



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: October 16, 2019

PLANNER: Jonathan Lightfoot, Assistant Planner

SUBJECT: **Cultural Heritage Permit (CHP) 19-047, Gordnier Addition, 103 W. Paseo De Cristobal,** a request to construct a second-story addition and remodel a single-family residence that abuts a historic property across the street at 104 W. Paseo De Cristobal and is within the RL-CZ zone.

REQUIRED FINDINGS

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

Cultural Heritage Permit (CHP), pursuant to Section 17.16.100 of the Zoning Code, because the project is a new triplex within 300 feet of an historic resource.

- a. The architectural treatment of the project complies with the San Clemente General Plan.
- b. The architectural treatment of the project complies with the Zoning Ordinance including, but not limited to, height, setback, and color.
- c. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines.
- d. The general appearance of the proposal is in keeping with the character of the neighborhood.
- e. The proposal is not detrimental to the orderly and harmonious development of the City.
- f. The proposed project will not have negative visual or physical impacts upon the historic structure.

BACKGROUND

The project site is a developed 4,702 square-foot lot with a 1,640 square foot single-family residence with an attached 448 square foot garage. The site is within the Residential Low zoning district and Coastal Zone overlay (RL-CZ). The residence was constructed in 1977; there are no prior approved entitlements for the property. A vicinity map is provided as Attachment 1. Site photos are provided as Attachment 3.

The site sits between other single-story residences and across the street from a designated historic residence. The property at 101 W. Paseo De Cristobal (the yellow building to the left in Figure 1 below) is a legal, non-conforming duplex.

Figure 1 – Existing Site Conditions***Development Management Team Meeting***

The Development Management Team (DMT) first reviewed the project on February 21, 2019, and subsequently reviewed revised versions of the plans on July 18 and September 12, 2019. The DMT supports the CHP with the proposed Conditions of Approval. The City's Landscape Consultant reviewed and approved preliminary landscape plans for the project.

Noticing

Public notices were distributed and posted per City and State requirements. No comments have been received from the public regarding this project proposal.

PROJECT DESCRIPTION

The existing building is a simple single-story bungalow with a tile clad hipped roof over both the garage and residence. Architect David York, on behalf of property owner Aaron Gordnier, proposes to construct a second floor addition comprised of a new master bedroom, bath, and view loft. New decks are proposed in the front and rear areas. A new rotunda-style entry is proposed on the first floor. A first floor bedroom is being removed to make room for a new stairway to access the new second floor space. The proposed remodel and second floor addition are depicted in Figure 2 on the following page.

The project includes 826 square feet of additional habitable space, which would bring the residence to 2,566 total square feet. Required on-site parking includes an existing two-car garage (448 square feet) to remain. The project footprint is 2,132 square feet, resulting in 45% lot coverage.

Figure 2 – Perspective Rendering of Project



PROJECT ANALYSIS

The proposed project meets the general development standards of the Residential Low zone as detailed in Table 1 below. The second story addition is consistent with an addition approved in 2013 for the historic property at 104 W. Paseo de Cristobal.

Table 1 – Development Standards

<i>Standard</i>	Zoning Ordinance	Proposed	Complies with the Code
<u>Lot Coverage</u> (Maximum)	50%	45%	Yes
<u>Setbacks</u> (Minimum)			
Front	20'	21'-1"	Yes
Sides	4'-6" *	4'-6"	Yes
Rear	10'	18'10"	Yes
Chimney encroachment	30"	31"	Yes
<u>Building Height</u> (Maximum):	25'	24.99'	Yes
<u>Parking</u> (Minimum)	2 spaces	2 spaces	Yes
<u>Landscape</u>	50%**	50%	Yes
Trees	1 per 25' of frontage	2 proposed	Yes

* Side setbacks in the RL zone are 6' or 10% of average lot width.

** Section 17.68.050 of the Zoning Ordinance requires 50% landscape coverage and one tree per 25 feet of frontage within the front yard setback area of single family homes.

Landscaping

The existing project site is not compliant with landscape standards because only 43% of the front setback area is permeable with landscaping and because there are no trees. The landscape plan proposes to bring the property into compliance with these standards with additional landscape area and two new drought tolerant sweet acacia trees. The applicant is willing to restore the tile paver sidewalk and reinstall parkway landscaping that was removed more than ten years ago.

The City's Landscape Consultant reviewed and approved preliminary landscape plans for the project. He provided one recommendation: "Since the Queen Palms occur as a dominant tree along that street and general area, I recommend two 24" box Queen Palms be installed in the Parkway along with what the plan shows as a groundcover (Dymondia)." Public Works is concerned with the responsibility of maintaining a new street tree and requested additional time to review the proposed planting in the right of way. Staff included condition of approval 5.6 requiring that the applicant install landscaping in the right of way as approved by the City Engineer. Submittal of detailed landscape and irrigation plans are required as a standard condition of approval.

Cultural Heritage Permit

As detailed in Zoning Ordinance Section 17.16.100, the purpose of the architectural review with a cultural heritage emphasis is to provide for the review of projects affecting the City's cultural and/or historical resources. The project abuts a historic residence, and, consequently, staff evaluated the project for potential negative visual or physical impacts upon the historic structures. The following subsections summarize staff's analysis of the requested Cultural Heritage Permit.

Historic Resources

The historic property at 104 W. Paseo De Cristobal is directly across the street and was constructed in 1929. The property is described as a "modest example of Spanish Colonial Revival" and has a simple gabled roof with a projecting chimney on the right (east) elevation. The historic home was designed by Virgil Westbrook, and the Department of Parks and Recreation (DPR) record is provided as Attachment 2. Figure 3 shows the completed addition at the rear of historic property.

Figure 3 – Addition to Historic Property



Design Analysis

The site is not located in the Architectural Overlay District or within any focus areas, so the style of architecture is not prescribed by the General Plan or Design Guidelines. The project is reviewed to “preserve and protect those places, sites, buildings, structures, neighborhoods, objects, and improvements, manmade or natural, having a special historical, cultural, or architectural interest,” per Section 17.16.100.A.1.b of the Zoning Ordinance. The proposed architecture is not Spanish Colonial Revival. The project proposes to maintain the existing exterior materials, including Madera blend clay double barrel (S) tiles and smooth stucco in a light tan color. The windows would be replaced with new vinyl windows. Aluminum gutters would be added at the fascia. The project also includes extensive deck and patio spaces that add variety and depth to the elevations.

Design Review Subcommittee

The Design Review Subcommittee (DRSC) reviewed the proposed CHP on August 14, 2019 and commented that the project design will not adversely impact nearby historic properties. DRSC supported the overall project design with some modifications as indicated in Table 2 below. The DRSC minutes are provided as Attachment 4.

Table 2 – DRSC Recommendations

Comment/Recommendation:	Applicant Response:
<p>1. The front and side elevations of the veranda appear disjointed. Recommended removing the arched feature and replacing with a squared off or corbel feature. It was also suggested that the veranda roof could be pulled back to simplify the front elevation and provide more separation from the turret and other roofing elements of the front elevation.</p>	<p><i>Partially Addressed.</i> The arched opening was removed in favor of a squared off gable above the 2nd story veranda. The portion of the veranda above the turret was pulled back to accommodate comment #5 below.</p>
<p>2. Enlarge the chimney which appears short and out of place with the new 2nd story addition. Accentuate the chimney with a different color/shape/material. Provide a detail of the intended copper chimney cap.</p>	<p><i>Not Addressed.</i> Staff recommends a condition of approval to remove the chimney as it would no longer be needed to accommodate a direct vent gas fireplace.</p>

Comment/Recommendation:	Applicant Response:
3. Expressed a preference to bring the site into compliance with 50% front setback area landscape requirement and soften views from the historic home located across the street with additional landscaping in the parkway.	<i>Addressed.</i> The proposed plan adds additional landscaping along the edge of the existing driveway to expand the total landscape area to 50% and adds two sweet acacia trees. The City’s landscape consultant has recommended adding two queen palms into the parkway.
4. Indicated the architecture appears cluttered, especially at the nexus of the varying roof types. Recommended simplifying the overall building design to reduce the amount of articulation.	<i>Partially Addressed.</i> The removal of the arched opening and alteration of the turret connection to the existing roofing has helped to create a cleaner appearance.
5. Commented that the roof of the entry turret feature could be improved by originating from a right angle of the existing roofing instead of popping out from a 45-degree angle from the adjoining roofing.	<i>Addressed.</i> The turret feature now extends from a 90-degree break in the roof plane.
6. Discussed the concrete patch that does not match the historic sidewalk tile, and recommended converting the concrete parkway into landscaping.	<i>Addressed.</i> The applicant has indicated that the concrete would be replaced with tiles to match the historic tiles that characterize the sidewalk on Paseo de Cristobal.

GENERAL PLAN CONSISTENCY

Table 3 summarizes how the proposed use is consistent with General Plan policies.

Table 3 - General Plan Consistency

Policy	Project Consistency
<i>Historic Preservation – 2.06. New Development.</i> We require that all new single-family and multifamily residential development abutting historic resources ... be compatible with the historic resource in terms of scale, massing, building materials and general architectural treatment.	<i>Consistent.</i> The proposed remodel incorporates materials consistent with the historic residence (clay tile roofing and smooth stucco siding) and adds a second-story addition that is stepped back from the first floor living area.

Policy	Project Consistency
<p>Urban Design – 5.01. Outdoor Spaces. For multi-family residential, mixed use and commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios... verandas and other outdoor spaces enclosed by architectural or landscape elements.</p>	<p><i>Consistent.</i> The new veranda and decks add outdoor living spaces that bring variation and relief to the building’s massing. They also add architectural accents that draw attention to the outdoor living spaces.</p>

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA)

The Planning Division completed an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). Staff recommends the project be found categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities). The project is categorically exempt because it involves an addition to an existing single family residence.

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

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

This is the recommended action. This action would result in the adoption of the attached Resolution PC 19-036, approving the project per required findings and conditions of approval. The Commission can take this action if they determine the request meets all required findings shown in Attachment 1.

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

This action would result in any modifications to the project or conditions of approval. For example, conditions could be modified to require design changes that improve the project’s consistency with required findings. This may include changes to architectural details, finishes, massing, site design, etc.

3. The Planning Commission can deny the proposed project.

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

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

RECOMMENDATION

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

1. Determine the project is Categorical Exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities); and
2. Adopt Resolution PC 19-036, approving Cultural Heritage Permit 19-047, Gordnier Addition, subject to the conditions of approval therein.

Attachments:

1. Resolution No. PC 19-036
Exhibit A - Conditions of Approval
2. Location Map
3. DPR Form for abutting historic property
4. DRSC minutes from 8/14/2019
5. Plans

RESOLUTION NO. PC 19-036

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 19-047, GORDNIER ADDITION, A REQUEST TO CONSTRUCT AN 819 SQUARE FOOT SECOND FLOOR ADDITION ON A SINGLE-FAMILY RESIDENCE AT 103 W. PASEO DE CRISTOBAL

WHEREAS, on February 6, 2019, an application was submitted by David York, Architect, 403 Calle Campanero, San Clemente, CA 92673, for Cultural Heritage Permit (CHP) 19-047, Gordnier Addition, and deemed complete on September 26, 2019; a request to consider an addition to an existing single family residence in the Residential Low Zone within the Coastal Overlay (RL-CZ), the legal description being Lot 37 of Block 7 within Tract 822, Assessor's Parcel Number 692-161-15. The property abuts a historic residence at 104 W. Paseo De Cristobal; 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 that the Planning Commission determine the project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities) because it involves an addition to an existing single family residence; and

WHEREAS, on February 21, 2019, and subsequently on July 18 and September 12, 2019, the City's Development Management Team (DMT) reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

WHEREAS, on August 14, 2019, the City's Design Review Subcommittee (DRSC) considered the project and supported it with some identified design modifications; and

WHEREAS, in accordance with City and State requirements, notice of the public hearing was published in the *San Clemente Times* newspaper on October 3 2019, posted at the project site, and mailed to all property owners within 300 feet of the subject parcel; and

WHEREAS, on October 16, 2019, the Planning Commission 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 Planning Commission of the City of San Clemente does hereby resolve as follows:

Section 1. Incorporation of Recitals.

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

Section 2. CEQA Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the project is exempt from CEQA pursuant CEQA (California Public Resources Code [PRC] §21000 et seq. Section 21083.3) and the State CEQA Guidelines (Title 14, California Code of Regulations [CCR] §§ 15000 et seq.) Section 15301 (Existing Facilities) because the project involves an addition to an existing single family residence.

The Class 1 exemption specifically exempts from further CEQA review the operation, repair, maintenance, and minor repair of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This exemption covers, but is not limited to, interior or exterior alterations, additions to existing structures. Although the proposed addition is greater than 50% of the existing floor area, it is less than 10,000 square feet in new floor area. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The project maintains the existing single family residential use of the site. Thus, the project qualifies for the Class 1 exemption.

Section 3. Cultural Heritage Permit Findings

With respect to Cultural Heritage Permit (CHP) 19-047, the Planning Commission finds as follows:

- A. The architectural treatment of the project complies with the San Clemente General Plan in that:
 1. The project will not have a negative visual or physical impact to the historic resources as described in findings shown in Subparagraph F below, consistent with Historic Preservation Element Policy HP-2.06. 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."* The project is consistent with General Plan Policy HP-2.06 in that the proposed scale, massing, building materials, and overall architecture of the project will not adversely impact the adjacent historic structures;
 2. Urban Design Element Policy UD-5.10, Scale and Massing states: *"We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or*

area plan." The proposed project is consistent with development standards, and the surrounding development in the neighborhood consists of one and two story single-family and multi-family homes.

- B. The architectural treatment of the project complies with any applicable specific plan and the Zoning Code in areas including, but not limited to, height, setback, color in that:
1. The project would not exceed the 25-foot height limit or 50% lot coverage allowed within the zone.
 2. The project would increase the amount of landscaping within the front yard setback and provide two new trees to bring the lot into compliance with City landscaping standards.
- C. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines in that:
1. The scale, mass, form, setbacks, and materials are compatible with adjacent structures and in character with the pattern of development in the neighborhood. There are one-and-two story single-family and multi-family residential buildings in the neighborhood, within the same block and side of the street;
 2. The mass, density, and scale are consistent with the intent of the Residential Low Density zoning district. The maximum lot coverage and height are below the limits of the zoning district;
 3. The project adds a new turret style accented primary entry and provides new outdoor living spaces including a veranda on the front elevation, which is consistent with Urban Design Element Policy UD-5.01 which encourages verandas and other outdoor spaces.
- D. The general appearance of the proposal is in keeping with the character of the neighborhood in that:
1. The scale, mass, form, setbacks, and materials are compatible with adjacent structures and in character with the pattern of development in the neighborhood. There are one-and-two story residential buildings in the neighborhood, within the same block and side of the street;
 2. The mass, density, and scale are consistent with the intent of the Residential-Low Density zoning district. The maximum lot coverage and height are below the limits of the zoning district; and
- E. The proposal is not detrimental to the orderly and harmonious development of the City in that:

1. The project is proposed on a developed site in an urban area and will be required to meet the California Building Code and Orange County Fire Authority regulations;
 2. The project maintains the use of the property as a single family residence;
 3. The project increases the landscape area within the front yard setback area;
 4. The project will restore landscaping within the parkway to match the character of Paseo de Cristobal.
- F. The proposed project will not have negative visual or physical impacts upon the historic structures in that:
1. The development will reflect the context of the historic structure with a recessed second story addition;
 2. The project provides additional landscaping and trees to soften the appearance from the street;
 3. The proposed project was reviewed by the City's Design Review Subcommittee (DRSC), which serves as the City's Cultural Heritage Subcommittee, which assessed that the project's scale and location are compatible with the neighborhood and would not impact the nearby historic property.

Section 4. Planning Commission Approval.

Based on the foregoing recitals and findings above, and the written and oral comments, facts, and evidence presented, the City of San Clemente Planning Commission approves Cultural Heritage Permit 19-047, Gordnier Addition, subject to the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Planning Commission on October 16, 2019.

Chair

CERTIFICATION:

I HEREBY CERTIFY this Resolution was adopted at a regular meeting of the City of San Clemente Planning Commission on October 16, 2019, carried by the following roll call vote:

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

Secretary of the Planning Commission

CONDITIONS OF APPROVAL
CULTURAL HERITAGE PERMIT 19-047
GORDNIER ADDITION

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 |
| 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 |
| 4.13 | The applicant shall submit, and the City Planner or designee shall have approved, a detailed landscape and irrigation plan incorporating drought tolerant plants. | Planning
* |

- 4.14 The building plans will be subject to plan review for compliance to the various building codes. The chimney has been identified as non-compliant and will be required to be modified to meet current code requirements. Building
**

5.0 PRIOR TO FINAL INSPECTION

Landscaping

- 5.5 The applicant shall submit and obtain approval from the City Planner and City Engineer, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans. Planning
- 5.6 The applicant shall install landscaping in the parkway within the public right of way along the property frontage as approved by the City Engineer. Public
Works
*

Surveys

- 5.8 Prior to approval to pour foundations, the applicant shall submit and obtain approval from the City Planner and Building Official, a survey prepared by a registered civil engineer that is licensed to do surveying or a land surveyor confirming that the building foundations conform to the required setbacks as set forth on the approved plans. Planning
Building
- 5.9 Prior to approval of the framing inspection, the applicant shall submit and obtain approval from the City Planner and Building Official, a survey prepared by a registered civil engineer that is licensed to do surveying or a land surveyor confirming that the height of all structures conforms to the dimensions set forth on the approved plans. Planning
Building
- 5.10 The applicant shall replace concrete within the sidewalk with tiles to match the "Ole Hanson" Replica Tile Sidewalk, as described in Engineering Technical Standard ST-5A. Planning
Public
Works
**

7.0 OPERATIONAL CONDITIONS OF APPROVAL

- 7.15 The Applicant (including any property owners and managers, and their designees) shall use best management practices to ensure residential activities on the premises will be conducted in a manner that will not be disruptive to neighbors. The property owner shall be responsible for ensuring compliance with the San Clemente Municipal Code (SCMC), and all conditions of approval contained herein. The Applicant (including any property owners and Code
Comp
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managers, and their designees) hereby understands that noncompliance with regulations and conditions of approval, shall be immediate grounds for citation pursuant to SCMC Section 8.52.030(Y).

7.16 The Applicant (including any property owners and managers, and their designees) understands and acknowledges that short-term lodging and boarding house uses are not permitted with the approval of this permit. Short-term lodging units (STLUs) and boarding houses require City-approval, and any unpermitted STLU or boarding house operations are prohibited. Applicant, property owner, and any successors in interest of the property shall be responsible for ensuring that all residential uses abide by the City's zoning requirements for the subject zone. [Citation - Section 17.04.060(B) & 17.32.030/17.36.020/17.40.030/17.52.030 of the SCMC]

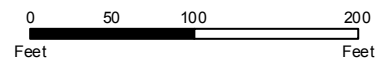
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City of San Clemente

Project: CHP 19-047

Address: 103 W. Paseo de Cristobal



CONTINUATION SHEET

Page 1 of 2

Resource Name or #: 104 W PASEO DE CRISTOBAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

PROPERTY NAME	Unknown
HISTORIC NAME	Unknown
PROPERTY ADDRESS	104 W Paseo De Cristobal
ASSESSOR PARCEL NUMBER	692-153-23
PROPERTY TYPE	Single-family residential
OTHER DESCRIPTION	
DATE OF CONSTRUCTION	1929 (F) Building Permit
<hr/>	
INTEGRITY	Original windows replaced with vinyl post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.
SIGNIFICANCE	This one-story single family residence was built for Ole Hanson, designed by Virgil Westbrook and constructed F.S.S. Hallberg in 1929. It is a modest example of the Spanish Colonial Revival style as represented in San Clemente. It appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development (1925-1936).
STATUS CODE	3D
STATUS	Appears eligible for the National Register as a contributor to a National Register eligible district through survey evaluation. The property also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.
<hr/>	
Project	City of San Clemente Historic Resources Survey Update
Prepared for	City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673
Prepared by	Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028

CONTINUATION SHEET

Page 2 of 2

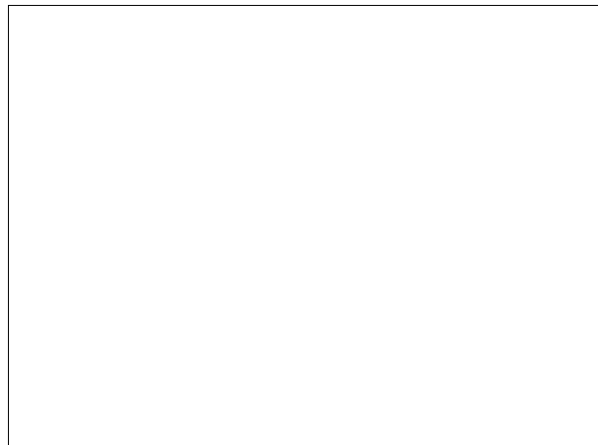
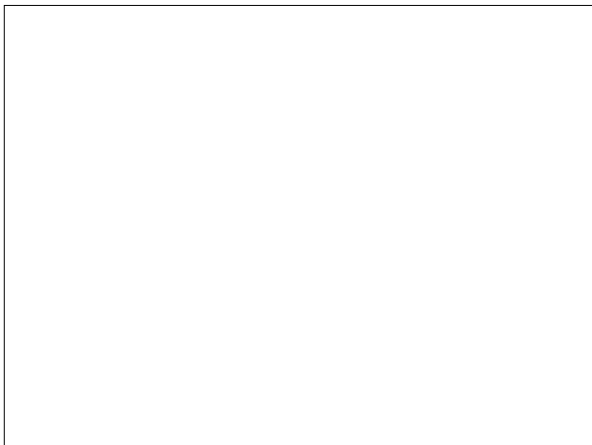
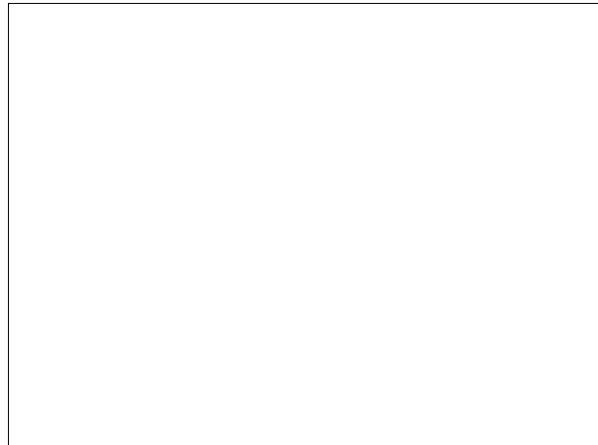
Resource Name or #: 104 W PASEO DE CRISTOBAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

Photographs of the Subject Property:



**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
AUGUST 14, 2019**

Subcommittee Members Present: Bart Crandell, Zhen Wu, Jim Ruehlin

Subcommittee Members Absent: none

Staff Present: Senior Planner Stephanie Roxas, Assistant Planner Jonathan Lightfoot

1. MINUTES

The Subcommittee approved the minutes from the July 24, 2019 meeting with a change on page 3.

The Subcommittee approved the minutes from the June 27, 2019 meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Cultural Heritage Permit 19-047, Gordnier Addition, 103 West Paseo de Cristobal (Lightfoot)

A request to construct a second-story addition to a single-family residence that abuts a historic property across the street at 104 W. Paseo De Cristobal and is within the RL-CZ zone.

Assistant Planner Jonathan Lightfoot summarized the staff report. The architect David York and property owner Aaron Gordnier were also present and available for questions.

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

- Requested clarification on existing and proposed building square footages, the City's nonconforming provisions, and landscaping requirements.
- Concurred with recommendation #1 and noted the front elevation is too busy.
- Concurred with recommendation #3 and commented that the chimney looks short and out of place and should be modified.
- Noted the project represents a major remodel and should be brought into compliance with all development standards.
- Expressed a preference to bring the site into compliance with 50% front setback area landscape requirement and soften views from the historic home located across the street with additional landscaping in the parkway.

- Indicated the architecture appears cluttered, especially at the nexus of the varying roof types.
- The front and side elevations of the veranda appear disjointed. Recommended removing the arched feature and replacing with a squared off or corbel feature. It was also suggested that the veranda roof could be pulled back to simplify the front elevation and provide more separation from the turret and other roofing elements of the front elevation.
- Recommended simplifying the overall building design to reduce the amount of articulation.
- Recommended showing gutters and downspouts on the renderings and converting wood-burning fireplace into gas fireplace.
- Discussed the concrete patch that does not match the historic sidewalk tile, and recommended converting the concrete parkway into landscaping.
- Commented that the roof of the entry turret feature could be improved by originating from a right angle of the existing roofing instead of popping out from a 45-degree angle from the adjoining roofing.

The Subcommittee generally agreed with all staff recommendations, provided additional comments and recommendations, and recommended the applicant work with staff to incorporate project modifications prior to the Zoning Administrator public hearing.

B. HPPA 19-215, Aquarium Café at North Beach, 1814 N. El Camino Real (Lightfoot)

A request to establish a Mills Act contract between the City and the owners of a historic commercial building at 1814 N. El Camino Real.

Assistant Planner Jonathan Lightfoot summarized the staff report and narrated a PowerPoint presentation illustrating the list of prioritized work. A copy of the presentation is on-file with the Planning Division. The property owner, Meg Gill of Fresh Pressed LLC, and her partner Michael Taylor were also present and available for questions.

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

- Requested staff clarify in the City Council report that the seismic retrofit would not occur until 2025, and clarify that the design improvements are already approved and the application only establishes a timeline for when improvements must be completed.
- Discussed the elevation facing Calle Deshecha and expressed a preference for cleaning up the building corner where equipment and utility panels are located.
- Commended the applicant for reinvesting into the property and rehabilitating the historic resource, and commended staff for preparing a thorough report.

The Subcommittee generally concurred with staff's recommended list of prioritized work, provided additional comments, and recommended forwarding the application to the City Council for consideration.

3. NEW BUSINESS

A. Establish the Meeting Time and Location for Regular Meetings of the Design Review Subcommittee (Roxas)

The Planning Commission recommends that the Design Review Subcommittee determine that regular meetings shall be held on the second and fourth Wednesday of each month at 4:00 p.m. at the Community Development Department and adopt a resolution to establish the meeting time and location of all Regular Meetings of the Design Review Subcommittee.

IT WAS MOVED BY SUBCOMMITTEE MEMBER RUEHLIN, SECONDED BY SUBCOMMITTEE MEMBER WU, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. DRSC 19-001, A RESOLUTION OF THE DESIGN REVIEW SUBCOMMITTEE OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ESTABLISHING THE MEETING TIME AND LOCATION FOR ALL REGULAR MEETINGS OF THE DESIGN REVIEW SUBCOMMITTEE.

4. OLD BUSINESS

None

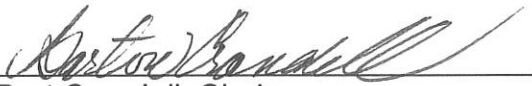
5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, August 28, 2019 at 4:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bart Crandell", written over a horizontal line.

Bart Crandell, Chair

Attest:

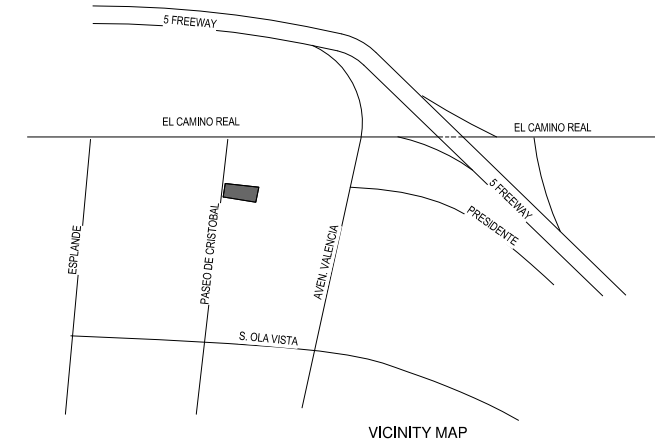
A handwritten signature in blue ink, appearing to read "S. Roxas", written over a horizontal line.

Stephanie Roxas, Senior Planner

ROOF ANALYSIS

R1.1	234.12 TOR - 210.50 NG	23.62'
R1.2	234.12 TOR - 210.00 NG	24.12'
R1.3	234.12 TOR - 207.75 NG	26.37'
R1.4	234.12 TOR - 208.25 NG	25.87'
		100/4
		25.00'
R2.1	234.12 TOR - 211.50 NG	22.62'
R2.2	234.12 TOR - 210.50 NG	23.62'
R2.3	234.12 TOR - 209.50 NG	24.62'
R2.4	234.12 TOR - 211.75 NG	23.87'
		94.73/4
		23.68'

SHEET INDEX	
NO.	DESCRIPTION
A1	COVER SHEET - SITE PLAN
1	FLOOR PLAN
2	SECOND FLOOR
3	ELEVATIONS
4	ELEVATIONS
5	ROOF
S1	TOPOGRAPHY SURVEY



ZONING: RL
 OCCUPANCIES: R-3/U
 TYP. CONSTRUCTION V-B SPRINKLERS
 PROVIDE SPRINKLERS IN EXISTING AND
 NEW BUILDING AREAS:
 SPRINKLER PLANS TO BE SUBMITTED TO
 OCFA FOR REVIEW AND APPROVAL

SCOPE OF WORK:
 SECOND FLOOR ADDITION OF MASTER
 BEDROOM, BATH AND VIEW LOFT AND
 FRONT AND REAR DECKS.
 REMODEL FIRST FLOOR KITCHEN AND
 AND NEW ENTRANCE PORCH. REMOVE
 FIRST FLOOR BEDROOM FOR NEW STAIR
 CASE. REPLACE EXISTING WINDOWS

LOT AREA: 4702 SF.
 FOOTPRINT= 2132 SF
 LOT COVERAGE 45%

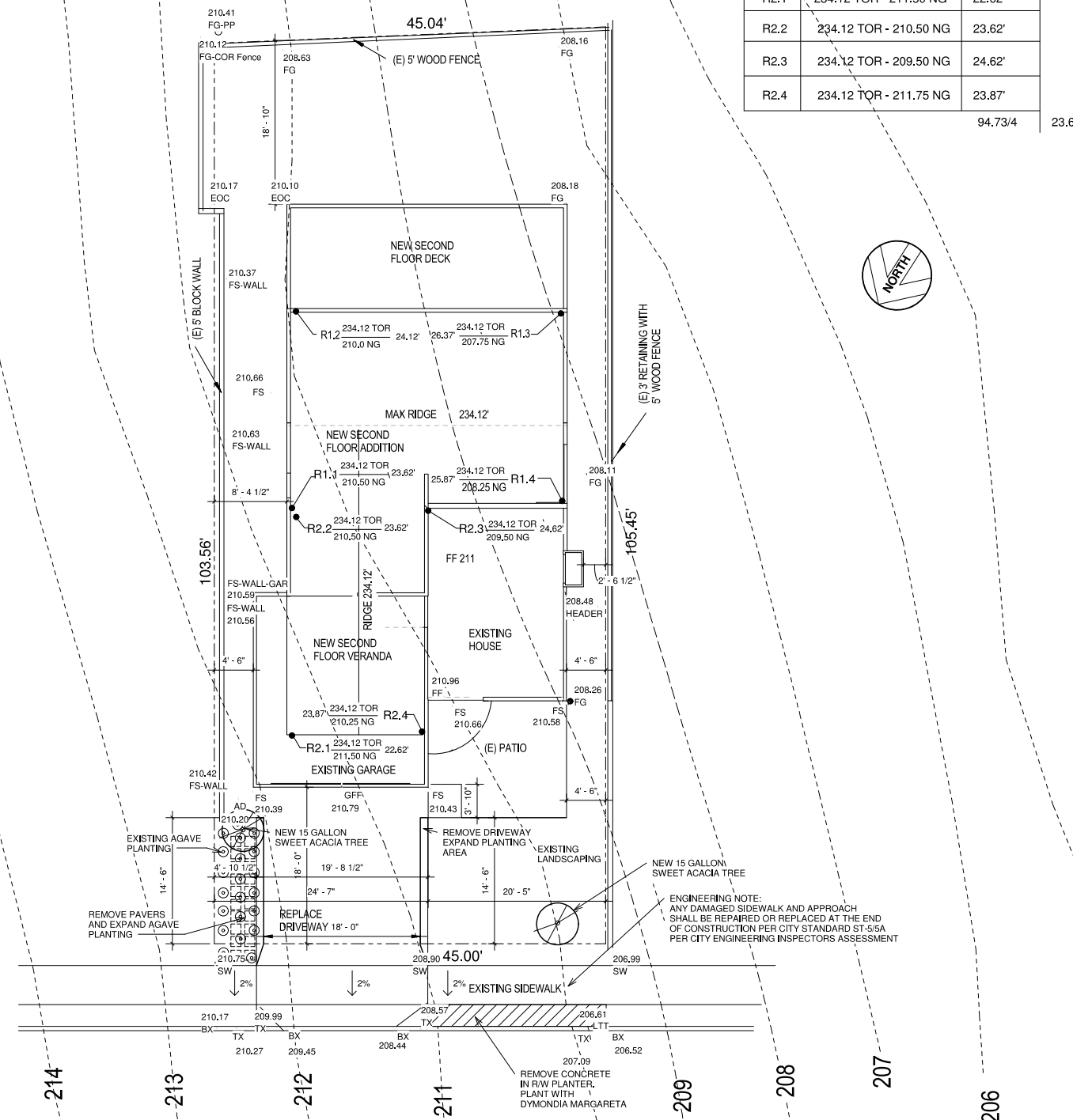
BUILDING AREA:
 (E) FIRST FLOOR 1640 SF
 (N) FIRST FLOOR 28 SF
 (N) SECOND FLOOR 791 SF
 (N) STAIR WAY 107 SF
 TOTAL ADDITION 926 SF

(E) GARAGE 448 SF
 (N) NEW DECK 383 SF
 (N) VERANDA 243 SF

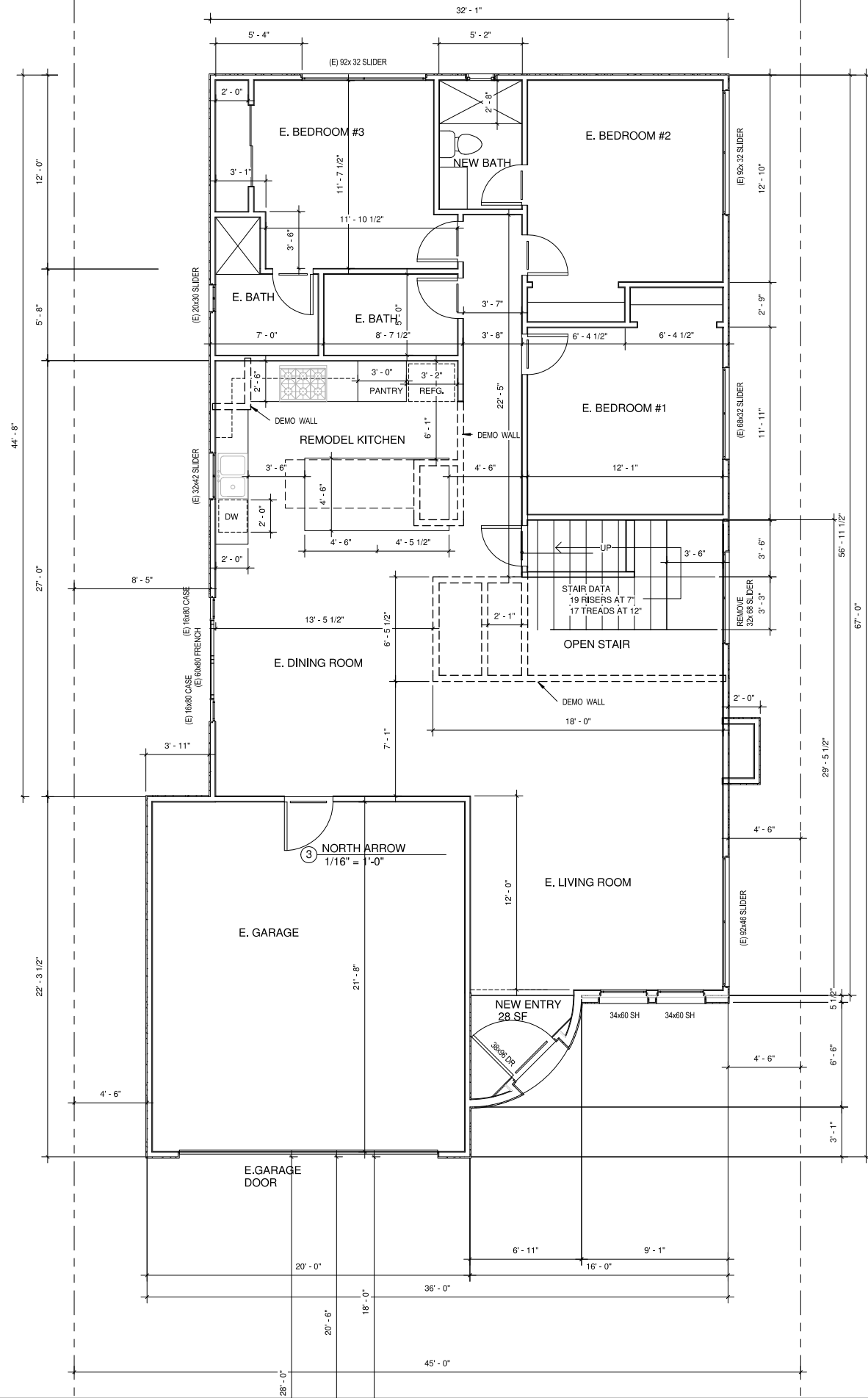
20X - - - - - NG CONTOURS FROM
 CITY OF SAN CLEMENTE
 CONTOUR MAP
 DATED: 9-9-66
 WITH 2.3' ADJUSTMENT TO NAV88



FRONT YARD SET BACK AREA
 24.58x18' + 20.41x20' = 442.4 + 408.3 = 850.7
 REQUIRED FRONT YARD LANDSCAPING (50%) = 425.3
 PLANTER LEFT OF DRIVEWAY = 5x14 = 77 SF
 EXISTING LANDSCAPE AREA = 20.5x14.5 + 5.5x4.5 = 311.25 SF
 REDUCE DRIVEWAY BY 1.8' TO 18' WIDE = 14.5x1.8 = 26.1 SF
 TOTAL OF FRONT LANDSCAPE AREA = 425.3 SF



SITE PLAN	
6/17/19	
PROJECT: ADDITION-KITCHEN REMODEL 103 W. PASEO DE CRISTOBAL SAN CLEMENTE, CA. 92672 AARON AND OLIVIA GORDNIER 103 W. PASEO DE CRISTOBAL SAN CLEMENTE, CA. 92672 (949) 283-0354	
A1	



FLOOR PLAN NOTES

- KITCHEN NOTES**
- GARBAGE DISPOSAL WITH DEDICATED 20 AMP RECEPTACLE UNDER COUNTER
 - COUNTER TOPS TO BE GRANITE WITH TILE BACK SPLASH
 - REFG/FREEZE "SUB-ZERO" 36" WIDE BI-36F, BI-36R PANEL READY WITH DEDICATED RECEPTACLE
 - RANGE SHALL BE "THERMADOR" 48" WIDE GAS RANGE PRG48NGLG WITH 15 AMP, 120 V DEDICATED
 - DOUBLE SINK KOHLER "LAWNFIELD" 36" WIDE UNDERMOUNT WITH GARBAGE DISPOSAL AND AIR SWITCH, FAUCET WITH MAXIMUM FLOW RATE 1.5 GPM PER TABLE 4.303.2 CGSS
 - DISHWASHER SHALL BE BY BOSCH WITH DEDICATED 15 AMP, 120V
 - MICRO WAVE DRAWER "SHARP" SMD240AS, IN ISLAND WITH 20 AMP DEDICATED CIRCUIT
 - PROVIDE ISLAND SINK 16" x16" UNDERMOUNT WITH SPECIAL VENTING PER CPC 909.1
 - RANGE HOOD SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2 FOR LOCAL VENTILATION OF 100 CFM FOR KITCHENS, AND DUCT SIZE DESIGNED PER TABLE 7.1 APPENDIX I, ITEM 3 VENT HOOD "PRH6-K36" 250 CFM WITH 8" DIA, 26 GA. GALV. METAL DUCT 15 AMP, 120 V DEDICATED
- NOTE: ALL APPLIANCES SHALL BE UL APPROVED AND ENERGY STAR RATED
- ATTIC ACCESS: 22"x30" TO EACH SEPARATION IN ATTIC, 32"x36" IF ACCESS TO MECHANICAL EQUIPMENT, 30" UNOBSTRUCTED HEADROOM SHALL BE PROVIDED AT ACCESS OPENING EXCEPT: ATTICS WITH A MAX. VERTICAL HEIGHT OF LESS THAN 30 INCHES, (1209.2.1 CBC)
 - INTERIOR WALLS AND CEILINGS SHALL BE MIN. 5/8" USG SHEETROCK TYP X GYPSUM BOARD ATTACHED WITH 1-1/4" TYPE W DRYWALL SCREWS 8" O.C. EDGES, SMOOTH PUTTY COAT FINISH
 - DRYWALL AT SINK LOCATIONS SHALL BE WATER-RESISTANT GYPSUM BOARD (GREEN BOARD)
 - BEDROOM WINDOW TO BE 44" TO BOTTOM OF CLEAR OPENING WITH AN OPERABLE AREA OF 5.7 SQ. FT., MINIMUM WIDTH OF 20" CLEAR AND MIN HEIGHT 24" CLEAR OR PROVIDE EXIT DOOR, (R310.1 CRC)
 - NATURAL LIGHT AND VENTILATION: HABITABLE ROOMS TO BE PROVIDED WITH NATURAL LIGHT MINIMUM 8 PERCENT OF THE FLOOR AREA AND VENTILATED TO 4 PERCENT OF THE FLOOR AREA, R303.1 CRC
- BATHROOM NOTES**
- WATER CLOSET "TOTO" AINES #MS26214CEFG 1.28 GAL FLUSH PER TABLE 4.303.1 CGSS AND 402.2 CPC PROVIDE MIN 15 TO ANY WALL OR OBSTRUCTION ON EACH SIDE OF ITS CENTER LINE AND 24" CLEAR IN FRONT OF TOILET, (402.5 CPC)
 - VANITIES: GRANITE COUNTER TOPS WITH UNDERMOUNT SINKS, FAUCETS TO BE 1.5 GPM PER TABLE 4.303.2 CGC AND
 - TUB - KOHLER FIBERGLASS FAUCETS TO BE 1.5 GPM PER TABLE 4.303.2 CGC AND THE MAXIMUM TEMPERATURE DISCHARGING FROM THE FILLER FAUCET SHALL NOT EXCEED 120 DEGREES VALVE SHALL CONFORM TO ASSE 1070, OR CSA B125.3 TUB WALLS TO BE CERAMIC TILE ON USG DUROCK CEMENT BACKER BOARD, JOINTS FILLED WITH MOTAR EMBEDDED IN ALKALI RESISTANT FIBERGLASS MESH INSTALLED PER MANUFACTURE PER R702.4.2
 - BATHROOM EXHAUST FANS SHALL BE MIN 50 CFM INTERMITTENT OR 2% CFM CONTINUOUS FANS SHALL HAVE HUMIDISTAT CONTROL WHICH IS READILY ACCESSIBLE CAL GREEN 4.506.1 LOCAL EXHAUST FANS SHALL BE SOUND RATED TO A MAXIMUM 3 SONE, (ASHRAE 62.2-2007)
 - SHOWERS TO BE CERAMIC TILE ON USG DUROCK CEMENT BACKER BOARD, JOINTS FILLED WITH LATEX-FORTIFIED MORTAR EMBEDDED IN ALKALI RESISTANT FIBERGLASS MESH INSTALLED PER MANUFACTURE PER R702.4.2. HOT MOPPED SHOWER PANS SHALL BE WATER TESTED PER CPC 408.7, 408.7.1 WATER PROOF SURFACE HEIGHT NOT LESS THAN 6" ABOVE FLOOR CRC307.2 SHOWER HEADS SHALL NOT EXCEED 2.0 GPM PER CGC TABLE 4.303.1 SHOWER FAUCETS SHALL BE INSTALLED WITH A COMBINATION PRESSURE REDUCING/TEMPERATURE MIXING VALVE TYPE THAT PROVIDES SCALD AND THERMAL SHOCK PROTECTION, VALUES TO CONFORM TO ASME A112.18.1(CSA B125) OR ASSE 1019, PER SECTION 408.3, CPC SHOWER COMPARTMENT SHALL BE NOT LESS THAN 1024 SQ. IN. AND ALSO BE CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE, (408.8 CPC) LOCATIONS OF SHOWER CONTROLLER PER CPC 408.9
 - 1/4" MIRRORS BY AVAION OR EQUAL, 5" HIGH AND FULL LENGTH OF VANITY GLAZING SHALL BE IN ACCORDANCE WITH ANSI Z97.1 PER CRC R308.3
 - SHOWER ENCLOSURES SHALL BE WITH 1/2" TEMPERED GLASS PER CRC SECTION R308.1, R308.4, SHOWER DOOR TO SWING OUT - OR SLIDE
 - ANY PLUMBING DRAINPIPE OR VENT PIPE CUT THROUGH STUD WALL SHALL BE 2x6 STUD WALLS OR TWO 2x4 STUD WALLS WITH PLYWOOD SHEAR PANEL ON NON PLUMBING WALL.
 - PROVIDE AN 27"x17" ACCESS PANEL TO BATHTUB TRAP CONNECTION, IF A SLIP JOINT CONNECTION IS UTILIZED, CPC 405.2
 - STAIRWAYS: THE RISE OF EVERY TREAD SHALL NOT EXCEED 7-3/4" AND TREADS SHALL BE MIN. 10" TREADS SHALL NOT VARY MORE THAN 3/8" WITHIN THE FLIGHT (R311.7.5.2) A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/2" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11" (R311.7.5.1) PROVIDE MIN. HEAD CLEARANCE ABOVE STAIR OF 6'-8" (R311.7.2)
 - HANDRAIL: SHALL BE PER CRC SECTION R311.7.7 THROUGH R311.7.7.3 HEIGHT SHALL BE 34" TO 38" ABOVE TREAD NOSING FOR FOUR OR MORE RISERS CRC R311.7.7.1 RAILING ON ONE SIDE PER CRC SECTION 311.7.7 RAILING TO RESIST A 200 LBS LOAD APPLIED IN ANY DIRECTION PER TABLE R301.5, NOTE d & h PICKETS SO A 4" SPHERE CAN NOT PASS, (R312.30) IN FILL COMPONENTS, (PICKETS) SHALL WITHSTAND 50lb HORIZONTAL FORCE PER SQ. FT. (R301.5, NOTE f & d)
 - GUARDRAILS: SHALL BE 42" HIGH WITH PICKETS SO A 4" SPHERE CANNOT PASS, PER CRC SECTION R312.1
 - DOOR OPENINGS BETWEEN PRIVATE GARAGE AND DWELLING UNITS SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8" INCHES THICK, AND DOORS IN COMPLIANCE WITH R302.5.1 CRC DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
 - GARAGE SEPARATION PER R302.6 CRC SEPARATIONS SHALL COMPLY WITH THE FOLLOWING:
A. THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF A MINIMUM 5/8" (1 1/2") GYPSUM BOARD APPLIED TO THE GARAGE SIDE. WALL SHALL EXTEND FROM THE SLAB THRU THE ATTIC TO THE ROOF SHEATHING. PER CRC TABLE R302.6
B. GARAGE BENEATH HABITABLE ROOMS ABOVE SHALL BE SEPARATED BY 5/8" GYPSUM BOARD TYPE "X" ON THE GARAGE SIDE PER TABLE R302.6
 - ENCLOSED USABLE SPACE UNDER STAIRWAY SHALL HAVE 5/8" GYPSUM BOARD CRC R302.7
 - ALL FOAM PLASTIC INSULATION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450
 - THRESHOLD HEIGHT SHALL NOT EXCEED 3/4" FOR SLIDING DOORS AND 1/2" FOR ALL OTHER DOORS, (CBC 1008.1.6)
 - LANDINGS SHALL BE LEVEL, EXCEPT EXTERIOR LANDINGS WHICH MAY SLOPE 1/4" PER FOOT MAXIMUM (2% SLOPE), (CBC 1008.1.4)
 - EXCEPTION 3 SECTION 1008.1.4 THE LANDING AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 7.75 INCHES BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING
 - NEW WINDOWS: VINYL MILGRAD OR EQUAL WITH U VALUE OF 0.33 AND SHGC=0.24
 - ALL GLAZING SHALL HAVE A "TEMPORARY AND PERMANENT LABELS" THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION. ALL LABELS ARE TO SHOW THE SHGC, U-FACTOR, AIR LEAKAGE, AND VISIBLE TRANSMITTANCE, CA ENERGY CODE SECTION 116(a)4 and sect. 10-111(a)1
 - SAFETY GLAZING IS REQUIRED TO BE PERMANENTLY MARKED (ETECHED) AS REQUIRED BY
 - WALL INSULATION SHALL BE R-15 BATT INSULATION IN NEW EXTERIOR WALLS
 - ROOF-CEILING INSULATION SHALL BE R-30
 - FLOOR INSULATION SHALL BE R-19
 - ALL FOAM PLASTIC INSULATION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450
 - HOSE BIBBS PER CPC 603.3, 603.2.3 & 603.4.7
 - 4" METAL DUCT, 24 GAUGE GALV. METAL WITH BACK DRAFT DAMPER TO OSA, WITH WALL VENT AT WALL DISCHARGE PAINTED TO MATCH STUCCO AND ROOF CAP VENT AT ROOF DISCHARGE PAINTED TO MATCH CLAY TILE ROOFINGS.

BUILDING AREA:

(E) FIRST FLOOR	1640 SF
(N) FIRST FLOOR	28 SF
(N) SECOND FLOOR	791 SF
(N) STAIRS	107 SF

TOTAL ADDITION 926 SF

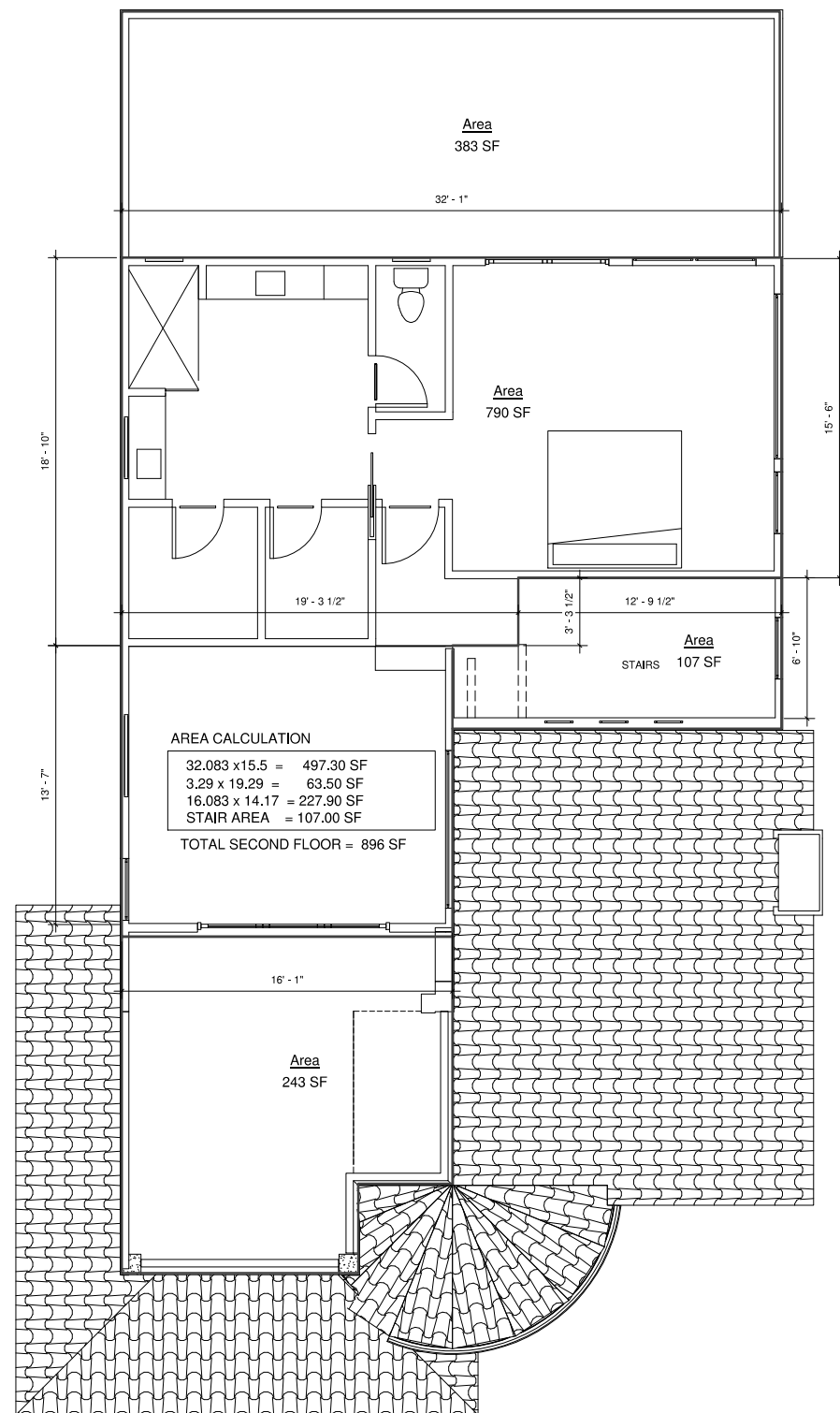
(E) GARAGE	448 SF
(N) NEW DECK	383 SF
(N) VERANDA	243 SF

PERCENTAGE OF ADDITION
926 SF/1640 SF = 56%

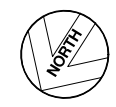
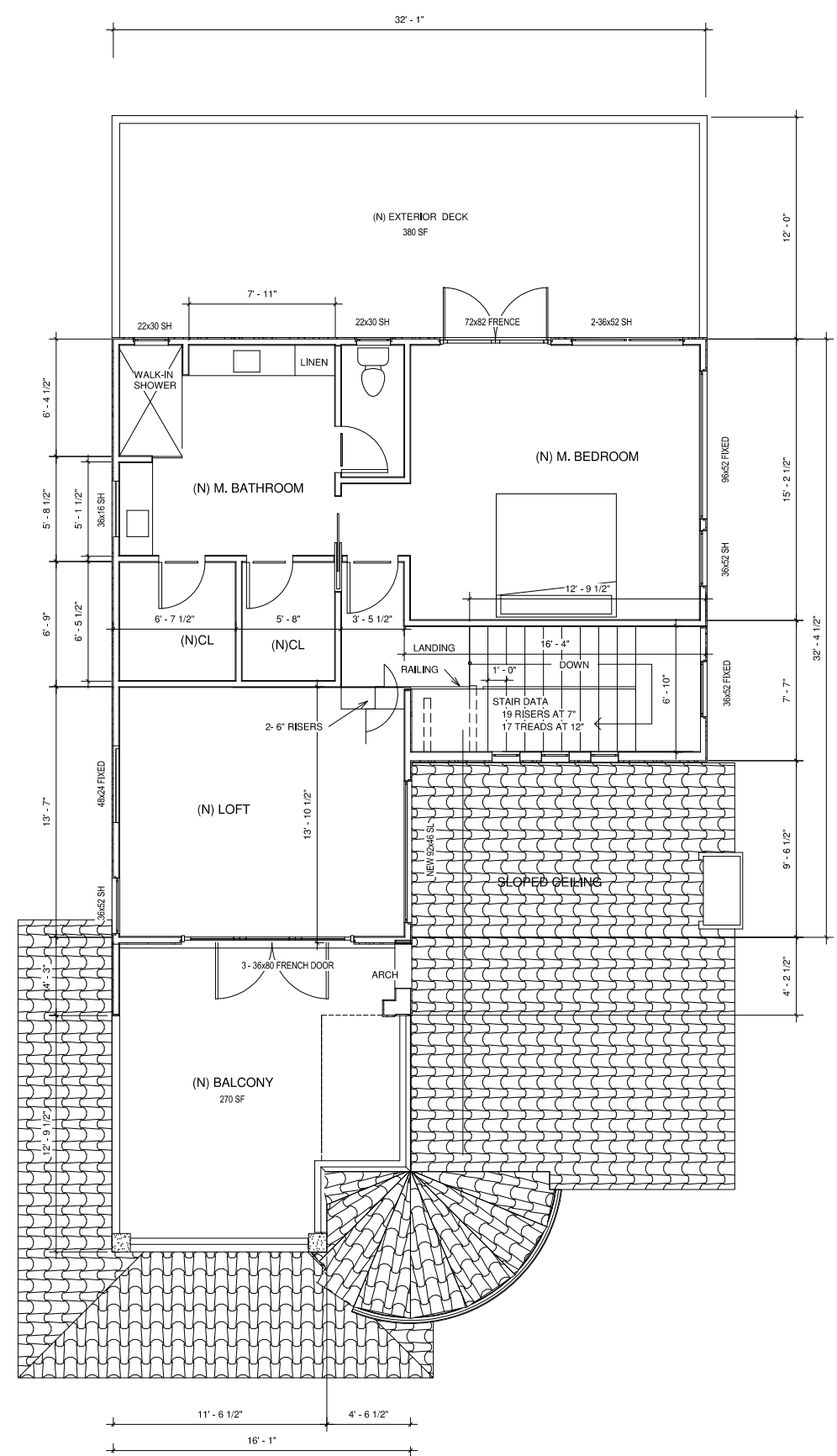
SCALE 1/4" = 1'-0"

FIRST FLOOR

PROJECT:	6/17/19
ADDITION-KITCHEN REMODEL 103 W. PASEO DE CRISTOBAL SAN CLEMENTE, CA. 92672	1
AARON AND OLIVIA GORDNIER 103 W. PASEO DE CRISTOBAL SAN CLEMENTE, CA. 92672 (949) 283-0354	



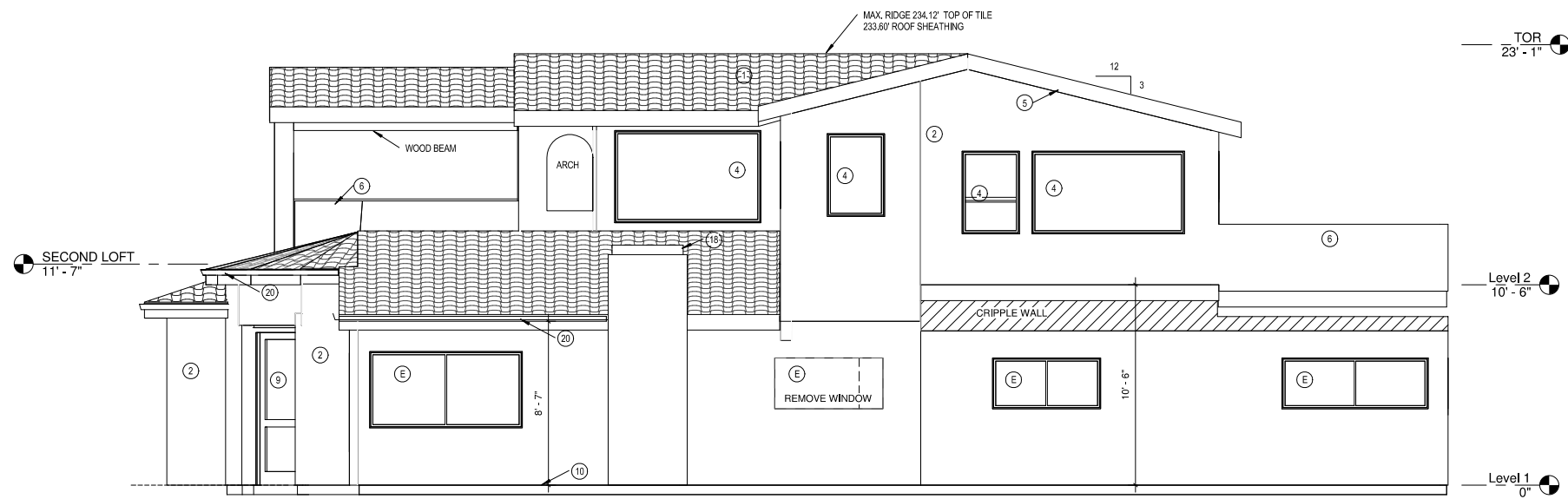
AREA PLAN



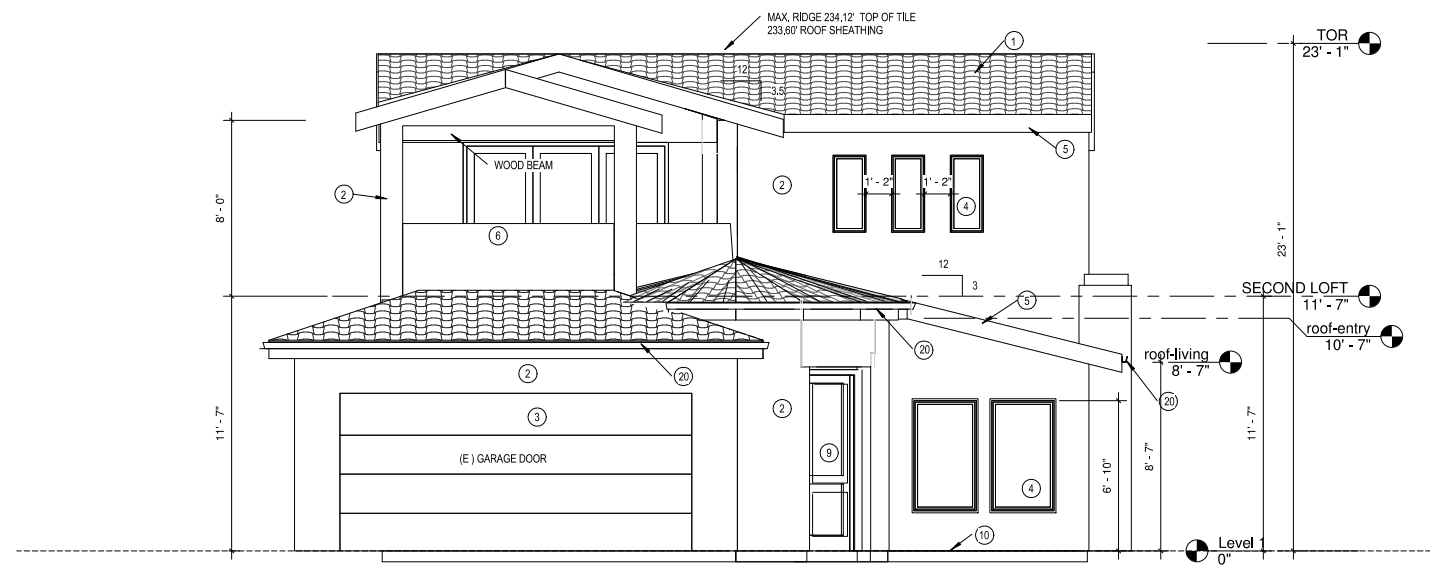
BUILDING AREA:	
(E) FIRST FLOOR	1640 SF
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TOTAL ADDITION 926 SF	
(E) GARAGE	448 SF
(N) NEW DECK	383 SF
(N) VERANDA	243 SF

SCALE 1/4" = 1'-0"

SECOND FLOOR	
6/17/19	
PROJECT: ADDITION-KITCHEN REMODEL 103 W. PASEO DE CRISTOBAL SAN CLEMENTE, CA. 92672 AARON AND OLIVIA GORDNIER 103 W. PASEO DE CRISTOBAL SAN CLEMENTE, CA. 92672 (949) 283-0354	2



① RIGHT
1/4" = 1'-0"



④ FRONT
1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

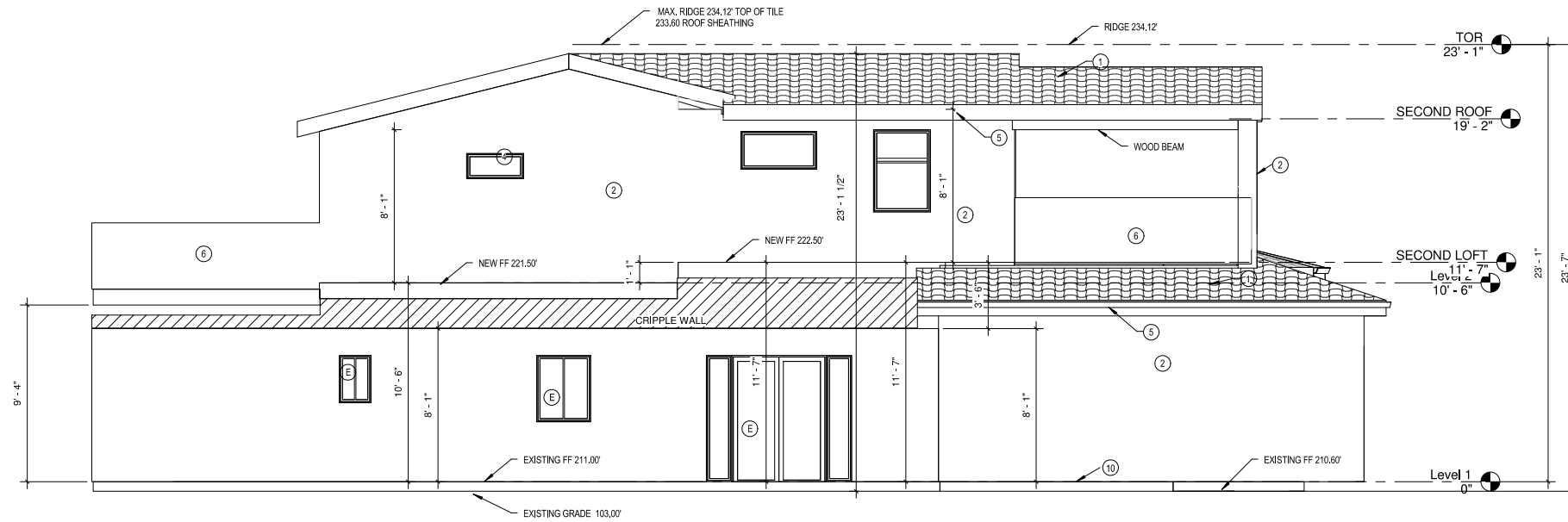
1. ROOF TILES: BOREL/CLAYMAX TILE ROOFING ICC ES REPORT ESR-1017 TESTED BY RAMTECH LABORATORIES #2402-08-08 (C) BLEND, MADERA BLEND
CLASS "A" ROOFING TILE WEIGHT 10# PER SQ. FT.
CLAY ROOF TILE SHALL COMPLY WITH ASTM C1167 AND BE INSTALLED PER MANUFACTURERS' INSTRUCTIONS
ON 2" #30 FELT W.P. BUILDING PAPER
UNDERLAYMENT SHALL COMPLY WITH CBC 1507.3.3
2. MAIN BODY PLASTER FINISH: SMOOTH OLE HANSON FINISH
COLOR LA HABRA "SADDLEBACK 25"
STUCCO SHALL BE 1/2" THICK AND SET ON WOVEN WIRE MESH
PROVIDE TWO LAYERS #15 FELT BUILDING PAPER
RATED ONE HOUR RATED PER TABLE 20.1(2) ITEM 15-1.3 CBC (707A.3 CBC)
CONFORMING TO ASTM 926 AND ASTM C 1063
3. GARAGE DOOR: PANEL ROLL UP; STAIN "FLOOD" GINGER
4. WINDOWS AND GLASS DOORS SHALL BE VINYL WINDOWS WITH U VALUE= .35 AND SHG= .29; COLOR WHITE MILGARD OR EQUAL
5. FASCIA: 2x10 RS DF#1 TO BE "FLOOD" STAIN "GINGER" PRIMER BACK OF WOOD PRIOR TO INSTALLATION
6. STUCCO CRIPPLE WALL RAILING 42"
8. ROOF VENTS, PIPE STACKS, ETC ARE TO BE PAINTED TO MATCH SURROUNDING MATERIAL
9. ENTRY DOOR: KNOTTY ALDER WOOD STAIN "FLOOD" STONEWORKS SOLID WOOD DOORS: STILES SHALL BE 1-3/8" THK WITH THE INTERIOR FIELD PANELS NOT LESS THAN 1-1/4" THICK PER (708A.3 CBC)
10. CONTINUOUS WEEP SCREED (MIN # 26 SHEET GAUGE) AT OR BELOW FOUNDATION PLATE LINE. SCREED SHALL BE MIN. 4" ABOVE EARTH AND 2" MIN. ABOVE FINISHED PAVED HARDSCAPE (R703.6.2.1 CRC) WOOD FRAMING MEMBERS RESTING ON EXTERIOR FOUNDATIONS LESS THAN 8" FROM FINISH GRADE SHALL BE PRESSURE TREATED. (CBC 2304.11.2.2) EXCEPTION: A 6" DISTANCE FROM FINISH GRADE IS PERMITTED WHERE EXPOSED EARTH IS PAVED WITH CONCRETE/ASPHALT FOR A WIDTH OF 16". DRAINAGE AWAY FROM EXTERIOR FOOTING/STRUCTURE IS REQUIRED. MIN. 4" ABOVE GRADE AND 2" MIN. ABOVE FINISHED LANDSCAPE (CBC 2506.5)
15. APPROVED CORROSION-RESISTIVE FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS PER SECTION R703.8
A. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE.
B. AT THE INTERSECTIONS OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OF STUCCO WALLS WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPING
C. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPING AND SILLS
D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
E. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION
F. AT WALL AND ROOF INTERSECTIONS
G. AT BUILT-IN GUTTERS
16. PROVIDE 2 LAYERS OF GRADE D PAPER (FELT) UNDER STUCCO WHERE PLYWOOD SHEAR WALLS OCCUR (C.B.C SEC. 2510.6)
17. EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF. (CBC SEC. 1405.3)
18. CHIMNEY SHROUD: COPPER
20. ALUMINUM ROOF GUTTERS SHALL BE PROVIDED WITH PROTECTION TO PREVENT THE OF LEAVES AND DEBRIS WITHIN THE GUTTER WITH 1/4" CORROSION RESISTANT WIRE SCREEN OVER THE ENTIRE OPEN AREA OR THE GUTTER OR A FACTORY INSTALLED LEAF GUARD SHALL BE REMOVABLE FOR CLEANING (705A.4 CBC) (R327.5.4 CRC)
22. ROOF VENTS SHALL BE FULLY COVERED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF 1/16" TO MAX 1/8" (706A.2 CBC) (R327.6.2 CRC) USE O'HAGIN FIRE & ICE MODEL "M" VENTS WITH 1/8" WIRE MESH OSFM APPROVED
23. VENTS OPENINGS SHALL BE PROTECTED BY CORROSION RESISTANT, NON COMBUSTIBLE WIRE MESH WITH A MINIMUM OPENING OF 1/16" AND MAXIMUM OF 1/8" OPENING (706A.1 CBC) (327.6.1 CRC) CLOTHES DRYER VENT SHALL BE PROTECT WITH METALLIC BACK DRAFT DAMPER
24. EXTERIOR PORCH CEILING SHALL BE 2x6 CEDAR T&G SIDING

ROOF AND DECK DRAINAGE:

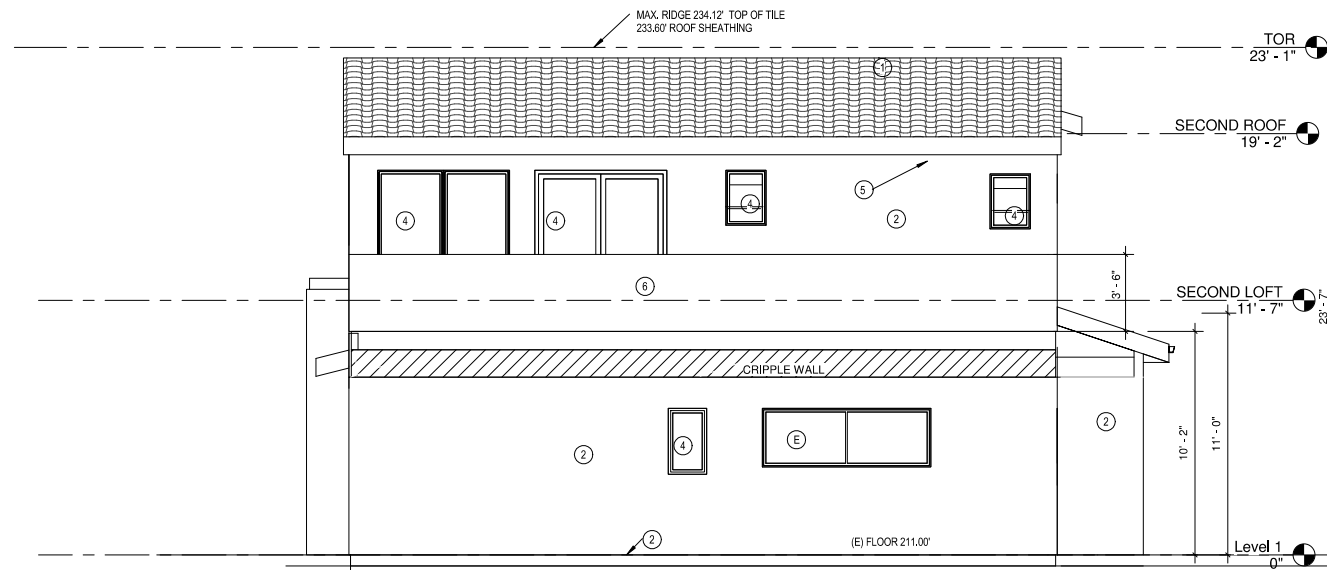
WATER WHICH ACCUMULATES ON A ROOF SHALL BE EFFECTIVELY DRAINED AND CONVEYED FROM THE ROOF TO A STORM DRAIN, STREET GUTTER, OR OTHER LOCATIONS APPROVED BY THE BUILDING OFFICAL. SUCH WATER SHALL BE CONVEYED THROUGH GUTTERS, LEADERS ASSOCIATED PIPING OR OTHER NON ERODIBLE SURFACE DRAINAGE DEVICES AS APPROVED BY THE BUILDING OFFICIAL

SCALE 1/4" = 1'-0"

ELEVATIONS	
PROJECT:	6/17/19
ADDITION-KITCHEN REMODEL 103 W. PASEO DE CRISTOBAL SAN CLEMENTE, CA. 92672 AARON AND OLIVIA GORDNIER 103 W. PASEO DE CRISTOBAL SAN CLEMENTE, CA. 92672 (949) 283-0354	3



② LEFT
1/4" = 1'-0"



① REAR
1/4" = 1'-0"

SCALE 1/4" = 1'-0"

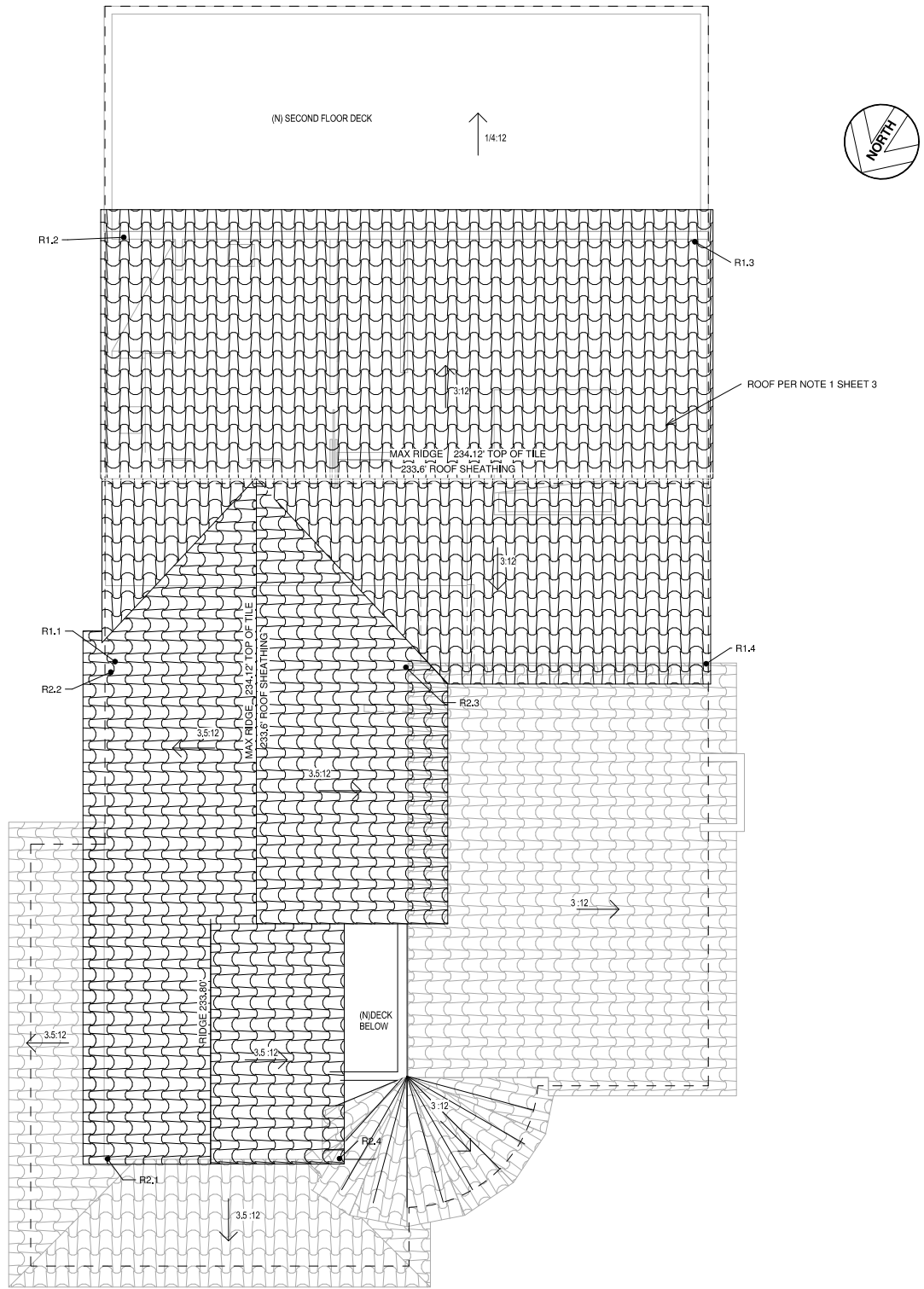
ELEVATIONS

6/17/19

PROJECT:

ADDITION-KITCHEN REMODEL
103 W. PASEO DE CRISTOBAL
SAN CLEMENTE, CA. 92672
AARON AND OLIVIA GORDNIER
103 W. PASEO DE CRISTOBAL
SAN CLEMENTE, CA. 92672
(949) 283-0354

4



ROOF ANALYSIS

R1.1	234.12 TOR - 210.50 NG	23.62'
R1.2	234.12 TOR - 210.00 NG	24.12'
R1.3	234.12 TOR - 207.75 NG	26.37'
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ROOF PLAN	
6/17/19	
PROJECT: ADDITION-KITCHEN REMODEL 103 W. PASEO DE CRISTOBAL SAN CLEMENTE, CA. 92672 AARON AND OLIVIA GORDNIER 103 W. PASEO DE CRISTOBAL SAN CLEMENTE, CA. 92672 (949) 283-0354	
5	

