



Design Review Subcommittee (DRSC)

Meeting Date: January 29, 2020

PLANNER: Jonathan Lightfoot, Associate Planner

SUBJECT: **Cultural Heritage Permit (CHP) 18-177, Krupowicz Remodel and Addition, 503 Elena Ln,** a request to construct a first and second story addition to a single-family residence located at 503 Elena Lane in the RM-CZ Zoning District. The subject site abuts a historic resource at 505 Elena Lane.

BACKGROUND:

Site Data

The project site is a developed 4,000 square-foot lot with a 1,135 square foot single-family residence with an attached 507 square foot garage. The site contains a detached 347 square foot office in the rear yard. The site is within the Residential Medium zoning district and Coastal Zone overlay (RM-CZ). While the site is near the Pier Bowl, it is outside of the boundaries of the Pier Bowl Specific Plan and Architectural Overlay. A vicinity map is provided as Attachment 1.

The site sits between single-story, single family residences on the east side of Elena Lane – one of which is a designated historic residence at 505 Elena Lane. Properties across the street are predominately 2-3 stories except for the historic property at 508 Elena Lane, which is single-story. The historic properties were constructed in 1946 and 1948 respectively. The Department of Parks and Recreation (DPR) records are provided as Attachment 2.

Permit records are unclear on the subject site's history. A permit for an "alteration" and another for a "room" were pulled in 1944; there is no city record regarding the original construction date and whether the property was single or multi-family. In 1950, a permit was pulled for a triplex on the site of 501-503 Elena Lane. A proposal for a remodel and conversion to a four-plex was pursued in 2008 (CHP 08-374) but withdrawn. A staff waiver was issued in 2013 (SW 13-031) to allow for the demolition of living space that straddled the property line between 501 and 503 Elena Lane. Permits B11-1053/54 were issued in 2013 to allow for this demolition, resulting in two independent single family residences on two separate lots. A detached building on the 503 lot was enlarged and permitted as an office. This review will analyze the proposed addition and remodel of the single-family residence at 503 Elena Lane.

Why is DRSC Review Required?

The proposed project requires a Cultural Heritage Permit (CHP) because it is an addition to a property abutting a historic resource that is greater than 500 square feet in area. CHP applications require DRSC review per 17.16.100. The DRSC's recommendation will be

forwarded to the Planning Commission, which is the final decision-making authority for the project.

Figure 1 – View from Ave Victoria



PROJECT DESCRIPTION:

The existing building is a single-story residence above an attached in-the-bank garage. The building is predominately a simple ranch style building with gable roofing and asymmetric fenestration. The entry, however, has a mid-century modern aspect with an angular wall plane and a trapezoidal window adjacent the front door. The front yard area includes block and ledgestone retaining walls. There are stairways on both sides of the residence. Both have a ledgestone veneer, but they have different style and color handrails. Approximately 150 square feet of landscaping is provided, which is about 25% of the front setback area.

Engineer Frank Mirjahangir, on behalf of property owner Barry Krupowicz, proposes to construct a first and second floor addition. A comparative elevation showing the proposed project adjacent to the historic residence is shown in Figure 2. The first floor kitchen would be converted to an additional bedroom, and the rear bedroom would be expanded. The second floor would be an open-concept kitchen, dining area, and great room. The project includes 1,150 square feet of additional habitable space, resulting in a 101% increase in residential floor area. Required on-site parking includes an existing two-car garage to remain. The project footprint is 1,529 square feet, resulting in 38% lot coverage.

The project proposes to modify the exterior materials to incorporate exterior stucco and two-piece clay tiles for the roofing. The windows would be replaced with new fiberglass windows. A new wood panel garage door would be surrounded by accent ledgestone veneer. The project also includes a second story deck on the front elevation.

Figure 2 – Proposed Front Elevation With Adjacent Historic Residence**ANALYSIS:*****Development Standards***

The proposed project is partially compliant with the general development standards of the Residential Medium zone as detailed in Table 1 below. Areas of non-compliance include the side yard setback, which can be approved with the approval of a Minor Exception Permit (MEP), and the landscaping. Pursuant to Zoning Ordinance Section 17.68.010, DRSC may recommend, and/or the Planning Commission may require, full or partial compliance with the landscaping standards, allowing the hearing body discretion in determining the level of compliance required for landscaping at existing developed sites. The project site is not compliant with landscape standards because only 25% of the front setback area is permeable with landscaping; the standard is 45%. Due to the narrow lot configuration and the fact that sidewalk improvements are also required, staff recommends that the driveway be designed with artificial turf block to soften and break up the hardscape. To meet the code standard of one tree per 25' of property frontage, at least one tree should be planted within a planter area in the front yard setback area. Three sago palms are proposed, but staff does not feel that sago palms meet the intent of that requirement. Staff would strongly prefer a tree above 10 feet in height that has a more substantive impact on the street scene and can better soften the front elevation of the residence. Additional comments from Pat Murphy's review of the simple landscape plan are provided as Attachment 3.

Table 1 – Development Standards

<i>Standards for RM</i>	Zoning Ordinance	Proposed	Complies with the Code
<u>Lot Coverage</u> (Maximum)	55%	38%	Yes
<u>Setbacks</u> (Minimum)			
Front	15'	20'	Yes
Sides	5'	4'	With MEP*
Rear	5'	30'5"	Yes
<u>Building Height</u> (Maximum):	25'	23.75'	Yes
<u>Parking</u> (Minimum)	2 spaces	2 spaces	Yes
<u>Landscape</u>	45% of FYSB	25%	No**
Trees	1 per 25' of frontage	None	No***

*Per 17.16.090, a decrease of not more than 20 percent of the required width of a side yard or the yard between buildings may be approved through the review of a Minor Exception Permit (MEP).

** Per 17.68.050, 45% of the front setback area must be landscaped since the lot is 40' in width. Therefore, 270 square feet of landscaping should be provided within the 15' front setback area unless a Minor Exception Permit is approved to reduce the required area of landscaping.

*** Section 17.68.010 of the Zoning Ordinance states that existing development seeking improvements through a discretionary hearing may be required to make landscape improvements. "Compliance or partial compliance may be required by the City when the improvements or change of use are significant enough to warrant landscape improvements."

General Plan and Design Guidelines Consistency

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. Staff identified applicable policies from the Urban Design and Land Use Elements within Tables 2 and 3 below, specifically those that may pertain to a residential addition abutting a historic resource. A consistent theme in the tables below is that the project as proposed does have some massing impacts in its setting between two single-story residences. While the code allows for 25' in height, which would permit a design of two stories above an in-the-bank garage, the architecture should be sensitive to the neighboring properties by incorporating a "wedding cake" stepped back progression of the higher floors and by breaking up expansive wall planes with architectural features of interest.

Staff is also concerned that the building reflects the character of much of San Clemente's development in the 1950-80's: bulky rectangular orientation with stucco and a mansard roof style. The resulting appearance is faux-Spanish. Staff would highly recommend that the

applicant identify an inspirational style such as Craftsman, Mid-Century Modern, etc., and incorporate more architectural character compatible with one of those styles.

Table 2 – Relevant General Plan Policies

Policy	Project Consistency
<p><i>Historic Preservation – 2.06. New Development. 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></p>	<p>Partially Consistent. The proposed remodel incorporates materials consistent with the historic residence (clay tile roofing and stucco siding) and adds a second-story addition that is stepped back from the first floor living area. However, staff still has concerns about the massing of the project adjacent to the single-story historic home.</p>
<p><i>Urban Design – 5.10. Scale and Massing. We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.</i></p>	<p>Partially consistent. The building is consistent with development across the street (west side of Elena Lane), but would be substantially larger than its immediately adjacent neighbors on the east side of the street. Additional offsetting of the different levels or other means of articulation would help break up the bulky massing of the building.</p>
<p><i>Urban Design – 5.14. Building Design with Topography. Building design shall consider the site’s natural topography, public view corridors and adjacent building profiles so that canyonization is avoided.</i></p>	<p>Partially consistent. The 2nd story deck creates an uncovered space that sets back the top floor massing by 9’ from the lower floor area. However, there is still direct stacking above the in-the-bank garage, which gives the building a 3-story profile. Additional articulation and potentially an offset between the garage and first floor area above could be used to better reflect the topography.</p>

Table 3 – Relevant Design Guidelines

Design Guideline	Project Consistency
<p><i>Design Guidelines II.B.3. Scale, Mass, and Form. Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood.</i></p>	<p>Partially consistent. The building would be larger than the single-story residences on immediately adjacent parcels. The second story addition includes an uncovered deck on the front elevation which reduces some of the massing near the historic home. As the RM zone allows for a rear yard setback of 5’, there is plenty of room for the massing and additional floor area to shift more to the rear of the lot.</p>

Design Guideline	Project Consistency
<p><i>Design Guidelines II.C.3.b.</i> Building Form and Massing. Architectural elements may be incorporated to break down the expansive mass of walls. Recessed balconies, porches, and loggias create a sense of depth in the building wall, contrasting surfaces exposed in sun with those in shadow. Varied roof heights are encouraged.</p>	<p>Inconsistent. The proposed addition is constrained by the narrow width of the lot. However, with the exception of the 2nd level deck on the front elevation, there is no articulation of walls or roof. Minimal architectural detail is included. The left elevation is a single massive plane with unbalanced fenestration.</p>

RECOMMENDATIONS:

Staff believes that the project is not yet compatible with the neighborhood and abutting historic property, and recommends the following alterations to improve consistency with Design Guidelines and development standards:

1. Identify a distinct architectural style for the development and incorporate appropriate details for that style to add character and interest to the building. For instance, dormer windows from the Cape Cod style, oriel windows from the Spanish Colonial style, and Juliet balconies from Mediterranean style would each provide visual interest.
2. Remove the stairway on the left side of the building. Add more landscaping in that location. Relocate the primary entry to the right side of the building. Increase the entry side setback as required (8') at that location. This would allow for an increase in potential landscape area and provide articulation and additional buffer space from the historic residence.
3. Plant a 15-gallon tree over ten feet in height in the front yard setback to comply with the minimum number of trees required for the lot.
4. Provide additional articulation to provide interest beyond the simple rectangular design. The examples from recommendation 1 above would partially address this. Additionally, stepping back the first floor (and creating a deck area above the garage) would help to stagger the massing back from the street. Also, accentuating the primary entry would help to draw attention away from the ground floor garages and the overall height of the building – which are currently the most dominant visual aspects of the proposal.
5. Modify the driveway to an artificial turf block material to improve the landscape coverage in the FYSB and to soften the abundant hardscape there.

CONCLUSION

As currently proposed, the project does not comply with City landscape standards, nor is it fully consistent with relevant General Plan policies and Design Guidelines. Staff recommends significant modifications to the project’s design and architecture to improve its

consistency with the Zoning Ordinance, General Plan, and Design Guidelines. Staff recommends the revised project return to the Subcommittee to review the project's compatibility with the neighborhood and abutting historic property. Staff also seeks feedback regarding the above recommendations.

Attachments:

1. Location map
2. DPR Forms for 505 and 508 Elena Lane
3. Comments on Landscape Plan from City's Landscape Consultant
4. Architectural Plans
5. Landscape Plan (separate cover)



City of San Clemente

Project: CHP 18-177

Address: 503 Elena Lane



CONTINUATION SHEET

Page 1 of 2 Resource Name or #: 505 ELENA LN

Recorded by: Historic Resources Group Date: 9/18/2006 Continuation Update

PROPERTY NAME	Unknown
HISTORIC NAME	Unknown
PROPERTY ADDRESS	505 Elena Lane
ASSESSOR PARCEL NUMBER	692-044-09
PROPERTY TYPE	Single-family residential
OTHER DESCRIPTION	
DATE OF CONSTRUCTION	1946 (F) Building Permit
<hr/>	
INTEGRITY	No substantial changes post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.
SIGNIFICANCE	This one-story single family residence was built for Ralph Rusby by Strang & Smith in 1946. 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 local district under Criterion A for its association with San Clemente in the 30s and 40s (1937-1949).
STATUS CODE	5D
STATUS	The property appears eligible at the local level 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 2

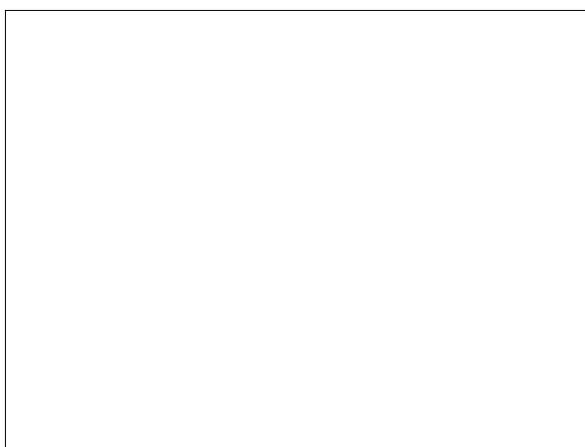
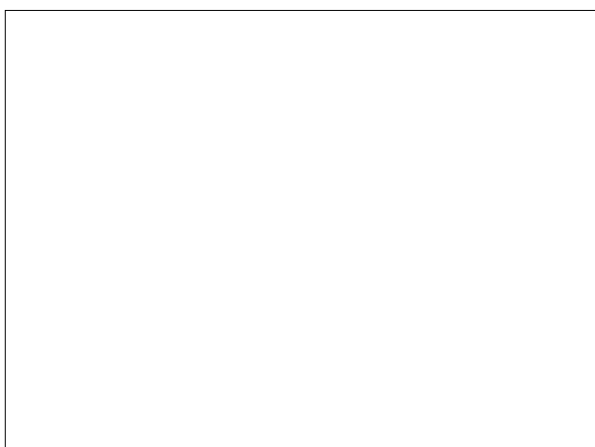
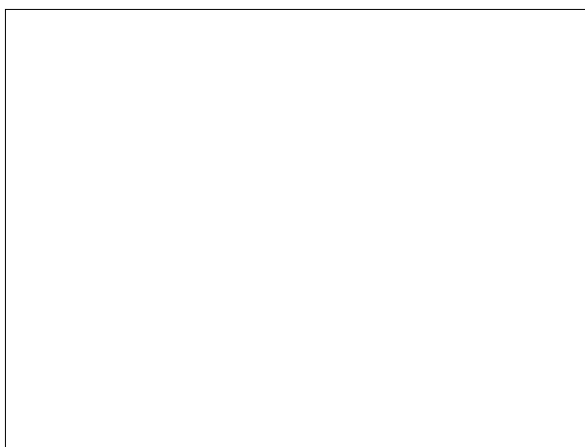
Resource Name or #: 505 ELENA LN

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

Photographs of the Subject Property:



CONTINUATION SHEET

Page 1 of 2

Resource Name or #: 508 ELENA LANE

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation Update

PROPERTY NAME Unknown

HISTORIC NAME Unknown

PROPERTY ADDRESS 508 Elena Lane

ASSESSOR PARCEL NUMBER 692-032-14

PROPERTY TYPE Single-family residential

OTHER DESCRIPTION

DATE OF CONSTRUCTION 1948 (F) Building Permit

INTEGRITY No substantial changes post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.

SIGNIFICANCE This one-story single family residence was built for Robert W. Carrick in 1948. This property is a modest example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential local district under Criterion A for its association with San Clemente in the 30s and 40s (1937-1949).

STATUS CODE 5D

STATUS The property appears eligible at the local level 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 2

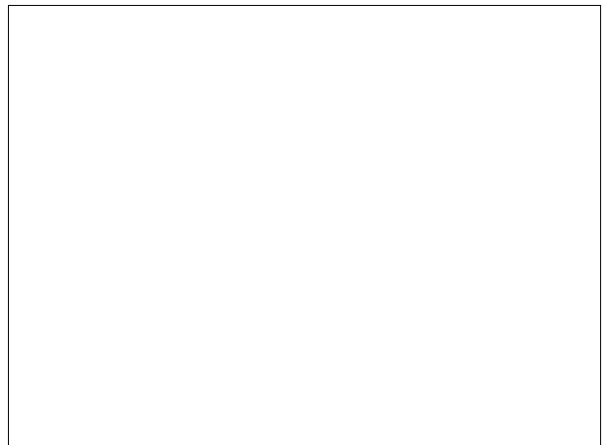
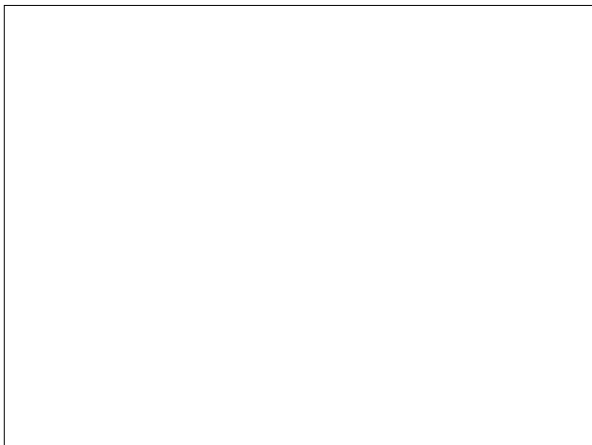
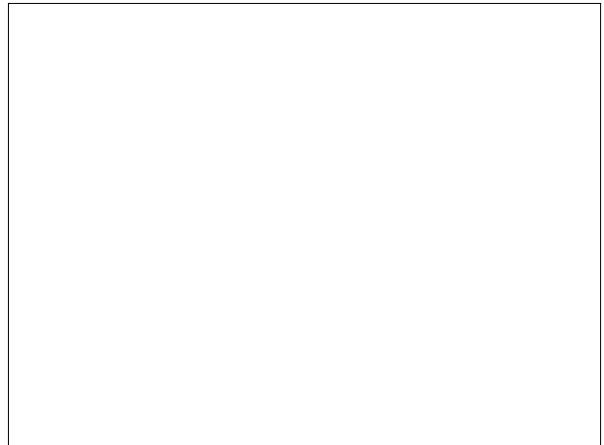
Resource Name or #: 508 ELENA LANE

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation Update

Photographs of the Subject Property:



DATE: November 19, 2019

PROJECT: Krupowicz Residence
503 Elena Lane
San Clemente, CA

DEVELOPER/OWNER: Barry Krupowicz

LANDSCAPE DESIGNER: None Indicated

CITY PLAN CHECK #: LAN 19-025

**DMT PRELIMINARY LANDSCAPE SUBMITTAL REVIEW
AND APPROVAL**

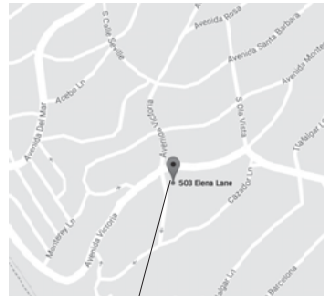
After a DMT review of the Krupowicz Residence, it appears the concept plan is approved. The following items should be addressed when preparing Construction Drawings; these include, but are not limited to the following:

1. Follow City of San Clemente landscape and irrigation submittal requirements.
2. Utilize trees and shrubs that possess drought tolerant qualities; drip irrigation and low precipitation systems are recommended.
3. Provide construction drawings to include irrigation (drip) plan with details & specifications.
4. Provide a more detailed planning plan with WUCOLS (low, medium) plant designations. Include a greater percentage 5 gallon (60% min) and 1 gallon (40% min) of plants.
5. Provide a site specific agronomic soils report with recommendations.
6. Provide 15 gallon size shrubs around any utility enclosure, trash enclosure and backflow preventer for screening.
7. Show all above and below ground utilities on final planting plans.
8. Note minimum filed observation visits required by Landscape Architect on plan.

Technically, a licensed landscape architect's stamp is required. If the above is provided, this requirement will be waived.

ATTACHMENT 4

VICINITY MAP



PROJECT LOCATION

ITERATION

1	FIRST SUBMITTAL
2	RESUBMITTAL 01 25 2018
3	PLANNING RESPONSES 02 21 2019
4	PLANNING RESPONSES 04 12 2019



DESIGN PLANNING
1810 ALABAMA STREET
HOUSTON TEXAS, CA 90648
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PREPARED BY: PETER HAZARD

FRANK MIRJAHANGIR & ASSOCIATES
15145 WOODLAWN AVE, SUITE 200
TUSTIN, CA 92780
(714)-580-7713

PROPOSED REMOVE/ADDITION FOR
KRUP RESIDENCE
503 ELENA
SAN CLEMENTE, CA

DRAWN
PNH
DATE

SCALE

JOB NO.
2016-40

A-1

INDEX

SHEET	DESCRIPTION
A-1	SITE PLAN FIRST & SECOND FLOOR PLAN BUILDING SECTIONS
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS CIVIL SURVEY PLAN

PROJECT DATA

APN: 492-044-24
503 ELENA LANE
SAN CLEMENTE, CA 92612

- CODES**
- 2014 CALIFORNIA RESIDENTIAL CODE
 - 2014 CALIFORNIA BUILDING CODE
 - 2014 CALIFORNIA MECHANICAL CODE
 - 2014 CALIFORNIA PLUMBING CODE
 - 2014 CALIFORNIA ELECTRICAL CODE
 - 2014 CALIFORNIA ENERGY CODE
 - 2014 CALIFORNIA GREEN CODE
- ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES

BUILDING DATA

SITE DATA

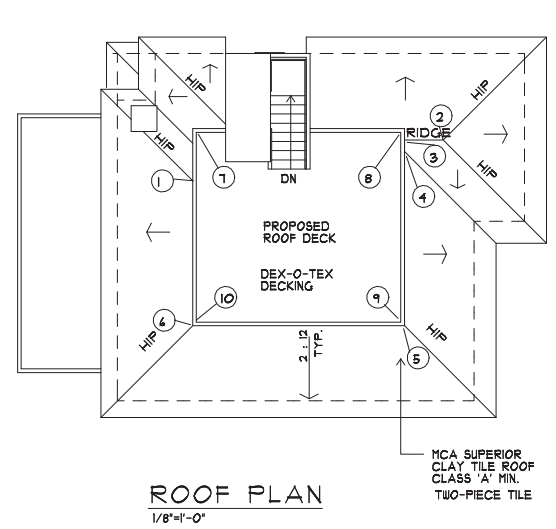
ZONE	RM
CONSTRUCTION TYPE	V-B
OCCUPANCY	R-3/U
SPRINKLERED	YES, ADD FIRE SPRINKLERS
LOT SIZE	4,000 SF
LOT COVERAGE	1,529 SF (38.2%)

BUILDING DATA

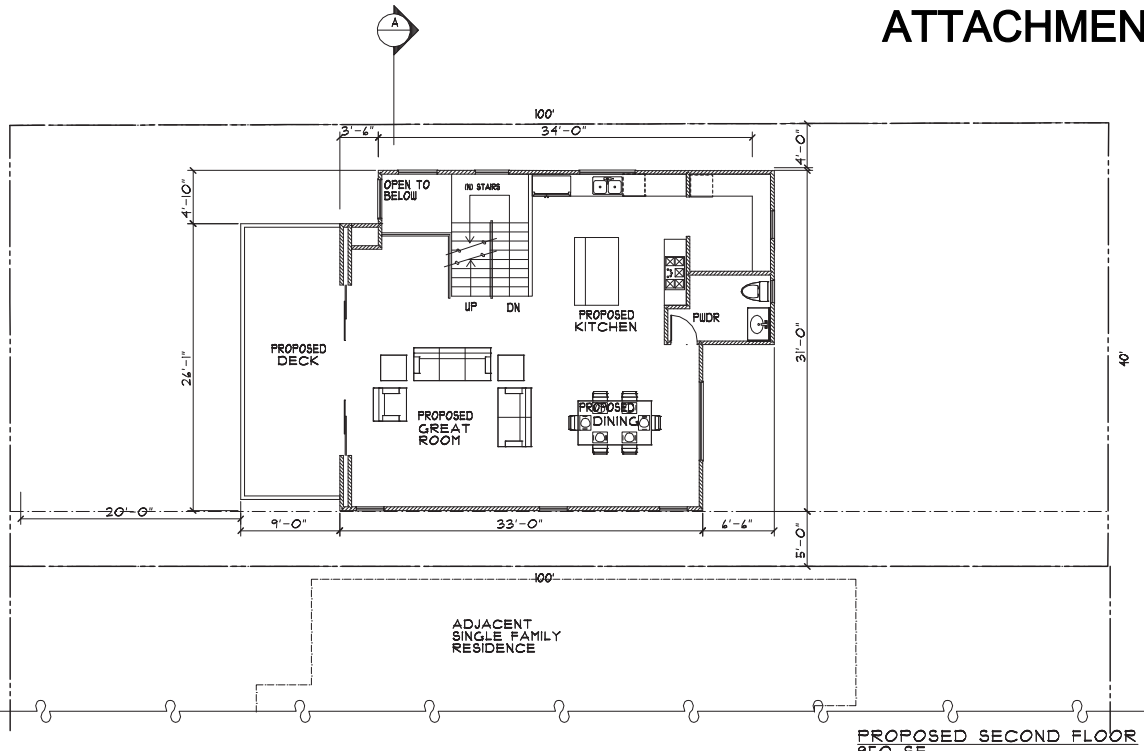
(S.F.)	EXIST'G	ADD'N	TOTAL
FIRST FLOOR	1,135 SF	100 SF	1,235 SF
SECOND FLOOR		950 SF	950 SF
TOTAL		1,150 SF	2,185 SF
NEW DECK		221 SF	221 SF
NEW ROOF DECK		310 SF	310 SF
(E) GARAGE	501 SF		501 SF
(E) ACCESSORY STRUCTURE (OFFICE)	260 SF		260 SF

MAX ALLOWABLE HEIGHT = 14.75'
MAX BUILDING HEIGHT = 14.50'

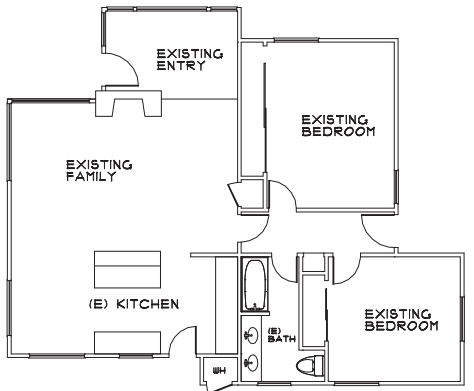
FRONT SETBACK LANDSCAPE AREA
FRONT AREA= 400 S.F. X 50%= 200 SF LANDSCAPE AREA REQ
EXISTING AREA= 184x130+18= 24 SF - 40 SF SIDEWALK REQ. =14 SF.NET
PROPOSED = 154 SF + 40 SF PAVERS =24 SF. (54%)



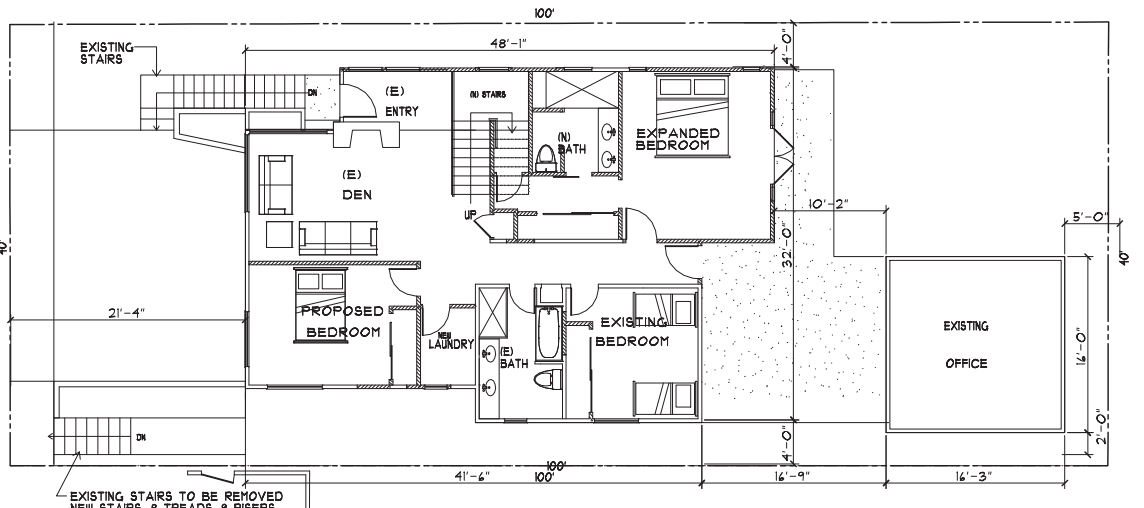
ROOF PLAN
1/8"=1'-0"



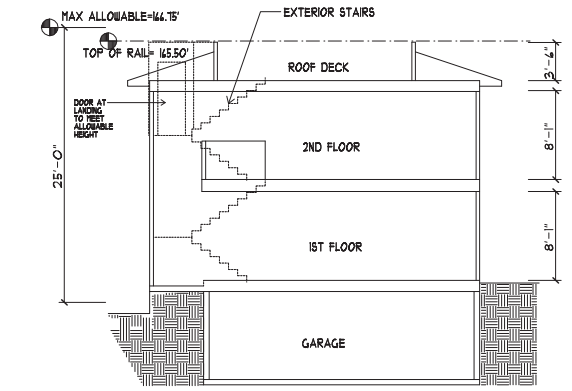
PROPOSED SECOND FLOOR
950 SF



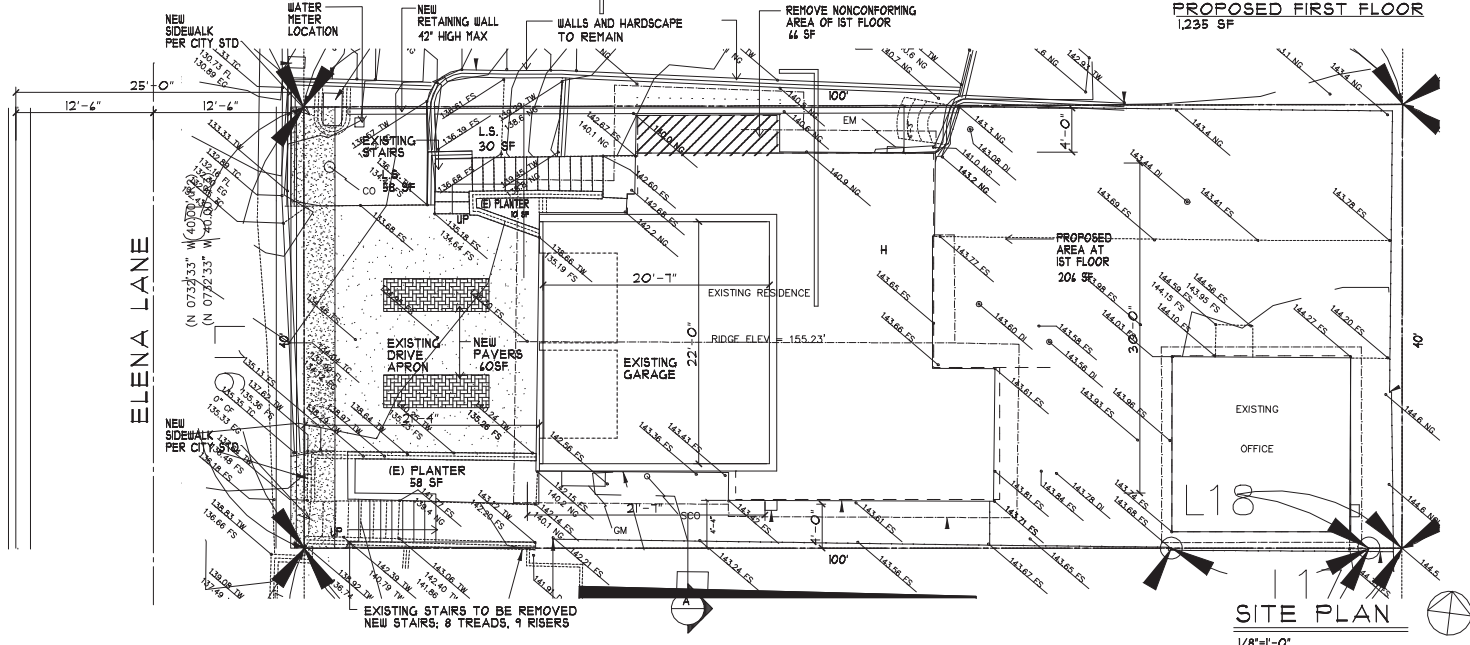
EXISTING FIRST FLOOR
1/8"=1'-0"



PROPOSED FIRST FLOOR
1,235 SF



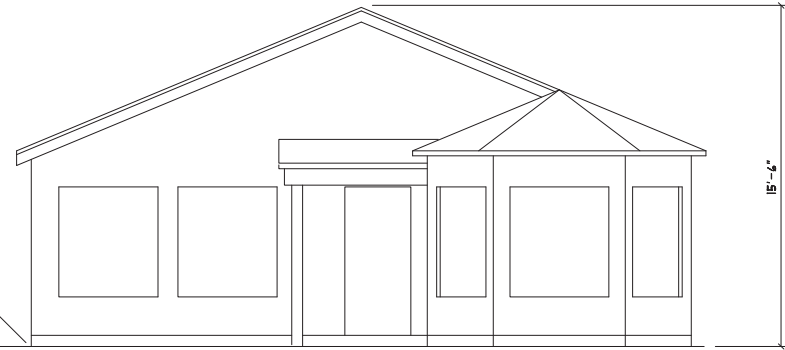
SECTION 'A'



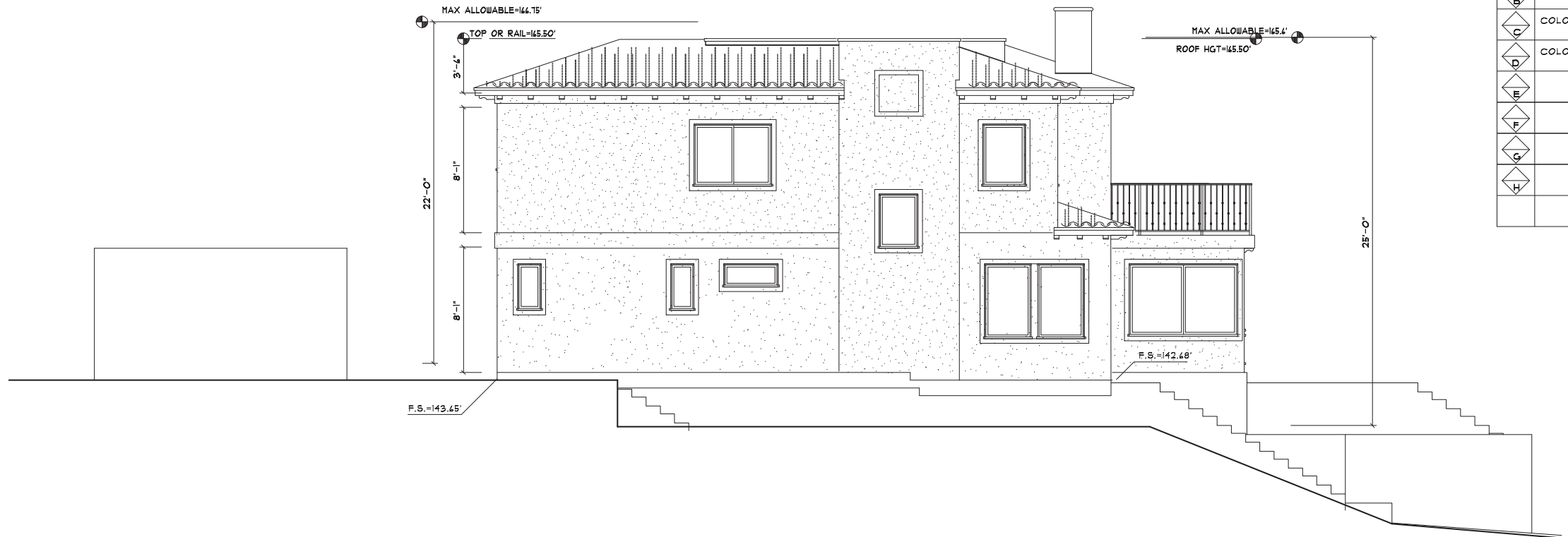
SITE PLAN
1/8"=1'-0"



FRONT ELEVATION (SOUTH)



ADJACENT RESIDENCE



LEFT ELEVATION (WEST)

EXTERIOR FINISH SCHEDULE (NOT ALL FINISHES MAY BE USED)	
MATERIAL	
1	1/8" EXTERIOR STUCCO FINISH O/ PLYWOOD 1 (2) LAYERS GRADE 'D' PAPER O/ METAL LATH.
2	
3	STONE VENEER (LIGHTWEIGHT CONCRETE) BORAL STONE PRODUCTS ICC-ESR 1344
4	W.I. RAILING
5	FIBERGLASS WINDOWS BY MILGARD COLOR: CLASSIC BROWN
6	4 X 4 CORBELS STAIN FINISH: DARK BROWN
7	WOOD PANEL GARAGE DOOR
8	CLAY TILE ROOF MCA SUPERIOR TILE 2-PIECE BARREL TILE
9	
10	
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12	
13	
14	
15	
16	
17	
18	
FINISH	
A	COLOR:
B	COLOR:
C	COLOR:
D	COLOR:
E	
F	
G	
H	

ITERATION	
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-	-



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TUSTIN, CA 92780
(714)-580-7713

PROPOSED REMODEL/ADDITION FOR
KRUP RESIDENCE
503 ELENA
SAN CLEMENTE, CA

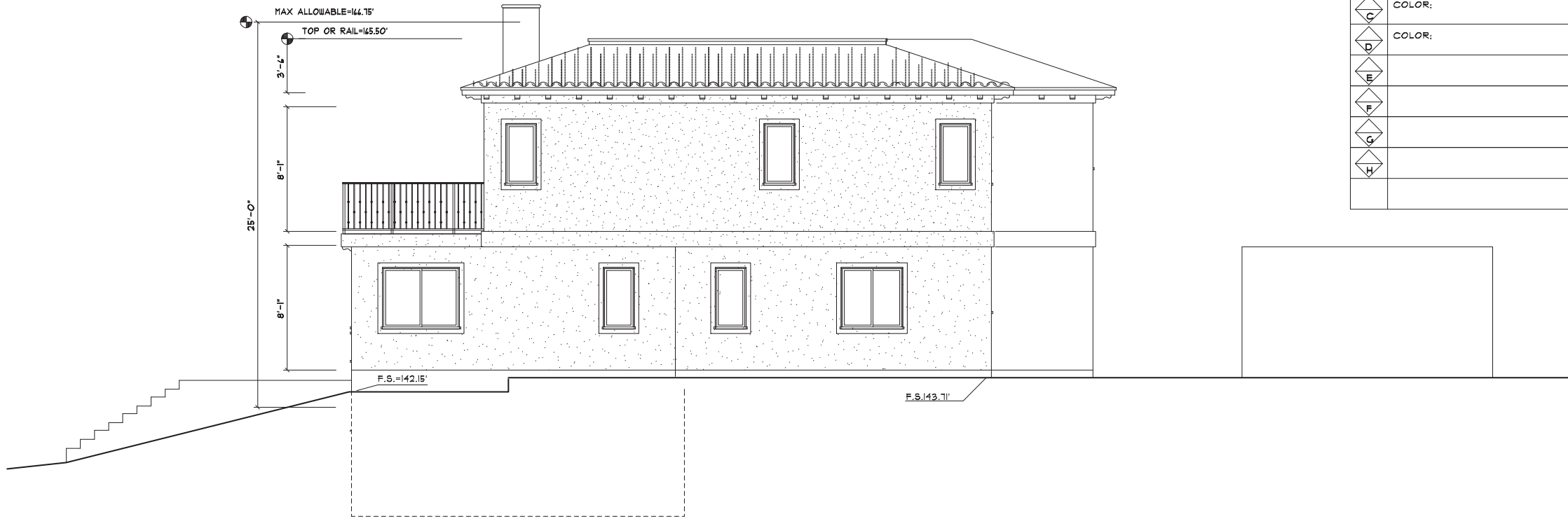
DRAWN
PNH
DATE

SCALE
1/4" = 1'-0"

JOB NO.
2016-40



REAR ELEVATION (NORTH)



RIGHT ELEVATION (EAST)

EXTERIOR FINISH SCHEDULE (NOT ALL FINISHES MAY BE USED)	
MATERIAL	
1	1/8" EXTERIOR STUCCO FINISH O/ PLYWOOD (2) LAYERS GRADE 'D' PAPER O/ METAL LATH.
2	4" HORIZONTAL SIDING HARDIE FIBER CEMENT
3	STONE VENEER (LIGHTWEIGHT CONCRETE) BORAL STONE PRODUCTS ICC-ESR 1344
4	S.S. RAIL W/ GLASS PANELS
5	ALUMINUM CLAD WINDOWS
6	
7	CUSTOM GARAGE DOORS BRUSHED ALUMINUM W/TRANSLUSCENT GLASS
8	CLAY TILE ROOF MCA SUPERIOR TILE 2-PIECE BARREL TILE
9	
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16	
17	
18	
FINISH	
A	COLOR:
B	COLOR:
C	COLOR:
D	COLOR:
E	
F	
G	
H	

ITERATION	
1	FIRST SUBMITTAL
2	RESUBMITTAL 01 25 2018
3	PLANNING RESPONSES 02 21 2019
4	PLANNING RESPONSES 04 12 2019
-	

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Peter Haddad
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PROPOSED REMOVE/ADDITION FOR
KRUP RESIDENCE
503 BILBA
SAN CLEMENTE, CA

DRAWN
PNH

DATE

SCALE
1/4" = 1'-0"

JOB NO.
2016-40