



STAFF REPORT SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: March 4, 2021

PLANNER: Katie Crockett, Associate Planner

SUBJECT: Minor Exception Permit (MEP) 20-312/ Minor Cultural Heritage Permit (MCHP) 20-313, Halls Deck, a request to consider exterior modifications of an existing single-family residence abutting a property containing a historic structure, including a request to add a second floor deck that encroaches into the front setback by 12 inches and the side setback by six inches, and to maintain an existing nonconforming setback (14-inch encroachment) at the front nook, allowing an eight square-foot addition.

LOCATION: 248 W El Portal

ZONING/GENERAL PLAN: Residential Medium Density Zone and Coastal Zone Overlay (RM-CZ)

BACKGROUND:

- The existing single-family residence was permitted in 1956 with an in-the-bank garage and deck over the garage. The property is nonconforming with regard to the front setback. The nook at the front of the home encroaches 14 inches into the front setback. Existing conditions are shown in Figure 1, below. The residence has a dated appearance with a mansard-style roof at the garage, and stucco with wood trim on the residence.

Figure 1: Existing Conditions



- The property is located on West El Portal between Buena Vista and Las Palmas Elementary School (see Figure 2, below) in the Residential Medium Density (RM) Zone and the Coastal Zone (CZ Overlay). The site is surrounded by other properties in the RM zone, most of which are multi-family residences, with a few single-family residences as well. Nearly all surrounding structures are two-story, like the subject residence. The site abuts a property with a historic structure; however, there is another residential structure (not historic) between the subject site and the historic structure (see Figure 3, below). The historic structure report for the historic property at 1102 Buena Vista is Attachment 2.

Figure 2: Location Map

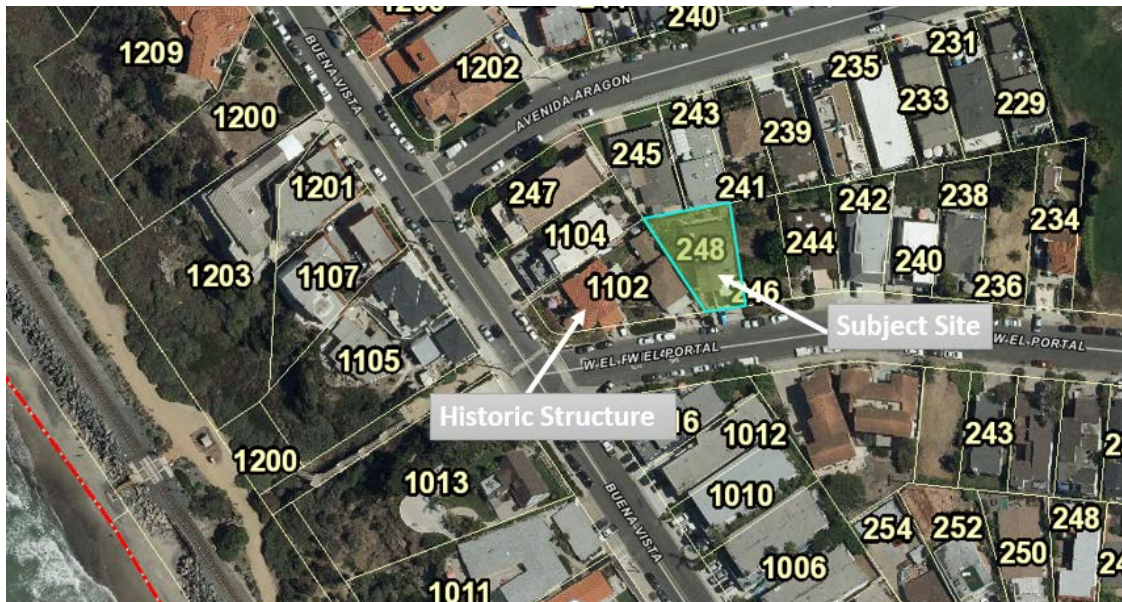


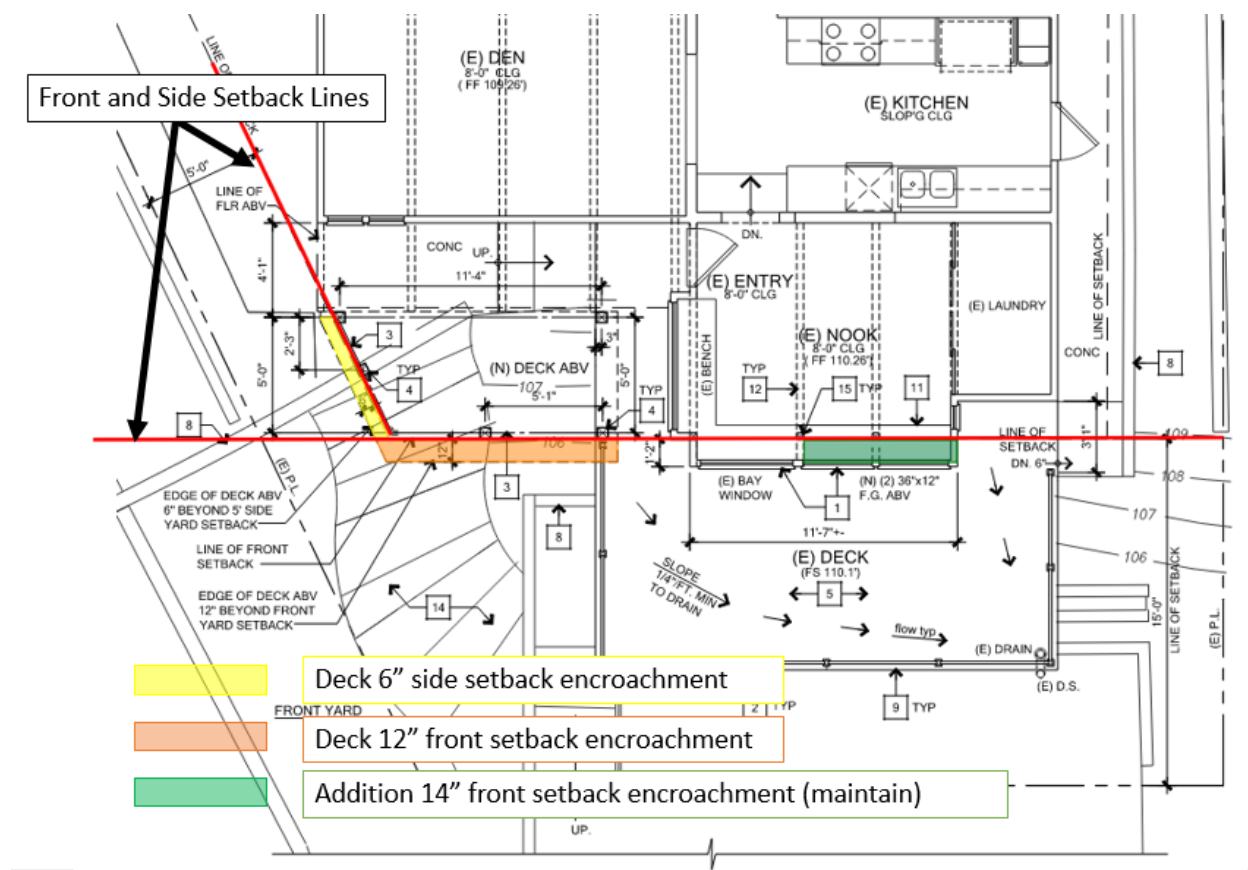
Figure 3: Proximity to Historic Structure



PROJECT SUMMARY:

- The applicant proposes to add approximately eight square feet to the front nook (area shown in green in Figure 4, below), maintaining the existing legal-nonconforming front setback for the residence, which encroaches 14 inches (eight percent encroachment).
- The applicant also proposes a new wood deck at the second floor of the residence that will encroach into the front setback by 12 inches (a seven percent encroachment; shown in orange in Figure 4, below) and the side setback by six inches (ten percent encroachment; shown in yellow in Figure 4, below) to take advantage of views toward the ocean. Due to the topography of the street and the placement of the second story deck behind the existing front setback of the building, the addition of the deck will not negatively impact neighboring properties, particularly their views towards the ocean.

Figure 4: Proposed Plan



- Zoning Ordinance Section 17.16.100 requires a Cultural Heritage Permit for projects abutting a historic property that propose an addition to a nonconforming residence. Zoning Ordinance Section 17.16.090.C.18 allows applicants to request small encroachments into front (up to 15 percent of the required front setback) and side (up to 20 percent of the required side setback) setbacks for primary and accessory structures. The encroachments requested are well below the maximums permitted by this Section.

- The proposed exterior improvements include removal of several dated elements such as the wood shake mansard-style garage roof and the wood trims on the residence. The structure will be smooth white stucco and the railings of the existing deck above the garage and the proposed second story deck will be stainless steel cable with wood planks. These new elements, in conjunction with the existing and proposed windows and the existing roofline will create a cohesive modern architectural style. These modifications can be viewed on the plan elevations (Attachment 3).
- The project meets required findings because:
 - The requested minor exception will not interfere with the purpose or standards of the zone in that the Zoning Ordinance (Section 17.16.090.C.18) provides for minor encroachments of primary and accessory structures into setbacks such as those proposed, including a decrease of not more than 15 percent of the required front setback and not more than 20 percent of the side setback. The deck encroachment into the side setback would be only 10 percent and the maximum front encroachment (maintaining the existing encroachment of the residence) just eight percent, well below the maximum encroachments permitted.
 - The neighboring properties will not be adversely affected as a result of the exceptions because the proposed encroachments do not substantially modify existing conditions on the subject site, with the requested front encroachment no more than the existing house encroachment, and the 10 percent encroachment into the side setback is requested primarily due to the tapering lot width at the front of the lot, where the deck will be located. Furthermore, the addition of the second story deck to take advantage of views toward the ocean will not affect neighboring properties views toward the ocean given the deck's placement and the street topography, which slopes toward the ocean.
 - The encroachments into the setbacks and the exterior improvements proposed will not be detrimental to the health, safety, or welfare or the orderly and harmonious development of the City in that the proposed encroachments do not substantially modify existing conditions on the subject site, with the requested front encroachment no more than the existing house encroachment, and the 10 percent encroachment into the side setback is requested primarily due to the tapering lot width at the front of the lot, where the deck will be located. Furthermore preliminary review was completed by both the Building Division and the Orange County Fire Authority. Building permits and OCFA reviews are required for the new construction, ensuring it meets all Building and Safety Codes.
 - The project is consistent with the General Plan and Coastal Land Use Plan in that the proposed exterior alterations including façade update, new windows and doors, and new railings at decks along with the removal of the dated wood trims and mansard-style garage roof, are consistent with the General Plan and LUP Land Use Goal of retaining and enhancing established residential neighborhoods. The proposed changes remove dated features of the existing structure and provide for a more modern appearance, enhancing the character of the existing residential neighborhood.

- The project is consistent with the Design Guidelines in that the project does not significantly alter the scale, massing, or form of the subject structure, which is consistent with adjacent structures and the pattern of the neighborhood. The project also utilizes suggested building materials, colors, and finishes, such as smooth white stucco and decorative stainless steel cable and wood railings, applied to create a cohesive modern appearance.
- The project will not have negative visual or physical impacts upon the historic structure in that the historic structure is separated visually from the subject residence by an additional residential structure, which is not historic and is not characterized by Spanish Colonial Revival architecture, consistent with the historic structure. The project also removes dated features such as the wood shake mansard garage roof and the wood trim are removed from the existing structure. The resulting structure will have a cohesive, modern appearance which improves the visual character of the area and will not detract from the historic structure.
- The property is within the Coastal Zone overlay. The requested additions and modifications to the structure are categorically excluded from Coastal Commission review under Coastal Exclusion Order No. E-82-1.
- The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and Section 15305 (Class 5: Minor Alterations in Land Use Limitations). The Class 1 exemption consists of the repair, maintenance, or minor alteration to an existing structure including small additions less than 50 percent of the existing floor area or 2,500 square feet, whichever is less. Therefore the eight square-foot proposed addition and the exterior modifications to the façade and addition of the deck would be exempt under the Class 1 designation. The Class 5 exemption consists of minor alterations in land use limitations, such as minor setback variances, which do not result in any changes in land use or density. Therefore, the encroachments requested for both the deck and the small addition would be exempt under the Class 5 designation.
- Staff has received no public comments on the project.

RECOMMENDATION

Staff recommends that the Zoning Administrator:

1. Determine the project is Categorical Exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and Section 15305 (Class 5: Minor Alterations in Land Use Limitations); and
2. Adopt Resolution ZA 21-004, approving Minor Exception Permit 20-312 and Minor Cultural Heritage Permit 20-313, Halls Deck, subject to conditions of approval.

Attachments:

1. Resolution ZA 21-004
Exhibit A – Conditions of Approval
2. Historic Structure Report for 1102 Buena Vista
3. Plans

RESOLUTION NO. ZA 21-004

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING MINOR EXCEPTION PERMIT 20-312 AND MINOR CULTURAL HERITAGE PERMIT 20-313, HALLS DECK, A REQUEST TO CONSIDER EXTERIOR MODIFICATIONS OF AN EXISTING SINGLE-FAMILY RESIDENCE ABUTTING A PROPERTY CONTAINING A HISTORIC STRUCTURE, INCLUDING A REQUEST TO ADD A SECOND FLOOR DECK THAT ENCROACHES INTO THE FRONT SETBACK BY 12 INCHES AND THE SIDE SETBACK BY SIX INCHES, AND TO MAINTAIN AN EXISTING NONCONFORMING SETBACK (14-INCH ENCROACHMENT) AT THE FRONT NOOK ALLOWING AN EIGHT SQUARE-FOOT ADDITION AT 248 W EL PORTAL IN THE RESIDENTIAL MEDIUM DENSITY ZONING DISTRICT AND COASTAL ZONE OVERLAY

WHEREAS, on October 5, 2020, an application was submitted by Mark Brooklyn for Minor Exception Permit (MEP) 20-312 and Minor Cultural Heritage Permit (MCHP) 20-313, and deemed complete on January 21, 2021; a request to consider exterior modifications of an existing single-family residence abutting a property containing a historic structure, including a request to add a second floor deck that encroaches into the front setback by 12 inches and the side setback by six inches and to maintain an existing nonconforming setback (14-inch encroachment) at the front nook allowing an eight square-foot addition at 248 W El Portal in the RM zoning district and the Coastal Zone overlay. The site's legal description is Tract 794, Block 5, Lot 20, and the Assessor's Parcel Numbers is 692-062-24; and

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends the Zoning Administrator determine the project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and Section 15305 (Class 5: Minor Alterations in Land Use Limitations) because the project involves maintenance and addition to an existing structure which involves negligible or no expansion of the use; and because the project involves minor setback variances that do not result in changes to land use or density; and

WHEREAS, the proposed project was reviewed by the Development Management Team (DMT) which supports the project with incorporated conditions of approval; and

WHEREAS, the City Planner advertised and noticed the Zoning Administrator public hearing for this item at least ten days in advance of the hearing by both publication in a newspaper of general circulation in the City of San Clemente and by mailing a notice of the time, place and purpose of such hearing to required recipients, including property owners within 300 feet of the subject parcel; and

WHEREAS, on March 4, 2021, the Zoning Administrator of the City of San

Clemente held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties.

NOW, THEREFORE, The Zoning Administrator of the City of San Clemente does hereby resolve as follows:

Section 1. Incorporation of Recitals.

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

Section 2. CEQA Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Zoning Administrator, and the facts outlined below, the Zoning Administrator hereby finds and determines that the proposed project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and Section 15305 (Class 5: Minor Alterations in Land Use Limitations). The Class 1 exemption applies to the repair, maintenance, or minor alteration to an existing structure, including small additions less than 50 percent of the existing floor area or 2,500 square feet, whichever is less. The Class 5 exemption applies to minor alterations in land use limitations such as minor setback variances, which do not result in any changes in land use density. Because the project involves the exterior remodel of an existing residence, 8 square-foot addition, and small encroachments into the front and side setbacks, the Class 1 and Class 5 exemptions apply.

Furthermore, none of the exceptions to the use of the Class 1 or Class 5 categorical exemptions identified in State CEQA Guidelines Section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, given the proposed use is consistent with General Plan policies and Zoning regulations, which were studied and addressed in the General Plan Environmental Impact Report (EIR). There are no unusual circumstances surrounding the project that result in a reasonably possibility of a significant effect on the environment. The site is developed. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. Thus, the Class 1 and Class 5 exemptions apply, and no further environmental review is required.

Section 3. Minor Exception Permit Findings

With respect to Minor Exception Permit (MEP) 20-312, to allow a second floor deck to encroach into the front setback by 12 inches and the side setback by six inches, and to allow a small addition to encroach into the front setback 14 inches, maintaining the existing nonconforming front setback of the residence, the Zoning Administrator finds as follows:

- A. The requested minor exception will not interfere with the purpose of the zone or the standards of the zone in which the property is located in that:

1. The purpose of the RM zone is to permit the development of more intense housing opportunities than single-family detaches or attached residential. This proposal does not affect the use of the property as a single-family residence, nor does it increase the density.
 2. The setback encroachments requested for the deck and eight-square-foot addition do not affect any other property's ability to be developed or used as a single- or multi-family residence.
 3. The proposed 14-inch encroachment for the addition (8 square feet) maintains the existing nonconforming front setback of the structure. The 12-inch encroachment into the front setback for the deck is still set back further than the existing nonconforming front setback for the primary structure. The six-inch encroachment into the side setback for the deck is negligible at just a 10 percent encroachment.
 4. The Zoning Ordinance (Section 17.16.090.C.18) provides for minor encroachments of primary and accessory structures into setbacks such as those proposed, including a decrease of not more than 15 percent of the required front setback and not more than 20 percent of the side setback. The deck encroachment into the side setback would be only 10 percent and the maximum front encroachment (maintaining the existing encroachment of the residence) just eight percent, well below the maximum encroachments permitted.
- B. The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the Minor Exception Permit in that:
1. The setback encroachments requested for the deck and small addition do not affect any other property's ability to be developed or used as a single- or multi-family residence.
 2. The Zoning Ordinance (Section 17.16.090.C.18) provides for minor encroachments of primary and accessory structures into setbacks such as those proposed, including a decrease of not more than 15 percent of the required front setback and not more than 20 percent of the side setback. The deck encroachment into the side setback would be only 10 percent and the maximum front encroachment (maintaining the existing encroachment of the residence) just eight percent, well below the maximum encroachments permitted under the Zoning Ordinance.
 3. The proposed encroachments do not substantially modify existing conditions on the subject site, with the requested front encroachment no more than the existing house encroachment, and the 10 percent encroachment into the side setback is requested primarily due to the tapering lot width at the front of the lot, where the deck will be located.
- C. The approval or conditional approval of the Minor Exception Permit will not be detrimental to the health, safety, or welfare of the general public in that:

1. The proposed encroachments do not substantially modify existing conditions on the subject site, with the requested front encroachment no more than the existing house encroachment, and the 10 percent encroachment into the side setback is requested primarily due to the tapering lot width at the front of the lot, where the deck will be located.
2. The proposed deck is open and uncovered, minimizing the mass of the structure located 4'6" from the adjacent property line. The affect it would have on the neighboring property I therefore minimal, similar to an eave overhang which would be permitted by right, much closer to the property line.
3. Preliminary review was completed by both the Building Division and the Orange County Fire Authority. Building permits and OCFA reviews are required for the new construction, ensuring it meets all Building and Safety Codes.

Section 4. Minor Cultural Heritage Permit Findings

With respect to Minor Architectural Permit (MAP) 20-307, for the addition of fences, walls, and gates to an existing developed commercial property, the Zoning Administrator finds as follows:

- A. The architectural treatment of the project complies with the San Clemente General Plan and Coastal Land Use Plan (LUP) in that:
 1. The proposed exterior alterations including façade update, new windows and doors, and new railings at decks along with the removal of the dated wood trims and mansard-style garage roof, are consistent with the General Plan and LUP Land Use Goal of retaining and enhancing established residential neighborhoods. The proposed changes remove dated features of the existing structure and provide for a more modern appearance, enhancing the character of the existing residential neighborhood.
 2. The proposed exterior alterations are consistent with General Plan Policy UD-5.10 which requires the scale and massing of development to be compatible with its surroundings. The proposed modifications, including the eight-square-foot addition, new deck, and general façade updates do not significantly affect the existing scale and massing of the structure. The proposed addition is consistent with the existing front setback of the building. The open and uncovered deck, while encroaching six- and 12-inches into the side and front setbacks, respectively do not significantly affect the scale or massing of the property.
 3. The proposed exterior alterations are consistent with General Plan Policy HP-2.06, requiring that all new residential development abutting a historic resource be compatible with the historic resource in terms of massing, scale, and building materials. The proposed project maintains the existing two-story massing of the existing residence, while bringing the architectural treatment more in line with the historic structure. The dated wood trim, which

is not consistent with the wood trims on the historic structure, and the wood shake mansard roof on the garage will be removed. The proposed finishes, while modern in appearance are generally consistent with the historic structure in that smooth white stucco is utilized, additional outdoor decks are incorporated, and the dated materials are removed, creating a cohesive modern look to the updated residence.

- B. The architectural treatment of the project complies with the Zoning Ordinance in areas including, but not limited to, height, setback, color, etc. in that:
1. The project complies with all development standards including height and lot coverage, except as the minor exceptions requested for the front and side setback encroachments. The encroachments requested are well below the maximums permitted by the Zoning Ordinance with a minor encroachment permit.
 2. The Zoning Ordinance does not specify any particular materials or colors for single-family residences in this area. However, the resulting residence will have an updated modern appearance, with smooth white stucco and stainless steel cable guardrails with wood slat details, removing more dated features of the existing structure.
- C. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines in that:
1. While there is no specified architectural style for the subject property, the project does comply with general Design Guidelines such as designing buildings to be compatible in scale, mass, and form with adjacent structures and the pattern of the neighborhood. On El Portal, most properties are multi-family residences with in-the-bank garages and one or two stories above or behind, built into the topography of the site. This general form is maintained on the subject property.
 2. General Design Guidelines also suggest that defined outdoor spaces should be incorporated into the buildings. In the subject project, the existing deck above the garage is updated with a more modern railing, removing the mansard garage roof and the new deck is incorporated to take advantage of the views toward the ocean.
 3. The project also utilizes suggested building materials, colors, and finishes, such as smooth white stucco and decorative stainless steel cable and wood railings, applied to create a cohesive modern appearance.
 4. The project demonstrates "sensitivity to the contextual influences of adjacent properties and the neighborhood" per Design Guidelines II.B. The scale and massing of the project remain consistent with the general development pattern on the street. The addition of the second story deck to take advantage of views toward the ocean will not affect neighboring properties given that the street slopes toward the ocean and the property

east of the subject property is vacant and the addition of the deck will not affect the property to the west's views toward the ocean.

- D. The general appearance of the proposal is in keeping with the character of the neighborhood in that:
1. On El Portal, most properties are multi-family residences with in-the-bank garages and one or two stories above or behind, built into the topography of the site. This general form is maintained on the subject property.
 2. The addition of the second story deck takes advantage of views toward the ocean. The modifications will not affect neighboring properties views toward the ocean given the topography of the street and the placement of the deck.
- E. The proposal is not detrimental to the orderly and harmonious development of the City in that:
1. The project meets development standards set forth in the Zoning Ordinance except the minor exceptions proposed for front and side setbacks. The encroachment into the front setback proposed is consistent with the existing nonconforming front setback. The six-inch encroachment into the side setback for the deck will not impact any properties view to the ocean due to its placement and street topography.
 2. The buildings scale and massing are consistent with development existing on the street. On El Portal, most properties are multi-family residences with in-the-bank garages and one or two stories above or behind, built into the topography of the site. This general form already exists and is maintained on the subject property.
- F. The proposed project will not have negative visual or physical impacts upon the historic structure in that:
1. The historic structure is separated visually from the subject residence by an additional residential structure, which is not historic and is not characterized by Spanish Colonial Revival architecture, consistent with the historic structure.
 2. The project does not affect the height of the existing structure, nor does it significantly impact the massing or scale.
 3. Dated features such as the wood shake mansard garage roof and the wood trim are removed from the existing structure. The resulting structure will have cohesive, modern appearance which improves the visual character of the area and will not detract from the historic structure.

Section 5. Zoning Administrator Approval.

Based on the foregoing recitals and findings, and the written and oral comments,

facts, and evidence presented, the City of San Clemente Zoning Administrator approves Minor Exception Permit (MEP) 20-312 and Minor Cultural Heritage Permit (MCHP) 20-313, Halls Deck, subject to the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Zoning Administrator on March 4, 2021.

Cecilia Gallardo-Daly, Zoning Administrator

CONDITIONS OF APPROVAL
 MEP 20-312/ MCHP 20-313, Halls Deck

1.0 GENERAL CONDITIONS OF APPROVAL

- 1.1 Within 30 days of receipt of the signed conditions of approval, 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, unless an extension is granted by the City Planner. 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

- 4.20 In the event the project valuation is \$50,000 or more per Municipal Code 12.08, the applicant shall be responsible for the construction of all required frontage improvements as approved by the City Engineer including but not limited to the following: Eng**

- A. Sidewalk, including construction of compliant sidewalk along the property frontage and around obstructions such as the drive approach to meet current City standards (2% cross fall) when adequate right-of-way exists, unless a waiver is applied for and approved by the City Manager. Since the street right-of-way is approximately 7.5 feet behind the curb face, a sidewalk easement is anticipated to be required to be granted to the City unless the drive approach is compliant or can be reconstructed to be ADA compliant within the right-of-way.
- B. Contractor shall replace any damaged street improvements resulting from construction activities to the satisfaction of the City Inspector. (SCMC Chapter 15.36 and Sections 12.08.010, and 12.24.050)

4.21 The plans shall demonstrate compliance with all Building Codes, including 1-hour construction for areas within 5 feet of the property line. Bldg**

7.0 OPERATIONAL CONDITIONS OF APPROVAL

7.17 The Applicant (including any property owners and managers, and their designees) shall use her/his best judgment and 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 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), which states, *“It is declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises in this City to maintain such premises in such manner that ... A structure, improvement, property, and/or land use is not in compliance with terms and/or conditions of any City of San Clemente issued permit or approval,”* and any subsequent revision of this section of the code. Code
Comp**

7.18 The Applicant (including any property owners and manager, 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 is prohibited. Applicant, property owner, and any successors in interest of the property shall be responsible for Code
Comp**

ensuring that all residential uses abide by the City's zoning requirements.

- 7.19 The Applicant (including any property owners and manager, and their designees) shall ensure that discharge of washwater and other pollutants is prohibited from entering the storm drain system. Applicant must prevent pollutants (e.g. sediment, trash, etc.) and any washwater used during clean-up from entering the storm drain system.

Code
Comp/
WQ**

* Denotes a modified Standard Condition of Approval

** Denotes a project-specific Condition of Approval



TR 794 BLK 5 LOT 19 1102 BUENA VISTA



HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name None
- *2. Common or current name None
- *3. Number & street 1102 Buena Vista Cross-corridor _____
City San Clemente Vicinity only _____ Zip 92672 County Orange
4. UTM zone 11 A _____ B _____ C _____ D _____
5. Quad map No. _____ Parcel No. 692-062-01 Other _____

Ser. No. _____ - _____ - _____
National Register Status 5S1
Local Designation _____

DESCRIPTION

6. Property category Building If district, number of documented resources _____
- *7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

Elevated above street level with a sloping front yard, this is a one story, Spanish Colonial Revival residence. It is L-shaped, with a side gable roof over the long leg of the "L" and a hipped roof over the shorter wing. Rafter tails punctuate the eave of the tiled roofs. Stucco sheathes the building, with brick used as a secondary material, for a porch wall and for a chimney located on a side elevation. The porch is recessed beneath the side gable and is two bays wide. Two, broadly proportioned double-hung sash, framed by shutters, overlook the porch, with the entry, perpendicular to the street, located at one end of the space. Another double-hung sash window is centered below the hipped portion of the roof and is adorned with a bracketed ledge at the sill level. The house, which appears substantially intact from the street and is in good condition, is located on a triangular shaped corner lot.



8. Planning agency
City of San Clemente

9. Owner & address
Gerald L. Maxwell
5078 St. Andres Ave.
La Verne, CA 91750

10. Type of ownership Private

11. Present use Residential

12. Zoning R-3

13. Threats Zoning

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

*Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

HISTORICAL INFORMATION

- *14. Construction date(s) 1940 F Original location Same Date moved _____
- 15. Alterations & date 2 room addition (1955); patio enclosure (1971).
- 16. Architect None Builder Strang Bros.
- 17. Historic attributes (with number from list) 01--Single Family Residence

SIGNIFICANCE AND EVALUATION

- 18. Context for evaluation: Theme San Clemente in the 30s & 40s ~~San Clemente~~ San Clemente
 Period 1937-1949 Property type Houses Context formally developed? Yes

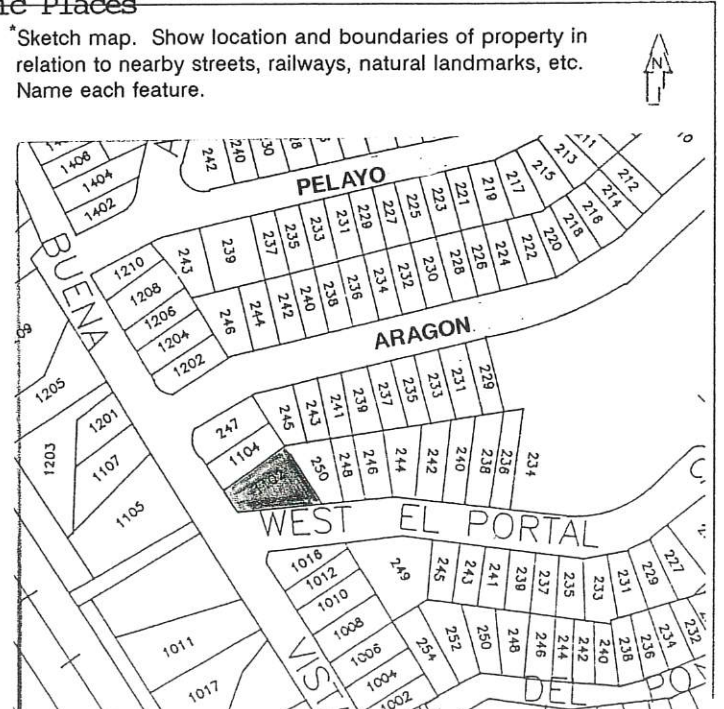
- *19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Although this house was built after the requirement for exclusively Spanish style buildings in San Clemente had been lifted, it continues the tradition of "the Spanish village." Constructed in 1940, the house was designed by its owner, Lt. Col. H. L. King, and built by the Strang Bros., who specialized in Spanish bungalows. The "front porch plan" was one of the variations of Spanish residential design that forms a unifying thread amongst historic San Clemente residences. Also notable is the military connection of its original owner; nearby military bases and the increased activity associated with World War II were in large part responsible for rescuing San Clemente from the doldrums of the Great Depression.

Because of its Spanish Colonial Revival styling, its age in excess of fifty years, and its relative integrity, 1102 Buena Vista is recommended for retention on the Historical Structures List.

- 20. Sources
San Clemente Building Permits
Orange County Tax Assessment Records
M. Moon, Inventory of San Clemente Historic Places

- 21. Applicable National Register criteria C
- 22. Other recognition San Clemente Historical Site
 State Landmark No. (if applicable) _____
- 23. Evaluator Leslie Heumann
 Date of evaluation 1995
- 24. Survey type Comprehensive
- 25. Survey name Historic Resources Survey
- *26. Year form prepared 1995
 By (name) Leslie Heumann & Associates
 Organization City of San Clemente
 Address 100 Calle Negocio, Suite 100
 City & Zip San Clemente 92672
 Phone (714) 498 2533



CONTINUATION SHEET

Page 1 of 2

Resource Name or #: 1102 BUENA VISTA

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

PROPERTY NAME	Unknown
HISTORIC NAME	Unknown
PROPERTY ADDRESS	1102 Buena Vista
ASSESSOR PARCEL NUMBER	692-062-01
PROPERTY TYPE	Single-family residential
OTHER DESCRIPTION	
DATE OF CONSTRUCTION	1940 (E) Tax Assessor
<hr/>	
INTEGRITY	Aluminum slider windows replaced wood double-hung windows post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.
SIGNIFICANCE	This one-story single family residence was built for Lt. Col. H. L. King and constructed by Strang Bros. in 1940. This property is a good example of the Spanish Colonial Revival style as represented in San Clemente. It 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.
<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

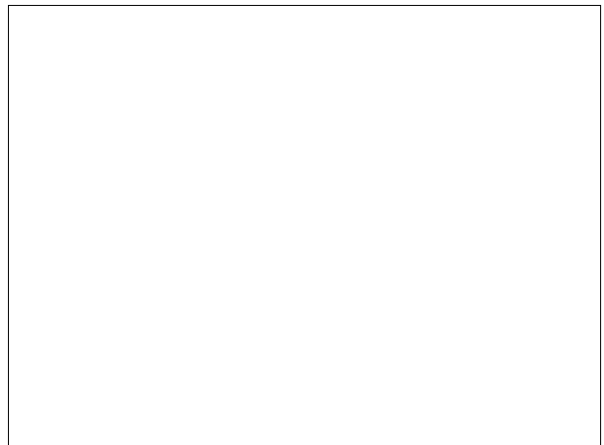
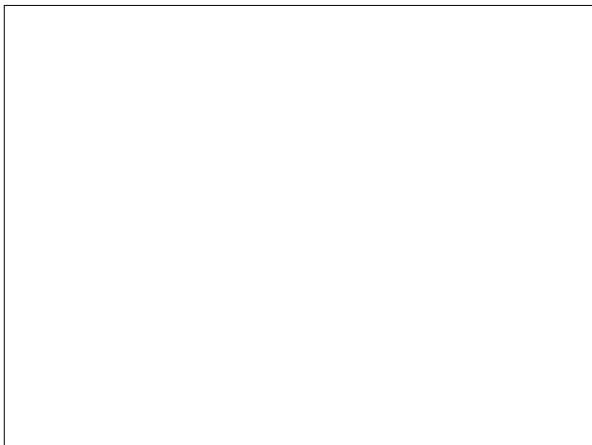
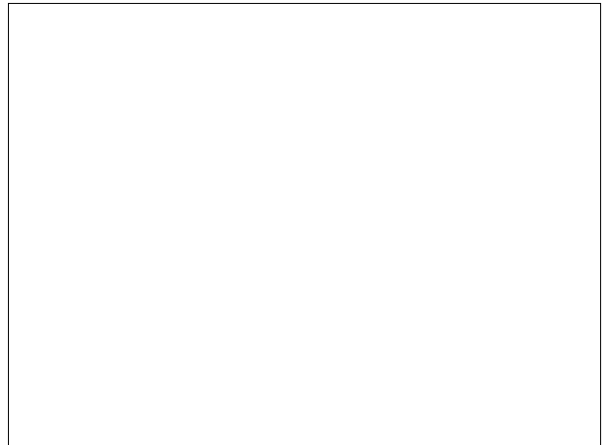
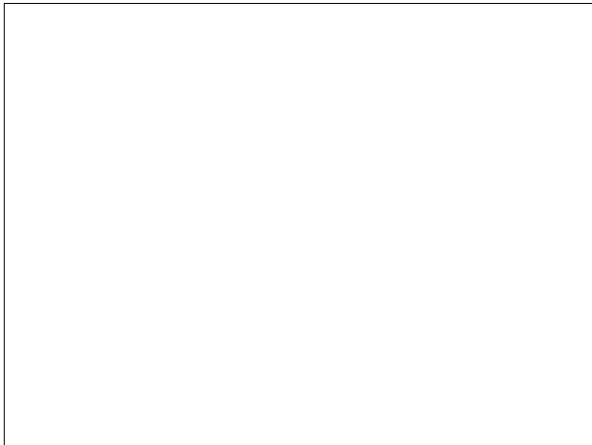
Resource Name or #: 1102 BUENA VISTA

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

Photographs of the Subject Property:



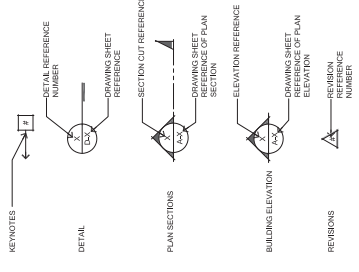
The Hall's - New deck addition at Loft

248 WEL PORTAL, SAN CLEMENTE, CA 92672
TRACT No. 794, LOT 20

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST EDITION AND LOCAL ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION.
- UNLESS NOTED OTHERWISE (UNO) ALL DIMENSIONS ARE TO THE FACE OF STUDIOS, ROUGH DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC DIMENSIONS.
- ALL INFORMATION SHOWN ON THESE DOCUMENTS IS BELIEVED TO BE ACCURATE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS FOUND ON THE JOB SITE. PRIOR TO BEING AND COMMENCEMENT OF WORK, THE GENERAL CONTRACTOR SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ALL WORK WHICH DIFFERS FROM THE APPROVED DRAWINGS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL THE WORK WITH ALL APPLICABLE CITY ORDINANCES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND LOCAL AGENCIES.
- THE GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY LINES, UNDERGROUND UTILITIES OR SERVICES WHICH MAY BE UNCOVERED AND SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ALL WORK WHICH DIFFERS FROM THE APPROVED DRAWINGS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING AND THOSE PERSONS ON THE JOB SITE DURING THE CONSTRUCTION OF THE PROJECT. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY SPECIAL BARRELS, ADEQUATE SIGNING, BRACING AND CUTS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL LAWS.

DRAWING SYMBOLS:



SHEET INDEX:

- ARCHITECTURAL DRAWINGS:
- T-1 TITLE SHEET, PROJECT DATA & SITE PLAN.
 - T-2 TOPOGRAPHICAL SURVEY.
 - T-3 CONSTRUCTION PLAN, EXCAVATION & NEW REMODEL FLOOR PLAN.
 - T-4 FIRST FLOOR.
 - A-1 DEMOLITION & NEW REMODEL FLOOR PLAN (SECOND FLOOR).
 - A-2 PROPOSED EXTERIOR COLOR, MATERIALS, FINISHES, GUARDRAIL DETAILS & LEFT SIDE EXTERIOR ELEVATION.
 - A-3 PROPOSED EXTERIOR COLOR, MATERIALS, FINISHES, GUARDRAIL DETAILS & RIGHT SIDE EXTERIOR ELEVATION.
 - A-4 LEFT SIDE EXTERIOR ELEVATION.

PROJECT DATA:

BUILDING AREA CALCULATIONS:

EXISTING - 2-STOREY RESIDENCE	1662 SQ. FT.
FIRST FLOOR	1028 SQ. FT.
SECOND FLOOR	400 SQ. FT.
EXISTING 2-CAR GARAGE	400 SQ. FT.
NEW DECK ADDITION AT (E) LOFT :	480 SQ. FT.
TOTAL:	1908 SQ. FT.

SCOPE OF WORK:

- REMOVE EXISTING DECK DECK AT (E) SECOND FLOOR LOT.
- IN STACKING SLIDING GLASS DOORS AT (E) LOFT.
- REPAIR (E) DECK SURFACE OVER GARAGE. REPLACE (E) GUARDRAIL WITH (N) WOOD CABLE GUARDRAIL.
- REPLACE (E) GARAGE DOOR WITH (N) GARAGE DOOR.
- REPAIR & REPLACE BUILT-UP ROOFING AT (E) PLAN ROOF OVER (E) NOOK.

PROJECT CODE DATA:

EXISTING OCCUPANCY CLASSIFICATION:
RESIDENTIAL
TYPE OF CONSTRUCTION:
TYPE: UNIMPROVED
ACCESSORY PARCEL NUMBER:
PARCEL #: 69-0462-04

BUILDING CODES:

RESIDENTIAL: 2018 CALIFORNIA RESIDENTIAL CODE
FIRE: 2018 CALIFORNIA FIRE CODE
MECHANICAL: 2018 CALIFORNIA MECHANICAL CODE
ELECTRICAL: 2018 CALIFORNIA ELECTRICAL CODE
ENERGY: 2018 CALIFORNIA ENERGY EFFICIENCY STANDARDS COMPLIANCE
SAN CLEMENTE MUNICIPAL CODE: 2018 CALIFORNIA MUNICIPAL CODE
STATE OF CALIFORNIA CODES: ALL AS APPLICABLE TO THE USE OF PERMITS AND INCLUDING THE CODES AS LISTED ABOVE.

OWNER/ BUILDING ADDRESS:

BRENT A. GRU HALL
248 WEL PORTAL, SAN CLEMENTE, CA 92672
PHONE: (714) 295-4122

PROJECT CONSULTANTS:

DESIGNER: **IN DESIGN**
240 AVENIDA DELA MONTE, SAN CLEMENTE, CA 92672
PHONE: (714) 974-2000



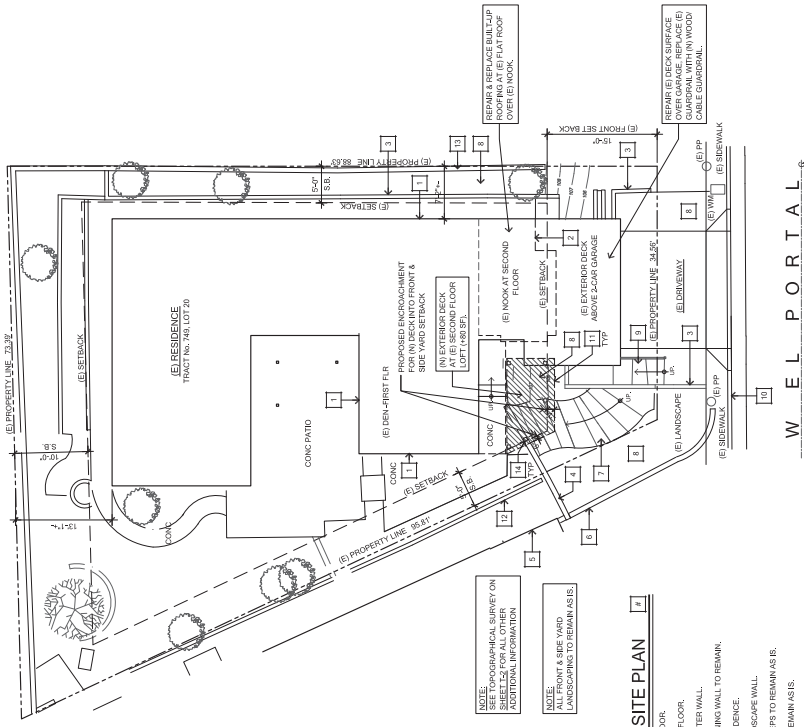
VICINITY MAP:
SCALE: 0"=1" = S

Sheet Name and Location:
Project Name and Location:
The Hall's New Deck Addition at Loft
248 W El Portal, San Clemente, CA 92672
Owner:
Dru & Brent Hall

ATTACHMENT 3

T-1

Sheet Issue Date: December 11, 2020



SITE PLAN

SCALE: 1"=10'-0"

NEW EXTERIOR DECK ENROACHMENT INTO SETBACKS:
BALCONIES, PORCHES, DECKS, LANDING PLACES AND STAIRWAYS MAY ENROACHMENT UP TO 10 PERCENT OF THE REQUIRED SETBACK.
ELEVATION SETBACKS:
5'-0" = IF (PROPOSED)
5'-0" = IF (ALLOWED)
5'-0" = IF (ALLOWED)

LOT COVERAGE CALCULATION:
GROSS LOT SIZE: 1,000 SQ. FT. ± 30% (MAX % OF COVERED AREA)
EXISTING RESIDENCE: 1,662 SQ. FT. (166.2%)
EXISTING GARAGE: 400 SQ. FT. (40.0%)
NEW EXTERIOR DECK: 480 SQ. FT. (48.0%)
TOTAL AGGREGATE BUILDING COVERAGE: 2,542 SQ. FT. (254.2%)
TOTAL PROPOSED LOT COVERAGE (2,142 SQ. FT. (214.2%)) = 214.2%

1662 SQ. FT.
400 SQ. FT.
480 SQ. FT.
2142 SQ. FT.
= 214.2%



SHEET NO.

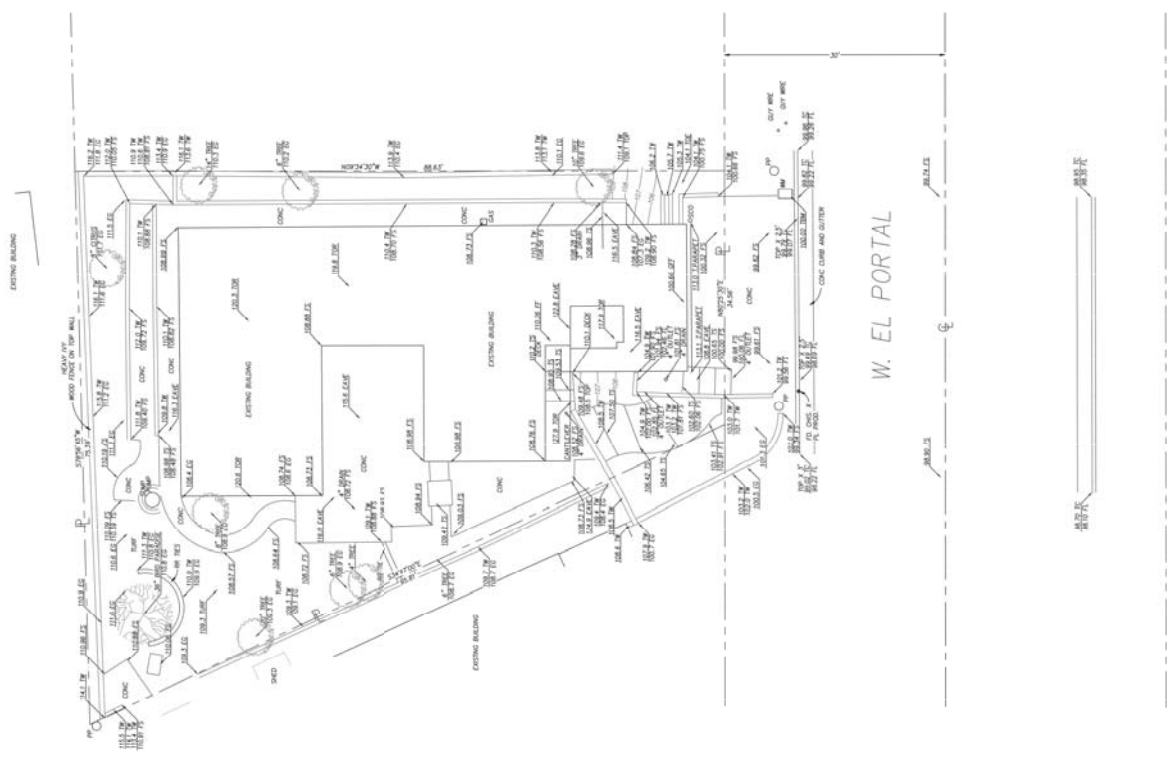
TOPOGRAPHIC MAP

SCALE: APRIL 2000 APN 692-082-24

248 W EL PORTAL SAN CLEMENTE CA.

ISSUED DATUM = 1988

SOUTH COAST SURVEYING 2114 CLAY ST. NEWPORT BEACH CA (949) 251-1840



LEGEND

- 1C = FENCE CURB
- 1D = FENCE SURFACE
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BOUNDARY NOTE:
THIS MAP IS A REPRODUCTION OF THE ORIGINAL PLANNING DRAWINGS AS SHOWN
ON THE ORIGINAL SURVEY RECORDS. IT IS NOT TO BE USED AS A SUBSTITUTE
FOR A BOUNDARY SURVEY.

