



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: August 2, 2023

PLANNER: David Carrillo, Assistant Planner

SUBJECT: **Architectural Permit (AP) 23-079, Krogius Residence 2nd Story ADU,** a request to allow a second story Accessory Dwelling Unit (ADU) above a rear yard detached garage, deviating from objective ministerial ADU standards, on a property located at 205 Avenida Miramar and listed on the City's List of Designated Historic Resources. The project also seeks a determination as to a categorical exemption from the California Environmental Quality Act under Section 15301 (Class 1: Existing Facilities), 15303 (Class 3: New Construction or Conversion of Small Structures), and 15331 (Class 31: Historical Resource Restoration/Rehabilitation).

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.

Architectural Permit, 17.28.270.H., to allow an Accessory Dwelling Unit (ADU) that does not conform to the objective ADU standards.

- a. The architectural treatment of the project complies with the San Clemente General Plan;
- b. The architectural treatment of the project complies with any applicable specific plan and this title in areas including, but not limited to, height, setback color, etc.;
- 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; and
- e. The proposal is not detrimental to the orderly and harmonious development of the City.

BACKGROUND

The project site is 4,000 square feet located at 205 Avenida Miramar, in the Residential Medium Zoning District and Coastal Zone Overlay District (RM-CZ). See Attachment 2 for a location map. The property is listed on the City's List of Designated Historic

Resources and is under a Historic Property Preservation Agreement. For historical data on the property, reference the DPR survey form in Attachment 3. The site is developed with a 1,062 square-foot single-family residence and a rear detached one-car garage. Permits have been issued over time for rear additions to the primary residence and other exterior site improvements such as new landscaping, a new driveway, and a rear yard deck. Surrounding land uses include single- and multi-family residences to the north, east, south, and west.

State Law requires local governments to ministerially consider and permit Accessory Dwelling Units (ADUs) when ADUs comply with State Law and objective City standards. However, when a proposed ADU does not meet objective ministerial standards, cities may incorporate a discretionary review process for property owners to deviate from objective ministerial standards. Reference Attachment 4, for an excerpt from the California Department of Housing and Community Development's (HCD's) ADU Handbook discussing the ability to review design.

The City of San Clemente included this additional opportunity, as outlined in Zoning Ordinance Section 17.28.270.H – Nonconforming ADUs and JADUs and Discretionary Approval: “Any proposed ADU or JADU that does not conform to the objective standards set forth in subsections A through G of this section may be allowed by the City with an Architectural Permit, in accordance with the other provisions of this title.”

Development Management Team Meeting

The City's Development Management Team (DMT) reviewed the project and recommends approval with conditions included in Attachment 1, Exhibit A.

Noticing

Public notices were distributed and posted per City and State requirements. Staff has not received any public comments on this item as of the date of the publication of this report.

PROJECT DESCRIPTION

The applicant proposes a second story ADU above the existing rear detached garage with a maximum height of 20 feet, an 18-inch east side yard setback, and a four-foot, eight-inch rear yard setback. The ADU consists of a clay tile roof, white stucco, wood fixed and single hung windows, a wood balcony, wood French door, and black wrought iron railing.

The project does not meet the following objective standard:

- 17.28.270.F.3.b - Four (4) foot side- and rear-yard setbacks.
 - Proposed: A side yard setback less than four feet (on the east side).

Therefore, the applicant is requesting an Architectural Permit for the proposed ADU. The applicant's motive for requesting the Architectural Permit is to keep the second story ADU in line, or flush, with the first level garage on the east side, while accommodating a stairway for entrance to the ADU on the west side.

PROJECT ANALYSIS

Development Standards

The project meets development standards and other requirements, as shown in Table 1 below.

Table 1 – ADU Development Standards

	Development Standard	Proposed	Complies with standards
Height (Maximum)	20'	20'	Yes
Setbacks (Minimum):			
Front	20'	>20'	Yes
West Side Yard	4'	>4'	Yes
East Side Yard	4'	18"	No*
Rear Yard	10'	10'	Yes
Lot Coverage (Maximum)	50%	38%	Yes

**A deviation from the minimum setback requirement may be requested through an Architectural Permit.*

Architectural Permit

Architectural Permit findings require the project be consistent with the Design Guidelines, and the character of the neighborhood, and to not be detrimental to the orderly and harmonious development of the City. The proposed location of the ADU above the garage and at the rear of the property mitigates visual impacts, considering other historic properties have garages within the front yard setback and/or in front of the primary home. The second story ADU's scale, form, and mass is consistent with the subject residential neighborhood consisting of one- and two-story residential buildings, a mix of architectural styles, and properties with rear detached buildings with smaller footprints than the primary buildings. Due to limited space on the lot, the second story ADU maintains covered parking and avoids impacts to the primary residence. Additionally, the ADU is subject to the California Building Code and Orange County Fire Authority standards to ensure fire-rated materials are used.

Cultural Heritage Subcommittee (CHSC)

The Cultural Heritage Subcommittee (CHSC) reviewed the project on May 24, 2023, and supports the project with minor design changes according to staff recommendations, and an analysis on the Secretary of the Interior's Standards for Rehabilitation. See Attachment 5 for the CHSC Minutes, and Attachment 6 for the applicant's analysis on the Secretary of the Interior's Standards for Rehabilitation.

GENERAL PLAN CONSISTENCY

Attachment 7 summarizes how the proposed use is consistent with applicable General Plan policies.

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA)

The Planning Division completed an initial environmental assessment of the project per the California Environmental Quality Act (CEQA). ADU's approved ministerially are statutorily exempt from CEQA pursuant to Section 15268 (Ministerial Projects) of the CEQA guidelines and Section 21080(b)(1) of the Public Resources Code. However, because this project deviates from the ministerial ADU standards, the project must rely on a Categorical Exemption instead of the statutory exemption. Staff recommends the Planning Commission determine the project is Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities), 15303 (Class 3: New Construction or Conversion of Small Structures), and 15331 (Class 31: Historical Resource Restoration/Rehabilitation) because the project involves a second story ADU above an existing detached garage, on a property developed with a single-family residence, and is consistent with the Secretary of the Interior's Standards for Rehabilitation. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, in that, a single-family residential lot is limited to one ADU. There are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment, in that, there are no especially sensitive resources such as endangered species or wetlands on the project site or in the vicinity. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources, and the project does not include any hazardous waste sites, and the project will not cause a substantial adverse change in the significance of a historical resource. The project maintains the historical integrity of the subject property by avoiding physical and damage to the primary historic building and its architectural character defining features such as the roof, stucco, windows, porch entry, and chimney. The property will be used as it was historically as a residence. The historic character of the property will be retained and preserved by using the same building materials. The existing roof will be removed, stored, and reinstalled on the new structure. The windows and doors will be custom made wood sash for historical compatibility. The stair railings and balcony will be wrought iron to match existing details on the house. Space being added is a second story above the garage. The new ADU will not exceed the garage footprint and is set back far from street view to avoid massing while maintaining compatible aesthetics. There will be no changes or adding of features or elements from other historic properties. All new materials will be compatible with historical materials. All features including windows and

doors are similar in scale to existing. New construction will not extend beyond the existing garage footprint, however, will be aligned to maintain the integrity and historic aesthetics of the property. Additionally, a condition of approval requires the working drawings to indicate how the ADU's building materials differentiate from the existing structure below to the satisfaction of the City Planner.

CALIFORNIA COASTAL COMMISSION REVIEW

The subject property is in the Categorical Exclusion Order Area within the Coastal Zone. However, the project still requires Coastal Commission review and approval prior to obtaining a building permit, which is included as a condition of approval.

ALTERNATIVES:

The Planning Commission may take any of the following actions:

1. Approve the application with staff recommended conditions of approval.
2. Modify the conditions of approval to effect desired changes prior to approval.
3. Continue the hearing to obtain additional information from the applicants.
4. Deny the application. If the Commission wishes to pursue this option, the hearing will need to be continued to allow the appropriate resolution to be prepared.

These actions may be appealed by application to the City Council within ten days of the decision pursuant to San Clemente Municipal Code § 17.12.140 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 Adopt Resolution PC 23-012, which would:

1. Determine the project is Categorically Exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities), 15303 (Class 3: New Construction or Conversion of Small Structures), and 15331 (Class 31: Historical Resource Restoration/Rehabilitation); and
2. Approve Architectural Permit (AP) 23-079, Krogius Residence Second Story ADU, subject to attached conditions of approval.

Attachments:

1. Resolution No. PC 23-012
Exhibit A - Conditions of Approval
2. Location Map
3. DPR Survey Form
4. ADU Design Review Excerpt of HCD's ADU Handbook
5. CHSC Minutes dated May 25, 2023
6. Secretary of the Interior's Standards for Rehabilitation Analysis
7. General Plan Consistency
8. Plans

RESOLUTION NO. PC 23-012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING ARCHITECTURAL PERMIT 23-079, KROGIUS RESIDENCE SECOND STORY ADU, TO ALLOW A SECOND STORY ACCESSORY DWELLING UNIT (ADU) ABOVE A REAR YARD DETACHED GARAGE, DEVIATING FROM OBJECTIVE MINISTERIAL ADU STANDARDS, ON A PROPERTY LOCATED AT 205 AVENIDA MIRAMAR AND LISTED ON THE CITY'S LIST OF DESIGNATED HISTORIC RESOURCES, AND FINDING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER SECTION 15301 AND 15331 OF THE CEQA GUIDELINES (14 CCR § 15301, CLASS 1: EXISTING FACILITIES; 15303, CLASS 3: NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES); AND 15331, CLASS 31: HISTORICAL RESOURCE RESTORATION/ REHABILITATION)

WHEREAS, on March 1, 2023 an application was submitted by Lars Anthony Krogius, 205 Avenida Miramar, for Architectural Permit (AP) 23-079, and deemed complete on July 10, 2023; a request to allow a second story Accessory Dwelling Unit (ADU) above a rear detached garage, deviating from objective ministerial ADU standards on a property located at 205 Avenida Miramar and listed on the City's List of Designated Historic Resources, and within the Residential Medium Zoning District and Coastal Zone Overlay District (RM-CZ). The site's legal description is N TR 779 BLK 14 LOT 3, and Assessor's Parcel Number 058-122-17; 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), 15303 (Class 3: New Construction or Conversion of Small Structures) and 15331 (Class 31: Historical Resource Restoration/Rehabilitation). This is recommended because the project involves a second story ADU above an existing detached garage, on a property developed with a single-family residence, which is consistent with the Secretary of the Interior's Standards for Rehabilitation; and

WHEREAS, on March 16, 2023 and April 6, 2023, the City's Development Management Team (DMT) reviewed the proposed project and determined it complies with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

WHEREAS, on May 24, 2023, the City's Cultural Heritage Subcommittee (CHSC) considered the project and supports it with minor design changes recommended by staff and an analysis on the Secretary of the Interior's Standards for Rehabilitation; and

WHEREAS, on August 2, 2023, 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 proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities), 15303 (Class 3: New Construction or Conversion of Small Structures), and 15331 (Class 31: Historical Resource Restoration/Rehabilitation) because the project involves a second story ADU above an existing detached garage, on a property developed with a single-family residence, and is consistent with the Secretary of the Interior's Standards for Rehabilitation, as outlined in Exhibit B. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, in that, a single-family residential lot is limited to one ADU. There are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment, in that, there are no especially sensitive resources such as endangered species or wetlands on the project site or in the vicinity. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources, and the project does not include any hazardous waste sites, and the project will not cause a substantial adverse change in the significance of a historical resource. The project maintains the historical integrity of the subject property by avoiding physical and damage to the primary historic building and its architectural character defining features such as the roof, stucco, windows, porch entry, and chimney. The property will be used as it was historically as a residence. The historic character of the property will be retained and preserved by using the same building materials. The existing roof will be removed, stored, and reinstalled on the new structure. The windows and doors will be custom made wood sash for historical compatibility. The stair railings and balcony will be wrought iron to match existing details on the house. Space being added is a second story above the garage. The new ADU will not exceed the garage footprint and is set back far from street view to avoid massing while maintaining compatible aesthetics. There will be no changes or adding of features or elements from other historic properties. All new materials will be compatible with historical materials. All features including windows and doors are similar in scale to existing. New construction will not extend beyond the existing garage footprint, however, will be aligned to maintain the integrity and historic aesthetics of the property. Additionally, a condition of approval requires the working drawings to

indicate how the ADU's building materials differentiate from the existing structure below to the satisfaction of the City Planner.

Section 3. Architectural Permit Findings

With respect to Architectural Permit (AP) 23-079, 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 is consistent with the Land Use Element Primary Goal to "Achieve the City's Vision by establishing and maintain balance of uses that provides: 1) a diversity of residential neighborhoods and housing opportunities..." in that the project would align with the diversity of single and multifamily residential uses of the subject neighborhood;
 2. The project is consistent with the Land Use Element Primary Goal to "...8) provide a diversity of land use areas that complement one another and are characterized by differing functional activities and intensities of use..." in that the project would complement the surrounding multifamily uses.
 3. The project is consistent with Land Use Element Policy LU-1.01. General: "We accommodate the development of a variety of housing types, styles, tenure and densities that are accessible to and meet preferences for different neighborhood types (e.g., mixed use pedestrian environments and traditional suburban neighborhoods), physical abilities and income levels, pursuant to the Land Use Plan and Housing Element", in that the project would result in a two-story accessory structure that meets the General Plan goals of compatible scale and massing, and of providing a mix of housing opportunities.
 4. The project is consistent with Policy UD-5.10. Scale and Massing., which states "We require that the scale and massing of development be compatible with its surroundings..." in that the two-story project is compatible with the scale and massing of the surrounding development consisting of one- and two-story buildings, a mix of architectural styles, and rear detached accessory buildings with smaller footprints than the primary building; and
 5. The project is consistent with the Housing Element Objective: "Work to increase second/accessory units..." in that the project would support San Clemente's objective to increase the number of accessory dwelling units.
- B. The architectural treatment of the project complies with the Zoning Code in areas including, but not limited to, height, setback color, etc., in that:
 1. The roof pitch and material used in the development of the ADU, including its walls, doors, windows, and roof, match the existing primary dwelling;

2. The height of the ADU does not exceed the height limit of 20 feet for ADUs; and
 3. The ADU meets all setback requirements, except for the east side yard setback allowed with approval of Architectural Permit 23-079.
- C. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines, in that:
1. The project provides compatible building placement and massing to adjacent properties, in that the ADU is proposed within the existing footprint of the accessory garage structure;
 2. The project uses projections and stairs to visually break two-story planes;
 3. The project uses traditional Spanish Colonial Revival materials and colors for compatibility with the existing development, including wood framed windows, white stucco, two-piece roof clay tiles, exposed rafter tails, and black wrought iron; and
 4. The project is located at the rear of the property which maintains the single-story pedestrian character at the front of the property.
- D. The general appearance of the proposal is in keeping with the character of the neighborhood, in that:
1. The proposal is two stories, consistent with the subject neighborhood consisting of one- and two-story buildings;
 2. The project is located at the rear of the property, which allows the new structure to better blend with the neighborhood streetscape; and
 3. Front yard landscaped areas are maintained.
- E. The proposal is not detrimental to the orderly and harmonious development of the City, in that:
1. The project does not require any encroachment into neighboring lots or the public right-of-way, and remains entirely within the subject private property;
 2. The project blends with the height of the development on the adjacent properties, is located at the rear of the property, matches the primary dwelling's architecture, and maintains front yard landscaped areas; and
 3. The project is subject to the California Building Code and Orange County Fire Authority standards.

Section 4. Planning Commission Approval.

Based on the foregoing recitals and findings, and the written and oral comments, facts, and evidence presented, the City of San Clemente Planning Commission approves Architectural Permit 23-079, Krogius Residence 2nd Story ADU, 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 August 2, 2023.

Chair

CERTIFICATION:

I HEREBY CERTIFY this Resolution was adopted at a regular meeting of the City of San Clemente Planning Commission on August 2, 2023, carried by the following roll call vote:

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

Secretary of the Planning Commission

CONDITIONS OF APPROVAL
ARCHITECTURAL PERMIT 23-079
KROGIUS RESIDENCE SECOND STORY ADU

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 (with counsel acceptable to the City), 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 or environmental finding. Applicant shall pay all costs upon request by the City. 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 at the applicant's expense. 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 at the applicant's cost. 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. As approved by Planning Commission, the square footage of the structures may vary with redesign, and the upstairs/second story portion of the accessory structure shall be moved four feet from the side property line. | Planning |
| 1.4 | The applicant shall comply with all applicable current and future provisions of the San Clemente Municipal Code, adopted ordinances, and state laws. | All |
| 1.5 | Architectural Permit 23-079 shall be deemed to have expired if within three years of approval the project is not commenced, or the project permitted by the approved application has lapsed, as defined by Zoning Ordinance Section 17.12.150. | Planning |

2.0 PRIOR TO ISSUANCE OF BUILDING PERMITS

- 2.1 The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution. Planning
- 2.2 The building plans will be subject to plan review for compliance to the various building codes. Building
- 2.5 A deed restriction must be recorded against the title of the property in the County Recorder's office and a copy filed with the Planning Division. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the City and must provide that: Planning
*
- a. The ADU may not be sold separately from the primary dwelling.
 - b. The ADU is restricted to the approved size.
 - c. The deed restriction runs with the land and may be enforced against future property owners.
 - d. The deed restriction may be removed if the owner eliminates the ADU, as evidenced by, for example, removal of the kitchen facilities.
 - e. The deed restriction is enforceable by the Planning Division for the benefit of the City. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the City is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the ADU in violation of the recorded restrictions or abatement of the illegal unit.
 - f. The ADU will not be rented for a term less than 30 days.
- 2.6 The working drawings shall indicate how the ADU's building materials differentiate from the existing structure below to the satisfaction of the City Planner. Building materials include, but are not limited to, stucco texture, exposed rafter tails, and windows. Planning
**
- 2.7 The applicant (or designee) shall obtain approval from the California Coastal Commission prior to issuance of a building permit. Planning
**

3.0 PRIOR TO FINAL INSPECTION

Surveys

- 3.2 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 Planning
Building

height of all structures conforms to the dimensions set forth on the approved plans.

4.0 OPERATIONAL CONDITIONS OF APPROVAL

- 4.1 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 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). Code Comp **
- 4.2 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] Code Comp **

APPLICANT'S ANALYSIS OF
THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION
ARCHITECTURAL PERMIT 23-079
KROGIUS RESIDENCE SECOND STORY ADU

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Response: The property will be used as it was historically, a family residence.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Response: As we did by improving and bringing the original property into historical compliance, the same preservation will apply to the ADU. The historic character of the property will be retained and preserved by using the same building materials. The existing roof will be removed, stored, and reinstalled on the new structure. The exterior will be stucco with matching surface treatment and color prevalent on the house. The windows and doors will be custom made wood sash to match the existing house. The stair railings and balcony will be wrought iron to match existing details on the house. Space being added is a second story on the garage. The new space will not exceed the garage footprint, is set back far from street view to avoid massing yet maintaining the aesthetics.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Response: There will be no changes or adding of features or elements from other historic properties.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Response: The ADU will preserve all historic significance.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Response: The existing roof will be removed, stored, and reinstalled on the new structure. The exterior will be stucco with matching surface treatment prevalent on the house. The windows and doors will be custom made wood sash to mirror the

existing house. The stair railings and balcony will be wrought iron to match existing details on the house.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Response: This is not applicable as this project is new space.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Response: No treatment that causes damage to historic materials will be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Response: N/A

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Response: The exterior of the existing garage structure will be maintained. The roof will be removed, stored, and reinstalled becoming the new roof. All new materials will be compatible with historical materials. All features including windows and doors are similar in scale to existing. New construction will not extend beyond the existing garage footprint, however, will be aligned to maintain the integrity and historic aesthetics of the property. Additionally, a condition of approval requires the working drawings to indicate how the ADU's building materials differentiate from the existing structure below to the satisfaction of the City Planner.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Response: The support structure for the ADU will be built within the existing garage so as not to disturb the existing historical exterior. In the event the ADU is removed in the future the roof material can be removed and replaced back to original and the historical relevance of the garage will remain intact.



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AP23-079, KROGIUS RESIDENCE SECOND STORY ADU
205 AVENIDA MIRAMAR

PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: 205 AVENIDA MIRAMAR

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Orange

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

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

c. Address 205 Avenida Miramar City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

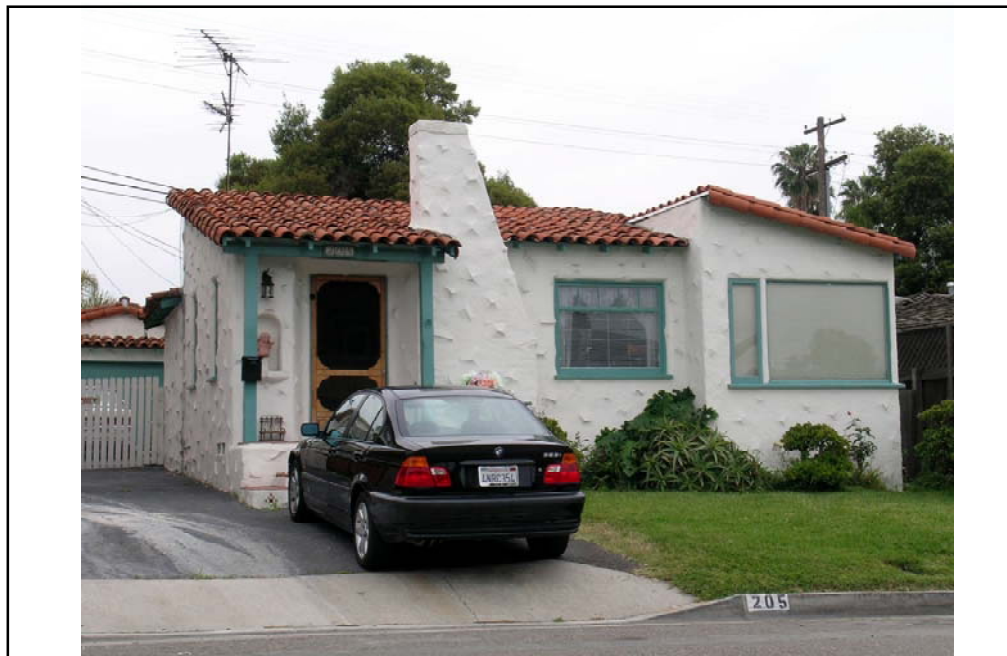
e. Other Locational Data: Assessor Parcel Number: 058-122-17

P3a. Description:

The property contains a one-story single family residence with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a medium pitch shed roof with clay tiles and exposed rafter tails. The exterior walls are clad with textured stucco. The primary (west) facade is three bays wide. The northernmost bay contains the main entrance, which is slightly recessed and covered with a shed roof porch with wood supports. The central bay contains a battered stucco-clad chimney and a divided-light fixed wood window. The southernmost bay contains two fixed windows: one large and one a narrow rectangle. The fenestration consists of fixed and casement wood windows throughout the residence. The residence is in good condition. Its integrity is good.

P3b. Resources Attributes: 02 Single Family Property

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



P5b. Description of Photo:

West elevation, east view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

1926 (E) Tax Assessor

P7. Owner and Address:

Gallegos, Atanasio Iii
205 Avenida Miramar

P8. Recorded by:

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

P9. Date Recorded: 9/20/2006

P10. Survey Type:

City of San Clemente Historic
Resources Survey Update

P11. Report Citation: None.

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

DPR 523A (1/95) HRG

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 5D

Resource Name or #: 205 AVENIDA MIRAMAR

B1. Historic Name: (Unknown)

B2. Common Name: (Unknown)

B3. Original Use: Single-family residential

B4. Present Use: Single-family residential

B5. Architectural Style: Spanish Colonial Revival

B6. Construction History:

B7. Moved? No Yes Unknown

Date: Original Location:

B8. Related Features:

B9a. Architect: (Unknown)

b. Builder: (Unknown)

B10. Significance: Theme Ole Hanson/Spanish Colonial Revival Area City of San Clemente

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

This one-story single family residence was built in 1926. 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 historic district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development. It is recommended for retention on the Historic Structures List.

B11. Additional Resource Attributes: 02 Single Family Property

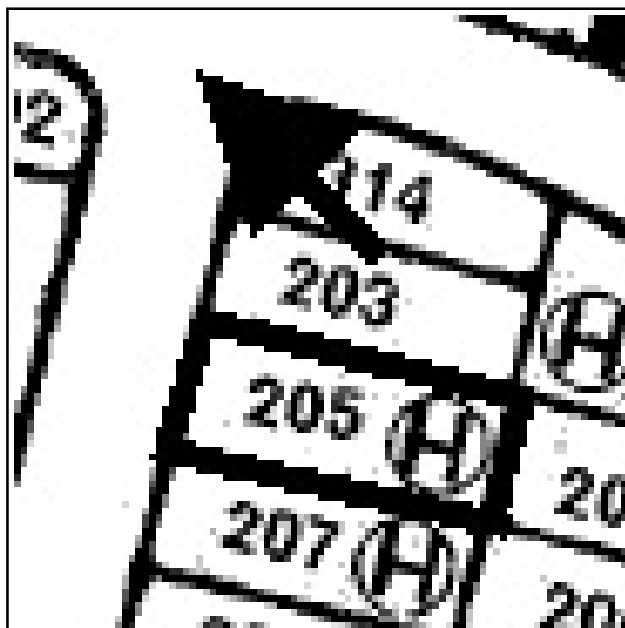
B12. References: Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA

Date of Evaluation: 9/20/2006

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

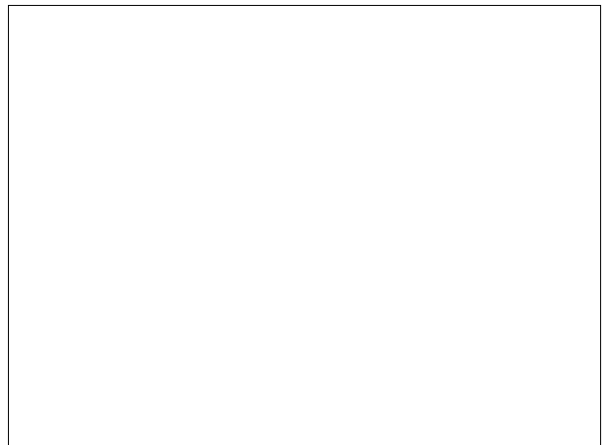
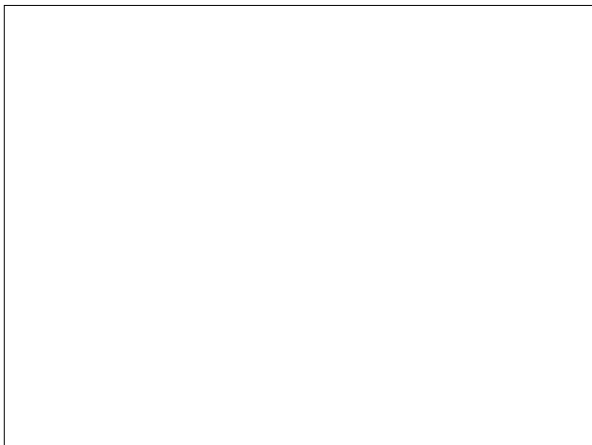
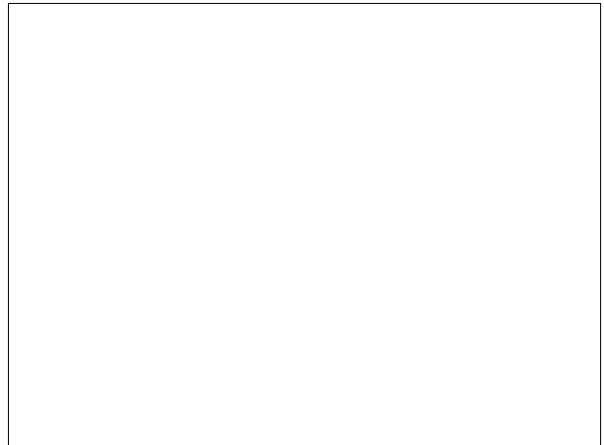
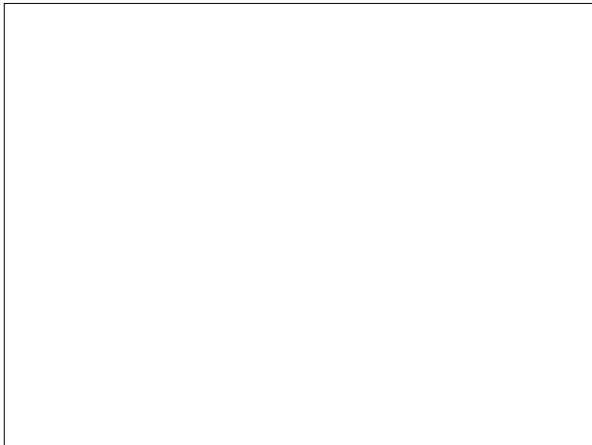
Resource Name or #: 205 AVENIDA MIRAMAR

Recorded by: Historic Resources Group

Date: 9/20/2006

Continuation Update

Photographs of the Subject Property, Continued:



2. Zoning, Development and Other Standards

A) Zoning and Development Standards

- **Are ADUs required jurisdiction-wide?**

No. ADUs proposed pursuant to subdivision (e) of Government Code section 65852.2 must be permitted in any residential or mixed-use zone, which should be construed broadly to mean any zone where residential uses are permitted by-right or by conditional use. For other ADUs, local governments may, by ordinance, designate areas in zones where residential uses are permitted that will also permit ADUs. However, any limits on where ADUs are permitted may only be based on the adequacy of water and sewer service and on the impacts on traffic flow and public safety.

Further, local governments may not preclude the creation of ADUs altogether, and any limitation should be accompanied by detailed findings of fact explaining why ADU limitations are required and consistent with these factors. If a lot with a residence has been rezoned to a use that does not allow for residential uses, that lot is no longer eligible to create an ADU. (Gov. Code § 65852.2 subd. (a)(1) and (e)(1).)

Impacts on traffic flow should consider factors like lower car ownership rates for ADUs. Finally, local governments may develop alternative procedures, standards, or special conditions with mitigations for allowing ADUs in areas with potential health and safety concerns.

- **Can ADUs exceed general plan and zoning densities?**

Yes. An ADU is an accessory use for the purposes of calculating allowable density under the general plan and zoning and does not count toward the allowable density. For example, if a zoning district allows one unit per 7,500 square feet, then an ADU would not be counted as an additional unit. Further, local governments could elect to allow more than one ADU on a lot, and ADUs are automatically a residential use deemed consistent with the general plan and zoning. (Gov. Code, § 65852.2, subd. (a)(1)(C).)

- **Can a local government apply design and development standards?**

Yes. With an adopted ADU ordinance in compliance with State ADU Law, a local government may apply development and design standards that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historical Resources. **However, these standards should be objective to allow ministerial review of an ADU.** (Gov. Code, § 65852.2, subds. (a)(1)(B)(i) and (a)(4).)

ADUs created under subdivision (e) of Government Code section 65852.2 shall not be subject to design and development standards except for those that are noted in the subdivision.

ADUs that do not meet objective and ministerial development and design standards may still be permitted through an ancillary discretionary process if the applicant chooses to pursue this route. In this scenario, the applicant assumes time and monetary costs associated with a discretionary approval process. Some jurisdictions with compliant ADU ordinances apply additional processes to further the creation of ADUs that do not otherwise comply with the minimum standards necessary for ministerial review. Importantly, these processes are intended to provide additional opportunities to create ADUs that would not otherwise be permitted, and a discretionary process may not be used to review ADUs that are fully compliant with State ADU Law.

- **Are ADUs permitted ministerially?**

Yes. ADUs subject to State ADU Law must be considered, approved, and permitted ministerially, without discretionary action. Development and other decision-making standards must be sufficiently objective to allow for ministerial review. Examples include numeric and fixed standards such as heights or setbacks, or design standards such as colors or materials. Subjective standards require judgement and can be interpreted in multiple ways, such as privacy, compatibility with neighboring properties, or promoting harmony and balance in the community; subjective standards must not be imposed on ADU development. Further, ADUs must not be subject to hearing requirements or any ordinance regulating the issuance of variances or special use permits and must be considered ministerially. (Gov. Code § 65852.2, subs. (a)(3) and (a)(4).)

- **Is there a streamlined permitting process for ADU and JADU applications?**

Yes. Whether or not a local agency has adopted an ordinance, applications to create an ADU or JADU shall be considered and approved ministerially within 60 days from the date the local agency receives a completed application. Although the allowed 60-day review period may be interrupted due to an applicant addressing comments generated by a local agency during the permitting process, additional 60-day time periods may not be required by the local agency for minor revisions to the application. (Gov. Code § 65852.2, subs. (a)(3) and (b).)

- **Can I create an ADU if I have multiple detached dwellings on a lot?**

Yes. A lot where there are currently multiple detached single-family dwellings is eligible for creation of one ADU per lot by converting space within the proposed or existing space of a single-family dwelling or existing structure and by building a new detached ADU subject to certain development standards. (Gov. Code § 65852.2, subs. (e)(1)(A) and (B).)

- **What is considered a multifamily dwelling under ADU Law?**

For the purposes of State ADU Law, a structure with two or more attached dwellings on

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
MAY 24, 2023**

Subcommittee Members Present: Committee Member Cameron Cosgrove, Bart Crandell

Subcommittee Members Absent: Chair M. Steven Camp

Staff Present: Adam Atamian, Deputy Community Development Director, Jonathan Lightfoot, Economic Development Advisor, Associate Planner II Christopher Wright, Assistant Planner David Carrillo

1. MINUTES

A. Review and file continued minutes of the Design Review Subcommittee meeting of May 10, 2023

B. Review and file minutes of the Design Review Subcommittee meeting of May 10, 2023

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Architectural Permit 23-079, Krogius Residence – Second Story ADU, 205 Avenida Miramar (Carrillo)

A request to allow a second story Accessory Dwelling Unit (ADU) above a rear detached garage, deviating from objective ministerial ADU standards, on a property located at 205 Avenida Miramar and listed on the City's List of Designated Historic Resources.

Assistant Planner David Carrillo summarized the staff report.

Subcommittee member Crandell opened the item for public comments.

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

- Asked staff to clarify the applicability of the Nonconforming Ordinance to the project.
- Recommended options to the applicant to meet objective ADU standards and satisfy staff's recommendation to remove the cantilevered portion of the second story.
- Agreed with staff's recommendation to remove the proposed gable vent and provide exposed rafter tails.

- Asked staff to clarify the reasons why the project requires an Architectural Permit.
- Suggested the applicant consider staff's recommendations.

The Subcommittee forwarded the project to the Planning Commission and requested an analysis on the Secretary of the Interior's Standards for Rehabilitation be provided in the Planning Commission staff report.

**B. Minor Cultural Heritage Permit (CHP) 22-239, Goldschmidt Residence
(Wright)**

A request to consider an addition and alterations to a historic landmark residence at 243 Avenida La Cuesta

Associate Planner II Christopher Wright summarized the staff report.

Subcommittee member Crandell opened the item for public comments.

Catherine Hall, owner, and Christine Lampert, project architect, discussed the project and noted they wish to avoid the installation of a sidewalk and retaining wall that would be necessary to construct a sidewalk with landscape area in front of it. Various reasons were mentioned to eliminate a sidewalk requirement with a conclusion that the applicant has interest in getting a waiver.

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

- Concurred with staff's analysis that the project meets the design guidelines and standards for historic preservation.
- There were no recommended design changes noted.
- A sidewalk would alter the grade and plants in front of the property and it does appear there is a slope. It is unclear if the slope warrants a waiver or not. If a sidewalk waiver weren't feasible, there was a suggestion to work with staff to determine the height of a necessary wall and include that within the scope of this application to avoid multiple review processes and hearing decisions.

The Subcommittee forwarded the project to the Zoning Administrator.

**C. Cultural Heritage Permit 22-148, Architectural Permit 22-162, Nielsen Residence
(Wright)**

A request to consider: 1) an addition and exterior changes to a historic single-story residence, 2) construction a detached garage with an Accessory Dwelling Unit on the second floor that requires a height limit increase, and 3) changes to the garden landscape and hardscape. The site is located at 222 West Mariposa.

Associate Planner II Christopher Wright summarized the staff report.

Subcommittee member Crandell opened the item for public comments.

Larry Culbertson, President of the Historical Society, stated concerns with the project massing with emphasis on the west elevation where the addition transitions into the original structure.

Wayne Eggleston, resident, voiced similar concerns to Larry Culbertson.

Michael Luna, project architect, summarized the project and highlighted reasons for supporting it as proposed. Mr. Luna mentioned City has approved additions to historic structures that involved building over the original roof and footprint but toward the rear behind the primary ridgeline. He stated the project does the same.

Wendy Becker, project historian preservation consultant, summarized findings in the historic resource analysis report on the project and their perspective on the Secretary of the Interior Standards for rehabilitation of historic structures.

David and Amy Nielsen, property owners, stated their personal hopes for the project, the resources put into it, and addressed staff's comments. The owners asked that the project be reviewed like prior approvals, allowing their proposed addition over the original roof and footprint, or have the City apply the Secretary of the Interior Standards on this issue similarly to projects considered in the future.

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

- The Subcommittee concurred with staff's analysis in the report and recommendations.
- Design changes are encouraged that preserve the original roofline, footprint, and character defining features to the best extent feasible; differentiate the addition, and make the addition reversible, consistent with the Secretary of the Interior standards. This included ideas for moving the second-story addition over the proposed first-story, cantilevering a portion of the addition over the garden in front, or exploring changes to the first-floor addition (non-original area) if that wouldn't involve a negative effect on the garden's significance, based on findings from a prior landscape architect's analysis.
- Favored preserving the original roofline and footprint over centering the addition behind the original ridgeline and building mass. This may mean a similar sized second-story addition could be more visible and less symmetrical from the street, but architecture would play a large part in how compatible it is with inclusion of quality materials and articulation.
- The Subcommittee supported deferring construction of a sidewalk until the death of three historically significant trees. This would become a condition of the Mills Act Agreement. This solution is unique. The site is the only known property with a historically significant garden and trees that would be affected by the construction of a sidewalk.

The Subcommittee requested to reconsider the project after revisions are made to address comments.

3. **NEW BUSINESS**

None

4. **OLD BUSINESS**

None

5. **ORAL AND WRITTEN COMMUNICATION**

None

ADJOURNMENT

Adjourned to the June 14, 2023 DRSC meeting at 3:00 p.m., San Clemente City Hall, First Floor Community Room, 910 Calle Negocio, San Clemente, CA.

Respectfully submitted,



Bart Crandell, Subcommittee Member

Attest:



Adam Atamian, Deputy Community Development Director

SUMMARY

As we have demonstrated in the rehabilitation of our existing historical home at 205 Avenida Miramar, we are committed to the historical preservation of the Ole Hanson vision and the historical significance our home has related to the city of San Clemente.

We are approaching this ADU project with the same intent and have addressed each point within the standards for rehabilitation in red below.

COMPLIANCE WITH STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The property will be used as it was historically, a family residence.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

As we did by improving and bringing the original property into historical compliance, the same preservation will apply to the ADU. The historic character of the property will be retained and preserved by using the same building materials. The existing roof will be removed, stored, and reinstalled on the new structure. The exterior will be stucco with matching surface treatment and color prevalent on the house. The windows and doors will be custom made wood sash to match the existing house. The stair railings and balcony will be wrought iron to match existing details on the house.

Space being added is a second story on the garage. The new space will not exceed the garage footprint, is set back far from street view to avoid massing yet maintaining the aesthetics.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

There will be no changes or adding of features or elements from other historic properties.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The ADU will preserve all historic significance.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The existing roof will be removed, stored, and reinstalled on the new structure. The exterior will be stucco with matching surface treatment prevalent on the house. The windows and doors will be custom made wood sash to mirror the existing house. The stair railings and balcony will be wrought iron to match existing details on the house.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

This is not applicable as this project is new space.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No treatment that causes damage to historic materials will be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

N/A

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The exterior of the existing garage structure will be maintained. The roof will be removed, stored, and reinstalled becoming the new roof. All new materials will be compatible with historical materials. All features including windows and doors are similar in scale to existing. New construction will not extend beyond the existing garage footprint, however, will be aligned to maintain the integrity and historic aesthetics of the property.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The support structure for the ADU will be built within the existing garage so as not to disturb the existing historical exterior. In the event the ADU is removed in the future the roof material can be removed and replaced back to original and the historical relevance of the garage will remain intact.

Table 1 – General Plan Consistency

Policies and Objectives	Consistency Finding
<i>Land Use Element Primary Goal No. 1:</i> “Achieve the City’s Vision by establishing and maintaining a balance of uses that provide: 1) a diversity of residential neighborhoods and housing opportunities...”	Consistent. The project would align with the diversity of multifamily residential uses of the subject neighborhood.
<i>Land Use Element Primary Goal No.8:</i> “Provide a diversity of land use areas that complement one another and are characterized by differing functional activities and intensities of use...”	Consistent. The project would complement the surrounding residential neighborhood consisting of single-family and multi-family uses.
<i>Land Use Element Policy LU-1.01. General:</i> “We accommodate the development of a variety of housing types, styles, tenure and densities that are accessible to and meet preferences for different neighborhood types (e.g., mixed use pedestrian environments and traditional suburban neighborhoods), physical abilities and income levels, pursuant to the Land Use Plan and Housing Element.”	Consistent. The project would result in a two-story accessory structure that meets the General Plan goals of compatible scale and massing, and of providing a mix of housing opportunities

CODES
THE PLANS & CONSTRUCTION SHALL COMPLY WITH THE 2019 CALIFORNIA CODES
(CBC, CRC, CMC, CEC, CPC, CA FIRE CODE, CA ENERGY CODE, CALGREEN CODE)
+ CITY OF SAN CLEMENTE MUNICIPAL CODE.

2019 CALIFORNIA CODES (applicable to all projects applied for on or after January 1, 2020):
California Residential Code (CRC) based on the 2018 edition of the International Residential Code (IRC)
California Building Code (CBC) based on the 2018 edition of the International Building Code (IBC)
California Plumbing Code (CPC) based on the 2018 Uniform Plumbing Code (UPC)
California Mechanical Code (CMC) based on the 2018 Uniform Mechanical Code (UMC)
California Electrical Code (CEC) based on the 2017 National Electrical Code (NEC)
California Fire Code (CFC) based on the 2018 International Fire Code (IFC)
California Energy Code (CEC) 2019 Edition
California Green Building Standards Code (CGBSC) 2019 Edition
City of San Clemente Codes and Ordinances

PLUMBING NOTE
 PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGreen SECTION 301.1, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES WILL NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.8 GPM WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPM. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 FOR KITCHEN FAUCETS).

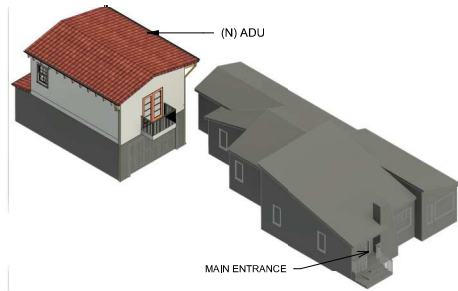
FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

GAL GALLONS
 GPM GALLONS PER MINUTE
 PSI PRESSURE PER SQUARE INCH

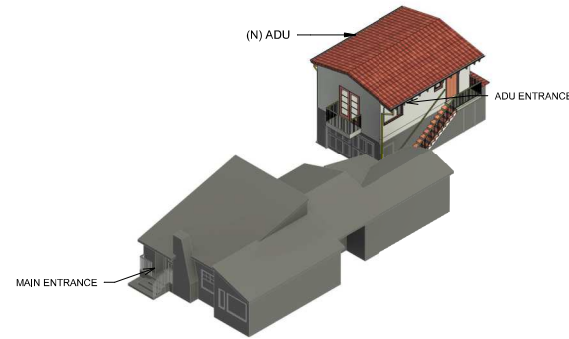
DOOR AND WINDOWS NOTE:
 ENTRY DOOR TO BE WOOD TO MATCH EXISTING HISTORICAL FEATURES.
 WINDOWS TO BE CUSTOM WOOD SINGLE HUNG TO MATCH EXISTING WINDOWS ON THE HOUSE



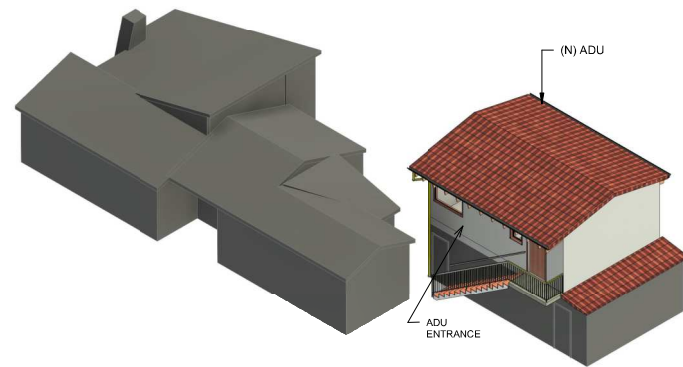
5 3D Bath Doors



2 3D (N) NW

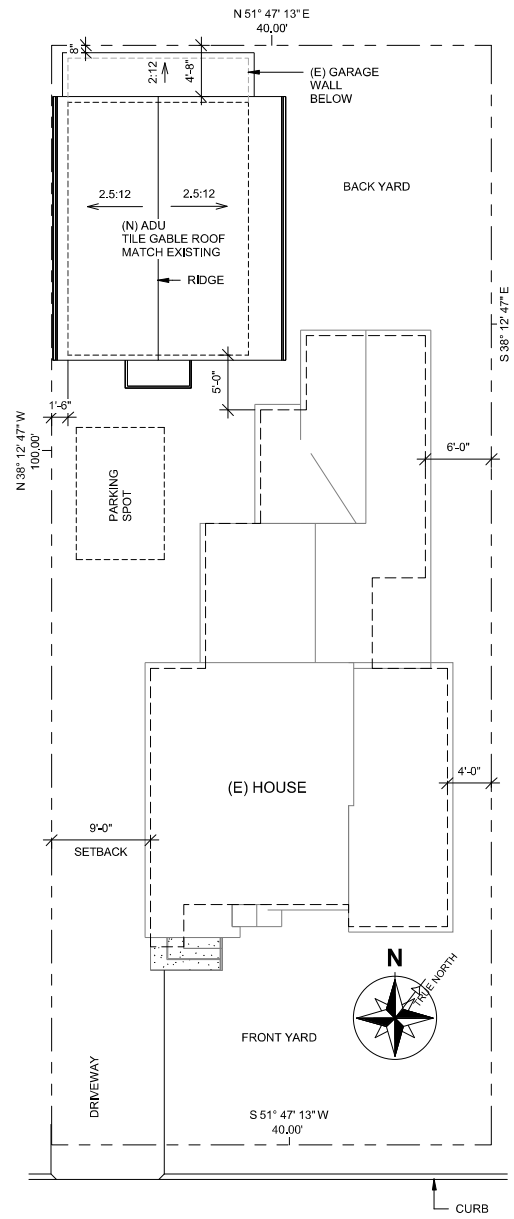


3 3D (N) NE



4 3D (N) SE

SCOPE OF WORK
 BUILD A NEW ADU ON TOP OF EXISTING DETACHED GARAGE.



1 Site Plan
 1/8" = 1'-0"

- GENERAL NOTES:**
 CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
1. VERIFICATION OF DIMENSIONS, GRADES, AND OTHER CONDITIONS. HE SHALL CORRELATE AT THE JOB-SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER / DRAFTSMAN FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK.
 2. WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES.
 3. ALL CONSTRUCTION COMPLYING WITH ADOPTED ORDINANCES OF THE DISTRICT IN WHICH THE JOB IS BUILT AS WELL AS WITH THE CALIFORNIA CODE OF REGULATIONS TITLE 24, 2019 ED WHICH INCORPORATES THE 2019 CRC, 2019 CEC, 2019 CPC, CITY OF SAN CLEMENTE MUNICIPAL CODE.
 4. PROVIDING THE ORIGINAL OCCUPANTS OF THE BUILDING WITH A LIST OF HEATING, WATER HEATING, LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES THAT ARE INSTALLED AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. ANY EQUIPMENT THAT REQUIRES PREVENTIVE MAINTENANCE FOR EFFICIENCY MUST BE FURNISHED WITH COMPLETE INFORMATION NECESSARY.
 5. PROVIDING EACH GAS BURNING APPLIANCE WITH MINIMUM OF 100 SQUARE FEET OF COMBUSTION AIR (C.A.V.) WITH 1/2 LOCATED WITHIN 12 INCH OF BOTH FLOOR AND CEILING.
 6. PROVIDING 30 INCH VERTICAL AND 6 INCH HORIZONTAL FROM RANGE BURNERS TO COMBUSTIBLES VENT HOOD TO OUTSIDE.
 7. INTERIOR WALL FINISHES TO BE FLAME SPREAD CLASS "C". USE WATER RESISTANT GYP. BD. @ SHOWERS AND TUBS.
 8. ALL ATTIC & ROOF INSULATION TO BE MIN. R-30 RATING PER CF-1R.
 9. EXTERIOR WALL INSULATION TO BE MIN. R-15 RATING PER CF-1R.
 10. EXTERIOR DOORS & WINDOWS TO BE WEATHER STRIPPED.
 11. ALL JOINTS & PENETRATION TO BE CAULKED & SEALED.
 12. DOORS AND WINDOWS TO BE CERTIFIED & LABELED.
 13. EXHAUST FANS & FAN SYSTEM TO HAVE DAMPER CONTROLS.
 14. PER 2019 CBC 1804.4, THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION MUST BE SLOPED AWAY AT 2% FOR IMPERVIOUS SURFACES AND 5% FOR PERVIOUS SURFACES.

PROJECT ADDRESS
 205 Avenida Miramar
 San Clemente, CA 92672

PROJECT INFORMATION

EXISTING	S.F.
(E) SINGLE STORY HOUSE	1,062
(E) DETACHED GARAGE	445.5
(E) TOTAL	1,525.5

(N) ADDITION 377 S.F.

LOT SIZE: 4,000 S.F.
 (E) LOT COVERAGE: 1525.5/4000 = 38.1%
 (N) LOT COVERAGE: 1525.5/4000 = 38.1% NO CHANGE

(E) BUILDING DATA:
 Year Built 1926
 Lot Size 4,000 S.F.
 1 Story Single Family Residence
 Existing House: 2 beds, 2.5 bath, 1,062 S.F.
 Existing Detached 2-Car Garage 445.5 S.F.

(N) Building:
 New Detached ADU Unit: Studio, 1 Bath, 377 S.F.

CONST TYPE: VB
 OCCUPANCY: R-3
 SPRINKLERED
 GARAGE: DETACHED

MAIN HOUSE	HEATING:	ROOF:
(N) ADU	MINI SPLIT	SPANISH TILE
	MINI SPLIT	SPANISH TILE

CAST
 OWNERS:
 LARS & STEPHANIE KROGIUS
 205 Avenida Miramar
 San Clemente, CA 92672
 (949) 306-6434

DESIGNER/DRAFTER:
 ANDREW ZANJANI
 2358 S EL CAMINO REAL #317
 SAN CLEMENTE, CA 92672
 (949) 506-6031

SHEET INDEX

NO.	SHEET	CONTENT
1.	C1	SITE PLAN / SHEETS INDEX
2.	A1	FLOOR PLANS
3.	A2	ELEVATIONS

DISCLAIMER: DESIGNER / DRAFTSMAN ASSUMES NO RESPONSIBILITY OR THE SUPERVISION OF THE WORK AND / OR POSSIBLE ERRORS AND OMISSIONS SHOWN OR INFERRED ON THE DRAWINGS, OR PROPER EXECUTION OF SAME.

REVISIONS

No.	Date

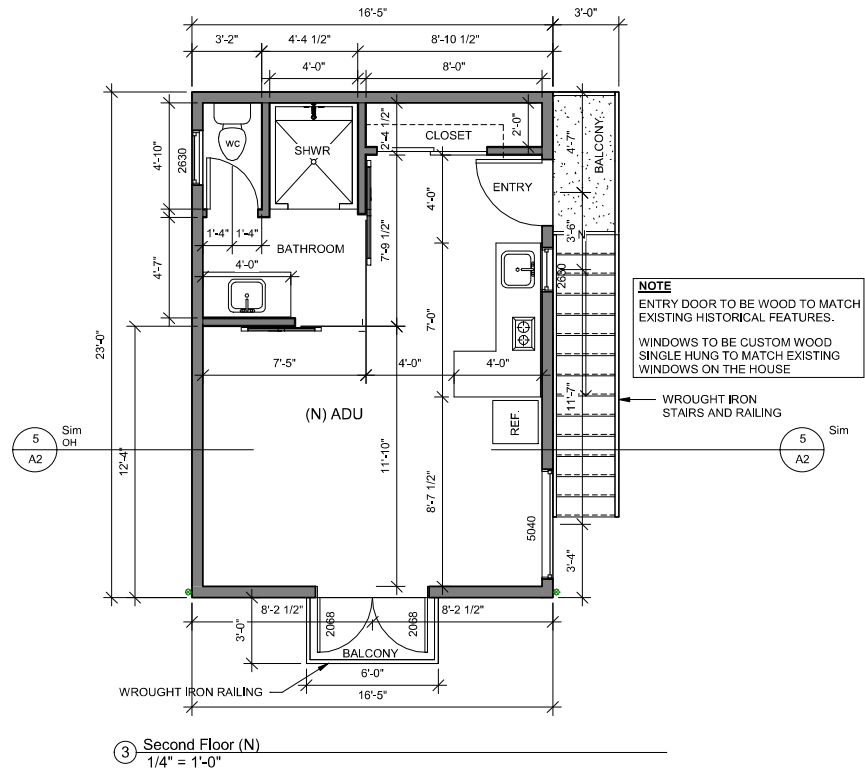
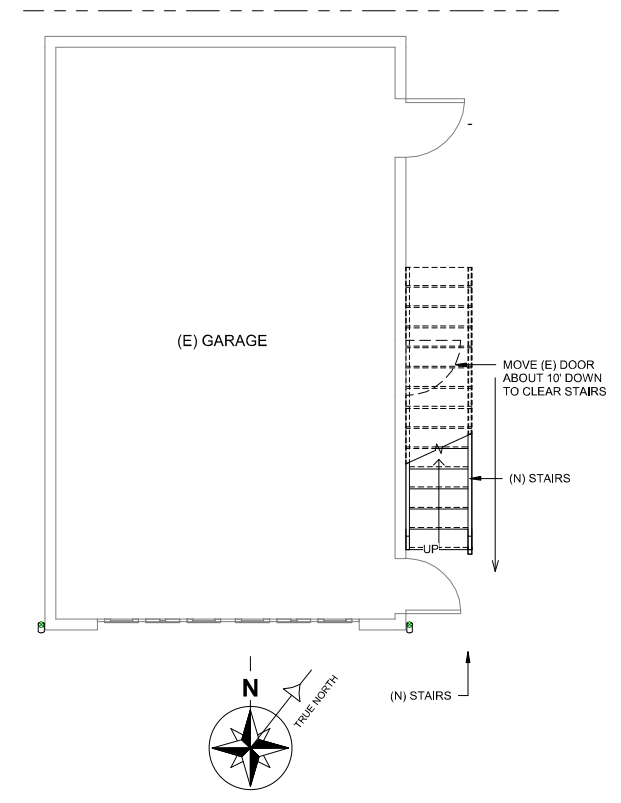
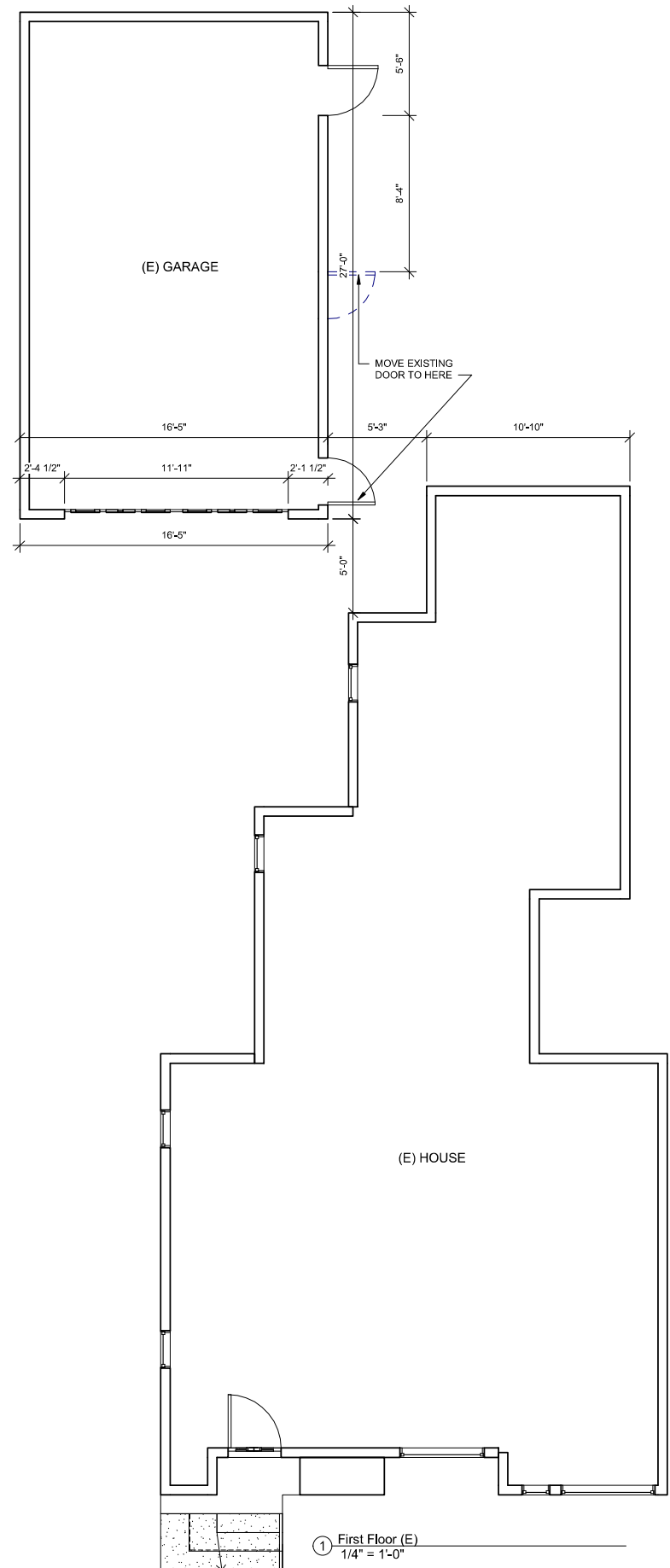
ANDREW ZANJANI
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 2358 S El Camino Real #317
 San Clemente, CA 92672
 949-506-6031
 andrewzanjani@gmail.com

Andrew Zanjani

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KROGIUS ADU
 205 Avenida Miramar
 San Clemente, CA 92672

Drawn By AAZ
 Checker
 07/06/2023
 1/8" = 1'-0"
 Project Number
C1
 Of Sheets



REVISIONS	
No.	Date

ANDREW ZANJANI
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 andrewzanjani@gmail.com

Andrew Zanjani

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KROGIUS ADU
 205 Avenida Miramar
 San Clemente, CA 92672

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 1/4" = 1'-0"
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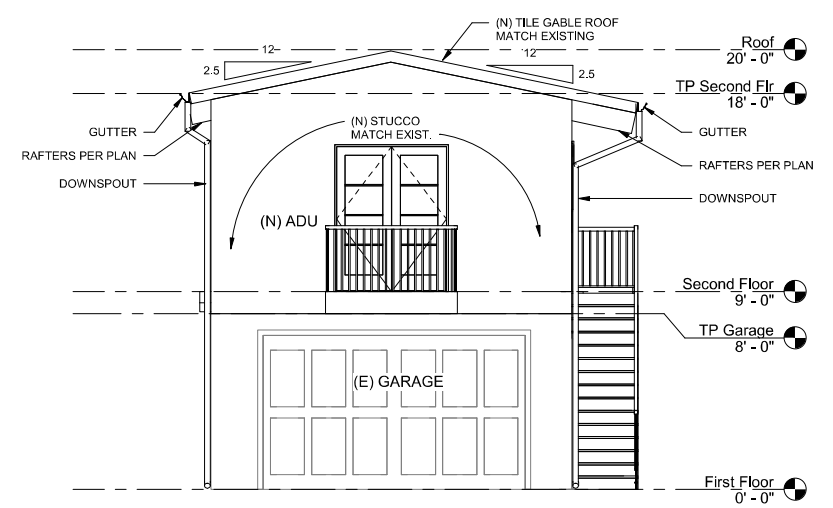
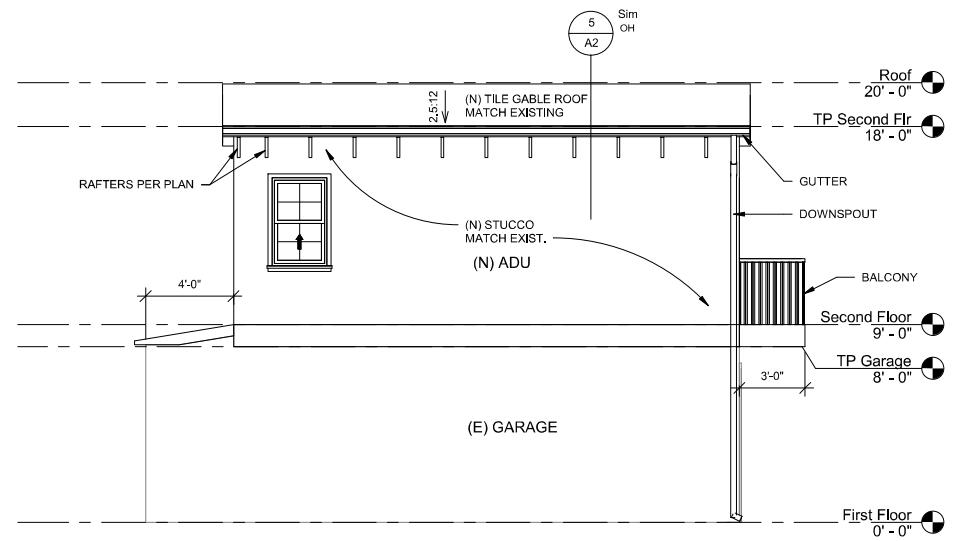
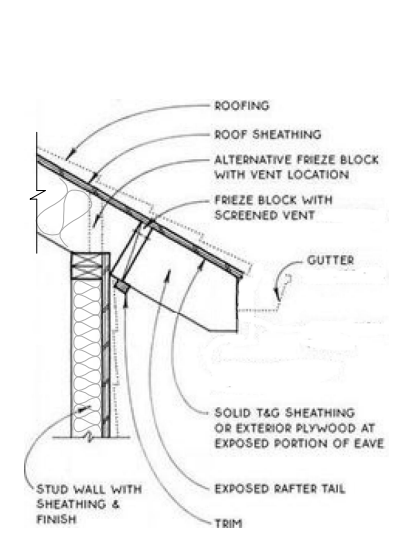
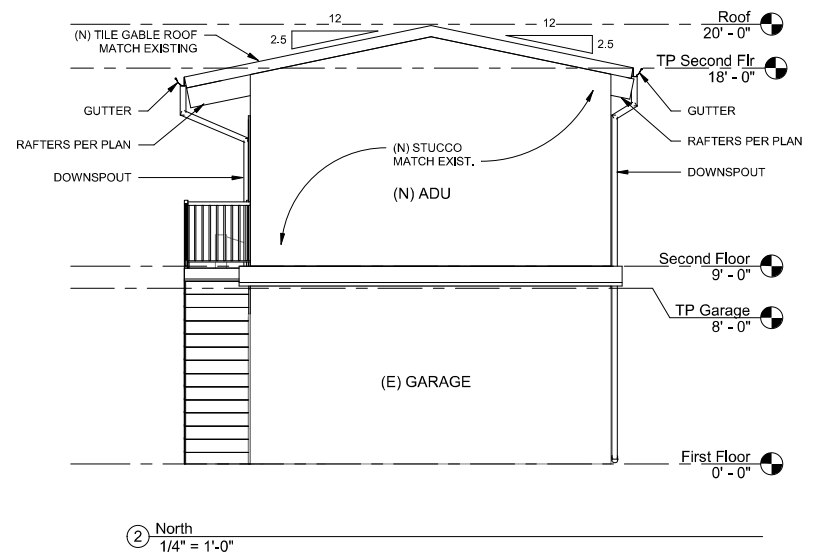
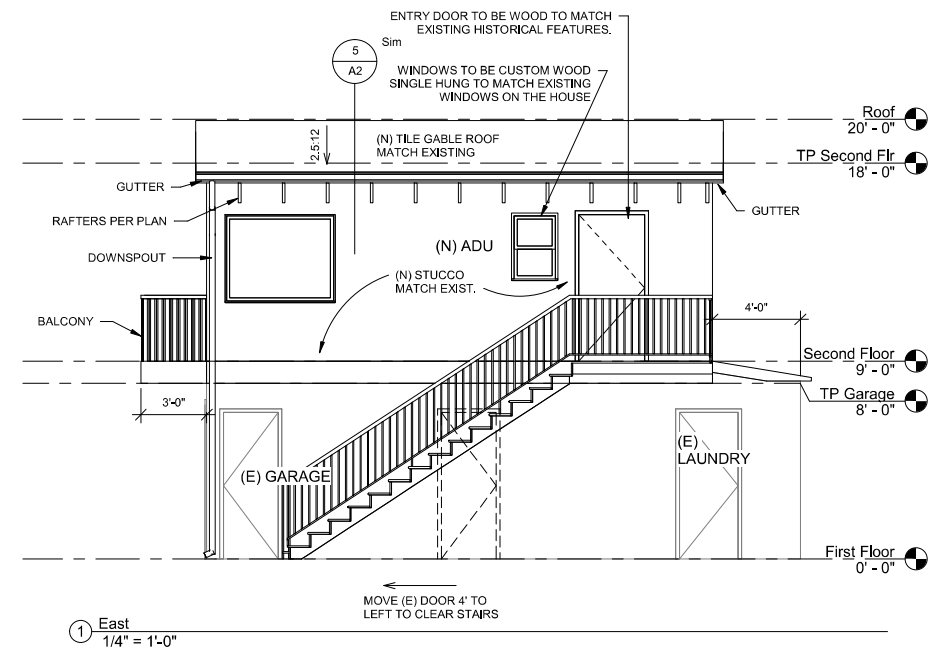
Andrew Zanjani

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KROGIUS ADU
 205 Avenida Miramar
 San Clemente, CA 92672

Drawn By AAZ
 Checker
 07/06/2023
 As indicated
 Project Number

A2
 Of Sheets



5 Detail Rafter & Wall
 3/4" = 1'-0"

4 West
 1/4" = 1'-0"

3 South
 1/4" = 1'-0"