throughout the residence. A covered entry porch, with two asymmetrical arched openings in the supporting stucco wall, defines the facade. The next nearest historic properties on Calle Seville are two stories in height and are similarly designed in the SCR style. Figure 1 below illustrates a comparison of the existing duplex next to the historic residence at 210 S. Calle Seville and a comparison rendering of the proposed addition and remodel from the same vantage point. Attachment 2 includes additional renderings of the proposed remodel and addition.

Figure 1: Rendering of Proposed Remodel and Addition (Calle Seville)



Why is DRSC Review Required?

The project requires Planning Commission approval of a Cultural Heritage Permit (CHP) because the site is abutting a historic residence. Municipal Code Section 17.16.100(E) requires review for such projects by the Design Review Subcommittee (DRSC) prior to Planning Commission review, to evaluate the project for consistency with the City’s

development standards, Design Guidelines and General Plan policies. DRSC comments will be forwarded to the Planning Commission for its consideration.

ANALYSIS:

The proposal does not increase the floor area by more than 50% and does not alter or remove more than 50% of exterior walls. Therefore, the legal-nonconforming structure would not be required to conform to setback standards pursuant to Zoning Ordinance Section 17.72.050.

The project site is not located within the Architectural Overlay District, and, therefore, Spanish style architecture is not required. The proposed SCR style was voluntarily selected by the applicant. Figures 1 and 2 illustrate the current conditions compared to the proposed SCR remodel and addition. The project complies with the City’s development standards, and the proposed architecture and site design is compatible with the City’s Design Guidelines and General Plan policies (Table 1 and 2).

Figure 2: Rendering of Proposed Remodel and Addition (Ave. Santa Barbara)



Development Standards

The proposed project complies with required development standards as shown in Table 1 below.

Table 1 – Development Standards for RH Zone

Standard	Zoning Ordinance	Proposed	Complies with the Code
<u>Lot Coverage</u> (Maximum)	55%	Unclear*	Yes
<u>Setbacks</u> (Minimum)	0'	Varies	Yes
<u>Front</u>	10'	10'11"	Yes
<u>Rear</u>	5'	0'	Legal Nonconforming
<u>Interior Side</u>	5'	6'1"	Yes
<u>Street Side</u>	5'	5'	Yes
<u>Garage</u>	18'	5'	Legal Nonconforming
<u>Building Height:</u>	45'	24.7'	Yes
<u>Density</u>	3 units	2 units	Yes
<u>Parking</u> (Minimum)	4 spaces	2 spaces	Legal Nonconforming**
<u>Landscape</u>	<u>Varies***</u>	<u>>10%</u>	<u>Yes</u>

* A portion of the in-the bank garage must be counted towards lot coverage per Figure 17.88.030G of the Zoning Code. However, the project is well below the allowed lot coverage, and this update will not cause the project to exceed the 55% lot coverage limitation.

** Section 17.72.060.D of the Zoning Ordinance states: "Expansion of permitted uses with nonconforming parking. A land use may be expanded if the use is permitted but does not have the required number of parking spaces. To expand, off-street parking spaces shall be added that are equal to or are greater than the number of spaces required for the addition."

*** Section 17.68.050.A.1.c of the Zoning Ordinance states: "For multi-family residential development: All setback areas visible from a public street, with the exception of the minimum areas necessary for entry sidewalks and parking (including driveways and required parking spaces), shall have a surface that remains permeable and is to be landscaped and permanently maintained."

Design Guidelines Consistency

Although the site is not within the Architectural Overlay District, general Design Guidelines apply to projects that require a Cultural Heritage Permit due to their proximity to a historic

resource. Table 2 below analyzes the project’s consistency with general Design Guidelines, as well as guidelines for materials and elevations for projects using SCR architecture.

Table 2 – Design Guidelines Analysis

Design Guideline	Project Consistency
<p>1. Design of buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood. (Design Guidelines II.B.3)</p>	<p>Consistent. The proposed addition is suitable in scale for development in the Residential High zone. It is consistent with the homes and the context of the neighborhood, which includes 1-3 story residences. The project shows sensitivity to the abutting single-story historic home at 210 S. Calle Seville by tiering the height progressively from 1 to 1.5 to 2 stories from the Calle Seville vantage point.</p>
<p>2. Provide a transition from existing to new development by careful placement and massing of buildings, well-designed planting patterns, and other appropriate means. (Design Guidelines II.A.2)</p>	<p>Consistent. The project shows sensitivity to the abutting single-story historic home at 210 S. Calle Seville by tiering the height and setting the second story addition back from the Calle Seville frontage. The decks, porticos, and vaulted ceilings provide substantial variation in roof articulation and height. The wrapped staircase provides a tasteful transition from the right of way to the property.</p>
<p>3. Locate off-street parking and service areas to minimize visibility from the street. (Design Guidelines II.A.5)</p>	<p>Consistent. The project proposes to improve the nonconformity of the existing in-the-bank garage by pushing the garage spaces further into the lot providing additional separation from the street. The inset openings help to disguise the garage doors from the street.</p>
<p>4. Respect the arrangement of buildings, open spaces and landscape elements of adjacent sites. When possible, buildings and open spaces should be located for mutual advantage of sunlight, circulation and preservation of public views. (Design Guidelines II.B.2)</p>	<p>Consistent. The project maintains non-conforming setbacks on the street and rear-side property lines. However, it also provides additional setback from the interior property line to maintain a minimum five foot separation from the detached garage of the historic residence that encroaches onto the subject property. The structure provides substantial outdoor open area through front and street-side landscaping and through rear yard patios and decks.</p>

Design Guideline	Project Consistency
5. Incorporate defined outdoor spaces into the buildings and site designs of all new development ... Articulate new building forms and elevations to create interesting roof lines... (Design Guidelines II.C.3b)	Consistent. The structure provides substantial outdoor open area through front and street-side landscaping and through rear yard patios and decks. The side entry uses a covered round portico that adds variation of depth and shape and highlights the entry to the building.
6. White stucco, two-piece clay tile, and wrought iron metal are among the encouraged materials for SCR architecture. (Design Guidelines II.C.3c)	Consistent. The materials used throughout the project are appropriate. Wood windows are not required for non-historic structures; the proposed fiberglass windows are an appropriate substitution.

General Plan Consistency

Table 3 is an analysis of the project’s consistency with applicable General Plan policies.

Table 3 – General Plan Policies

Policy	Project Consistency
1. New Development. We require that all new single-family and multi-family residential development abutting historic resources, and new commercial and multi-family development of three or more units within a 300-foot radius from a historic resource, be compatible with the historic resource in terms of scale, massing, building materials and general architectural treatment. (Historic Preservation: HP-2.06)	<p>Consistent. The abutting historic home is a single story structure, and the project demonstrates sensitivity by tiering the height gradually on the Calle Seville elevation. The proposal does not obstruct views toward the historic property, and it does not distract from the property with an incompatible style.</p> <p>In terms of the materials, the proposal is compatible with the SCR standards such as smooth white stucco, exposed wood rafter tails, wooden corbels, wrought iron railing, and two-piece clay barrel tiles.</p>

RECOMMENDATIONS:

The project is consistent with development standards and applicable Design Guidelines and General Plan policies. Staff commends the applicant for a detailed and thorough submittal. The plans and renderings provide a clear picture of the proposal, and staff is

satisfied with the high quality architecture. The following comments are minor in nature and do not detract from staff's support of the proposal:

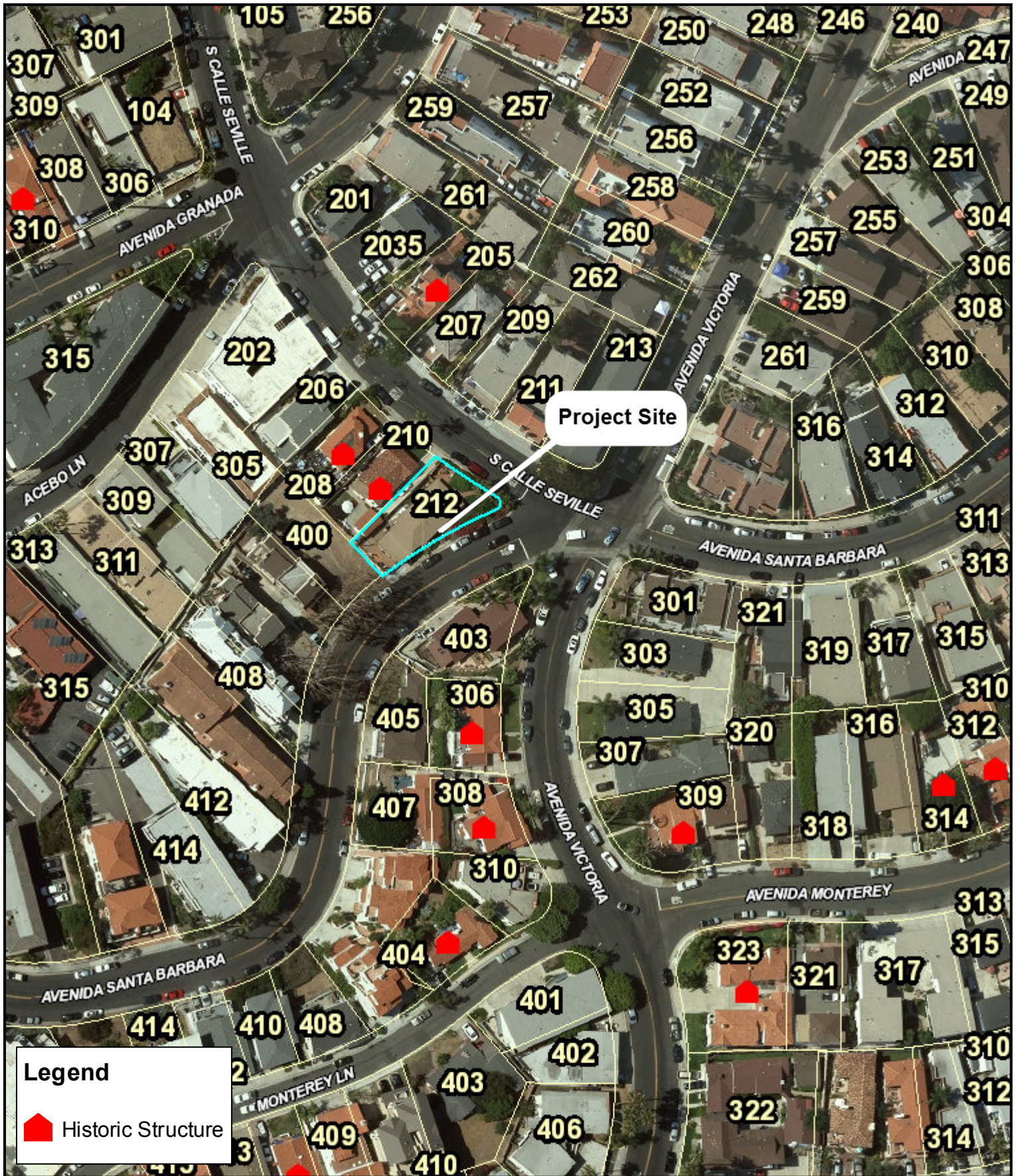
1. Use exposed rafter tails beneath the second level pop-out on the right elevation or design as an oriel window to provide additional contrast on the wall plane.
2. Remove the small arched window from the covered round portico to simplify this elegant side entry area, which serves as the primary entrance to Unit B.
3. Provide sample images of the glass block in stucco detail that is used on both the rear elevation near the roofline and within the entry round portico.
4. Submit preliminary landscape plans for review by the City's Landscape Architect Consultant.
5. Indicate the required sidewalk on plans and any retaining walls or other site walls and guardrails that may be needed to accommodate the new sidewalk.
6. Provide a sample materials board or sheet to indicate the color palette and typical details such as light fixtures. Add light fixtures to elevations as appropriate.

CONCLUSION

Staff seeks DRSC discussion of the above recommendations and welcomes additional input. Also, staff seeks direction on whether the project is ready for consideration by the Planning Commission. Although the application was submitted as a Preliminary Application, staff is supportive of transitioning the pre-application into a Cultural Heritage Permit application due to the submittal of thorough information and plans.

Attachments:

1. Location Map
2. Renderings
3. Contextual photos
4. DPR Form for 210 S. Calle Seville
5. Plans (separate cover)



City of San Clemente

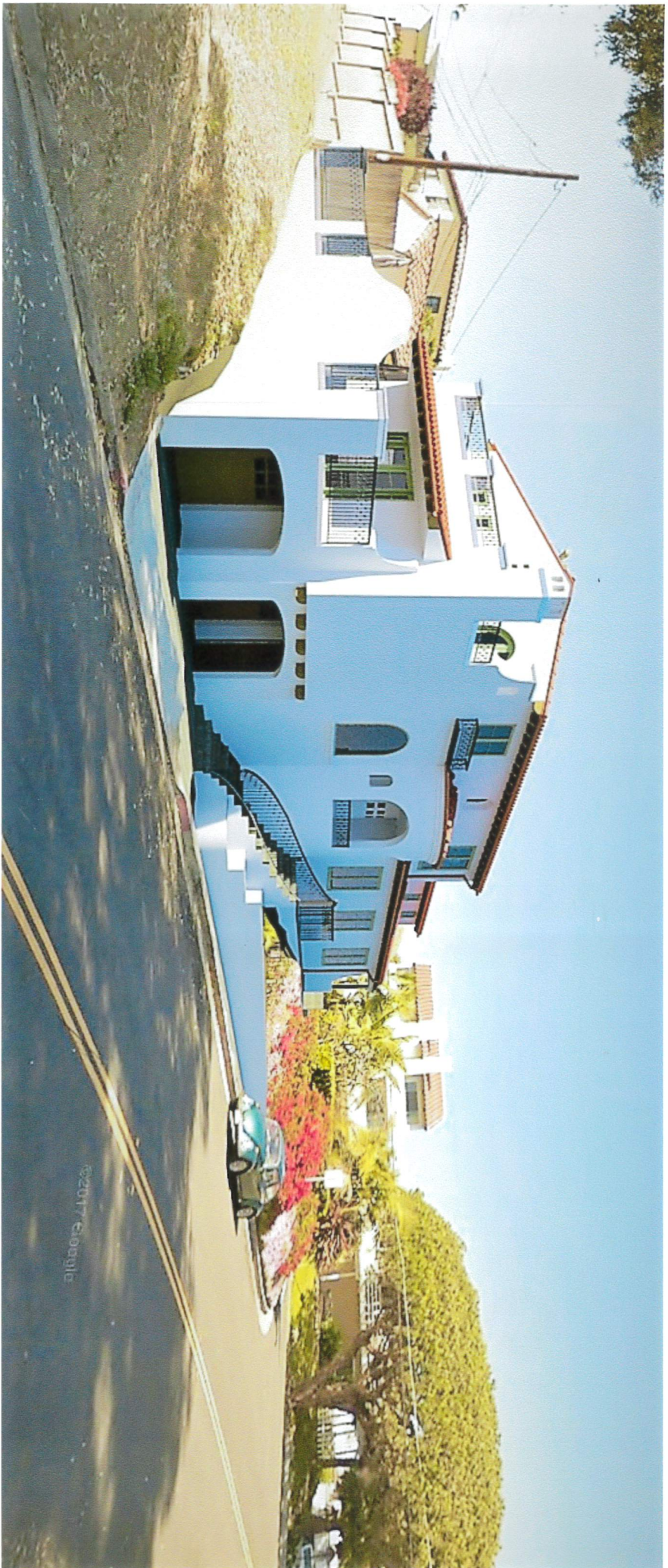
Project: CHP 18-679

Address: 212 S. Calle Seville









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PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

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Resource Name or #: 210 S CALLE SEVILLE

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Orange
and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 210 S Calle Seville City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 692-026-12

P3a. Description:

The property contains a one-story single family residence with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a low-pitch side-gable roof in the front and a flat roof in the rear, all with non-original clay tiles. The exterior walls are clad with smooth stucco. The fenestration consists of original casement and fixed wood windows throughout the residence. A partial width covered entry porch, with two arched openings cutout of the supporting stucco wall, defines the facade. The residence is in good condition. Its integrity is good.

P3b. Resources Attributes:

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



P5b. Description of Photo:

East elevation, west view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

1927 (E) Tax Assessor

P7. Owner and Address:

Meredith, Mary J. 210 S Calle Seville

P8. Recorded by:

Historic Resources Group, 1728 Whitley Avenue, Hollywood, CA 90028

P9. Date Recorded: 9/21/2006

P10. Survey Type:

City of San Clemente Historic Resources Survey Update

P11. Report Citation: None.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other:

BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code 3D

Resource Name or #: 210 S CALLE SEVILLE

B1. Historic Name: (Unknown)

B2. Common Name: (Unknown)

B3. Original Use: Single-family residential

B4. Present Use: Single-family residential

B5. Architectural Style: Spanish Colonial Revival

B6. Construction History:

B7. Moved? No Yes Unknown

Date: Original Location:

B8. Related Features:

B9a. Architect: (Unknown)

b. Builder: (Unknown)

B10. Significance: Theme Ole Hanson/Spanish Village by the Sea Area City of San Clemente

Period of Significance 1925-1936 Property Type Residential Applicable Criteria A

This one-story single family residence was built in 1927. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development. It also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.

B11. Additional Resource Attributes: 02 Single Family Property

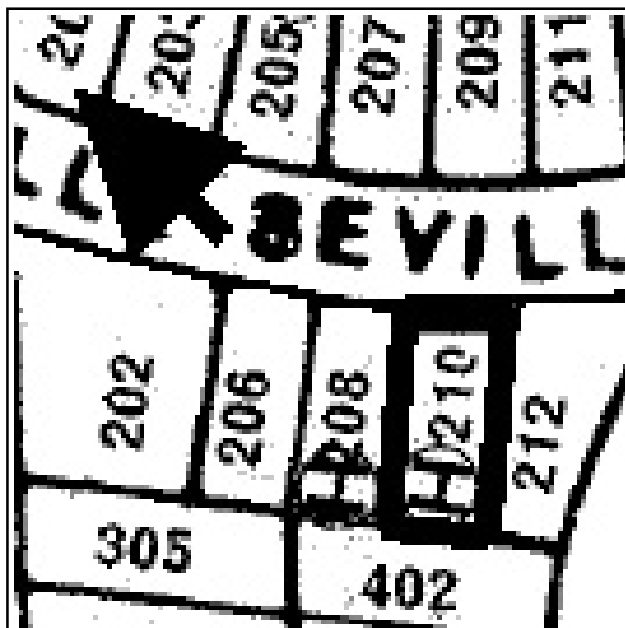
B12. References: Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA

Date of Evaluation: 9/21/2006

(This space reserved for official comments.)



CONTINUATION SHEET

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Resource Name or #: 210 S CALLE SEVILLE

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation Update

Photographs of the Subject Property, Continued:

