



## Design Review Subcommittee (DRSC)

Meeting Date: February 28, 2024

**PLANNER:** Karla Morales, Planning Technician  
David Carrillo, Associate Planner

**SUBJECT:** **Development Permit (DP) 23-416, Bauder Addition,** a request to consider a 603 square foot 2<sup>nd</sup> story addition and balcony addition to an existing single-family residence located at 106 W Paseo de Cristobal within the Residential Low Zone and Coastal Zone Overlay (RL-CZ) adjacent to a historic structure located to the northeast of the subject property.

### **BACKGROUND:**

On November 29, 2023, the DRSC reviewed this project, recommended design changes, and requested to reconsider the project following revisions. The recommended changes were focused on emphasizing an architectural style, as described in the staff report and minutes, provided as Attachments 3 and 4. Since then, the applicant has made the design changes to address these issues. Table 1 summarizes the recommendations made by the DRSC and changes made to address them.

**Table 1 – Applicant Responses to Prior Recommendations**

<b>Prior Recommendation</b>	<b>Applicant Response</b>
1. Consider the project holistically with a cohesive architectural style.	The applicant describes the architectural style as “beach cottage”. The previous iteration of the project proposed competing roof pitches and white cement board along the entire exterior façade. The addition is better blended into the existing building with a new continuous roof pitch and a blend of siding, brick, and cement board on the exterior façade across both the existing and new elevations.
2. Discouraged competing roof pitch elements on the west elevation. Explore the idea of raising the plate height of the addition.	The project plans show a consistent 4:12 roof pitch across the elevation, removing the different roof pitches along the west elevation. The front elevation shows a new front gable end, which adds consistency across the front elevation. The total height of the addition remains the same.
3. Use landscaping to distinguish between the project site and historic structure.	There are no proposed changes to the existing landscaping and front patio. However, the project plans and 3-D rendering better emphasize the existing conditions and highlight the distinction and

Prior Recommendation	Applicant Response
	buffer between the subject property and the adjacent historic structure.
4. Addition of a partial stub wall for additional privacy and screening on the balcony addition.	The balcony railing is revised from a white vinyl picket to a partial stub wall with gray siding to match the primary residence and clear glass with a white railing cap as recommended.
5. Indicate the front yard setback to the proposed columns at the front entrance.	The project plans now indicate the setback to the proposed columns, which comply with the front yard setback requirement of 20'.
6. Provide a 3-D rendering for the Planning Commission's consideration.	3-D rendering provided in this submittal.

### Analysis:

Overall, the changes made to the project plans in response to the DRSC comments result in a more consistent architectural theme, Beach Cottage, and visually appealing design for the residence. The applicant provided a written response to the DRSC's comments provided as Attachment 5 and a summary of changes provided as Attachment 6. The updated front elevation is more cohesive and ties in the addition to the rest of the building. The front elevation incorporates a front gable end, reduced columns, a front porch, and a variation of wall materials and colors across the elevation consisting of gray plank siding, stone veneer, and white stucco. The varied use of materials proposed along the front and both side elevations help define a cohesive architectural style for the whole building. The roofing now uses consistent 4:12 pitches and is reflected by the small gable that helps to identify and highlight the primary entry. The existing landscaping elements will be maintained, including the existing small courtyard area, and are better detailed and emphasized in the plans. The courtyard provides a transition from the building to the public right of way, which helps reduce the apparent height, massing, and scale of the proposed addition, especially as the courtyard area is on the side of the property closer to the historic structure. These design changes add complexity to the design and better emphasize the front elevation, as suggested by the DRSC.

However, the rear wall plane on the east elevation, and the entire rear elevation, consist of white stucco as the only wall surface material. Staff recommends that plank siding be added to each of the elevations, for consistency with Design Guideline II.B.3. which states, *"Carefully design rear and side facades to be compatible with the principal facades of the building."* At a minimum, plank siding should be added to the rear wall plane on the east elevation which is visible from the street and the adjacent historic residence. Image 1 below is a 3D rendering of the front of the project highlighting the subject rear wall plane on the east elevation.

**Image 1 – 3D Rendering of Front View****RECOMMENDATIONS:**

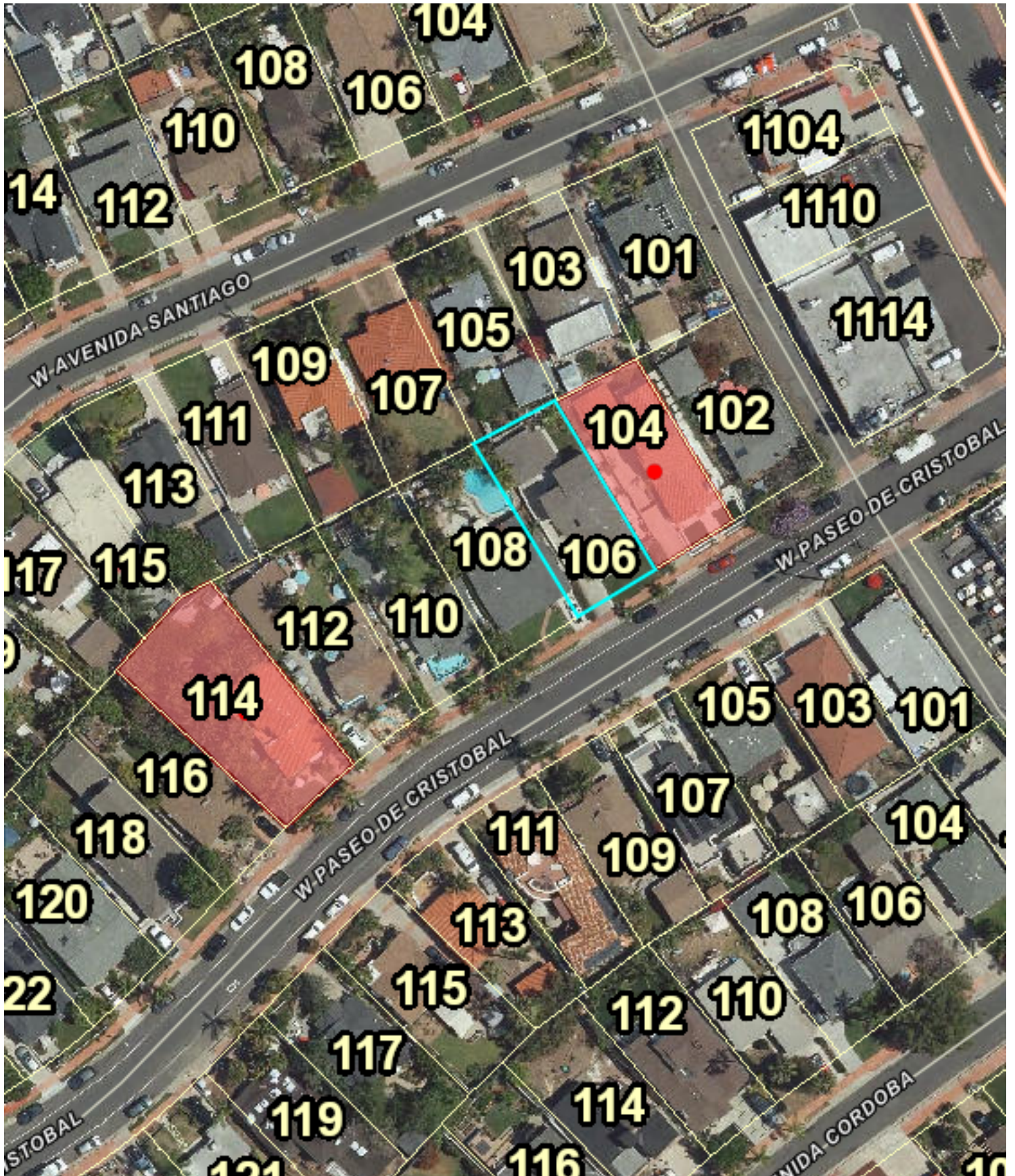
Overall, the project is generally consistent with General Plan Policies and Design Guidelines. Staff is recommending the Subcommittee forward the project to the Planning Commission for consideration, with the recommendations listed below:

1. Add keynotes to the plans that specify the details of the materials proposed. The provided 3-D renderings will supplement these keynotes.
2. Plank siding should be added to each of the elevations, for consistency with Design Guideline II.B.3. which states, *“Carefully design rear and side facades to be compatible with the principal facades of the building.”*

**ATTACHMENTS:**

1. Vicinity Map
2. Project Plans and Renderings
3. November 29, 2023 DRSC Staff Report
4. November 29, 2023 DRSC Meeting Minutes
5. Applicant Response to Comments
6. Applicant Summary of Changes
7. 104 W Paseo de Cristobal DPR Survey Form





DP23-416 BAUDER ADDITION  
106 W. PASEO DE CRISTOBAL

 PROJECT SITE

 ADJACENT HISTORIC HOME





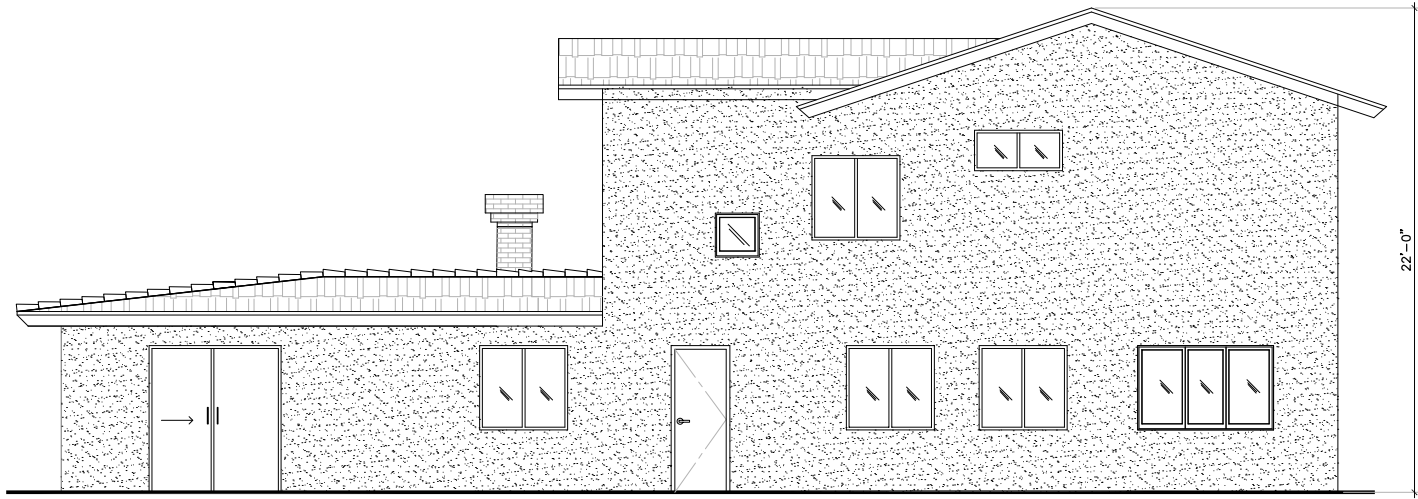






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REVISIONS	DATE



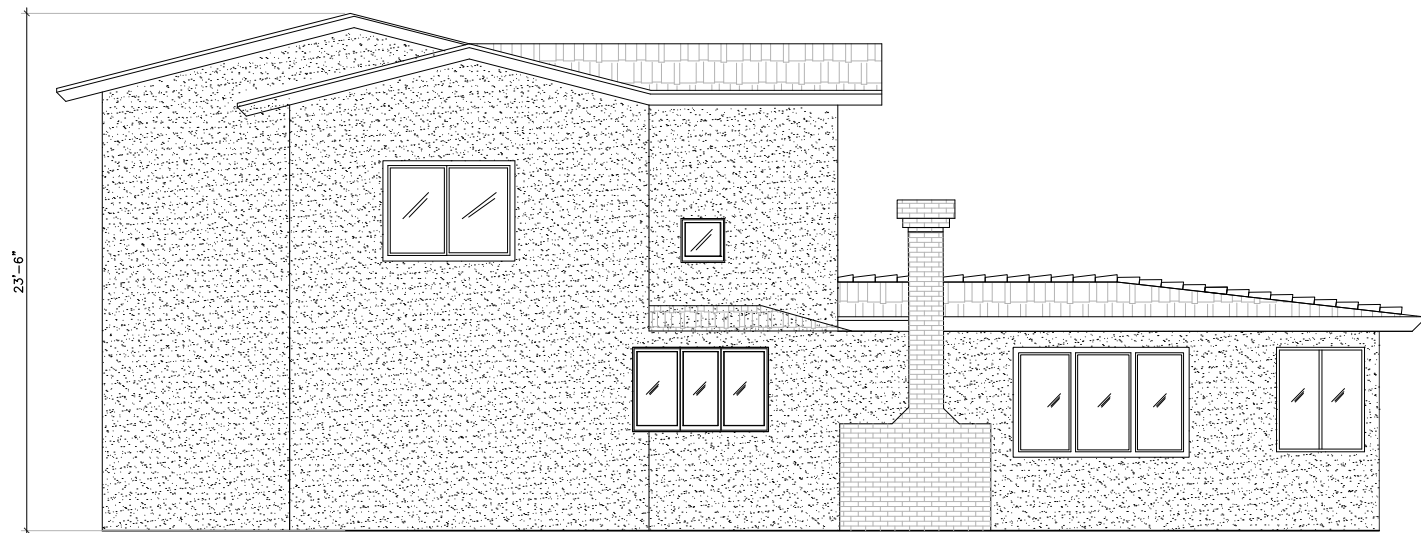
**EAST ELEVATION (EXISTING)**

SCALE: 1/4" = 1'



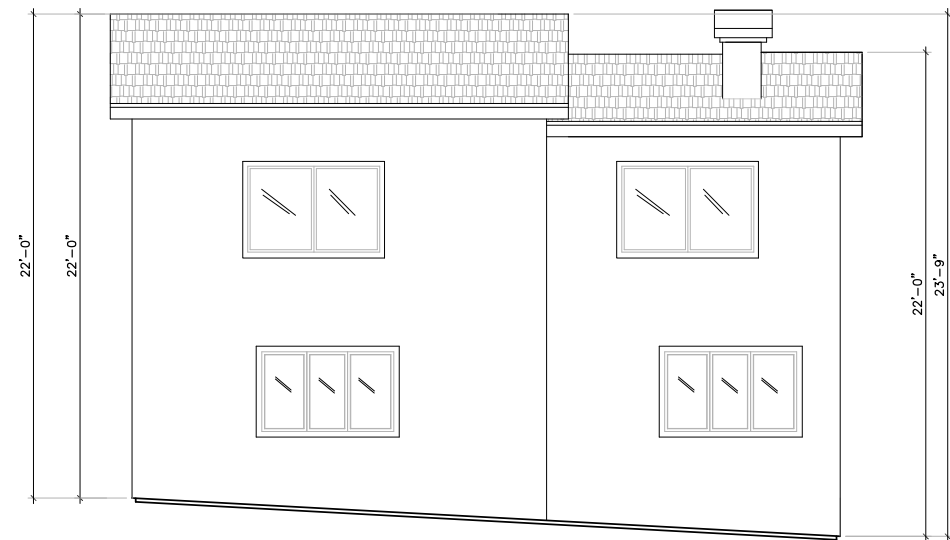
**FRONT ELEVATION (EXISTING)**

SCALE: 1/4" = 1'



**WEST ELEVATION (EXISTING)**

SCALE: 1/4" = 1'



**REAR ELEVATION (EXISTING)**

SCALE: 1/4" = 1'

EXISTING ELEVATIONS

EXTENDED SECOND FLOOR FOR NEW  
 MASTER BEDROOM  
 CONNIE AUNG, DOUGLAS BAUDER  
 106 W PASEO DE CRISTOBAL,  
 SAN CLEMENTE, CA 92762

DRAWN BY :

DATE: 8/7/2023

SCALE: AS NOTED

JOB NO: UR23-00106

A-3.0

SHEETS



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PROPOSED ELEVATIONS

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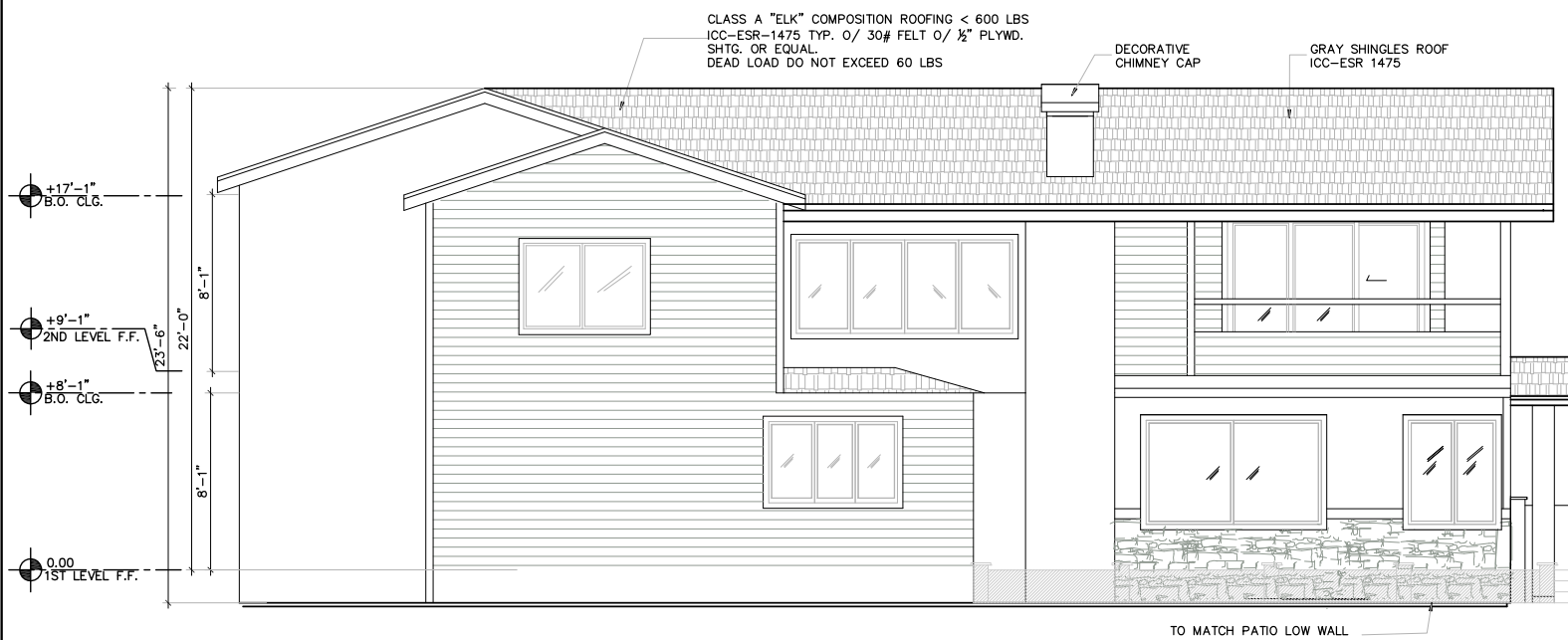
DATE: 8/7/2023

SCALE: AS NOTED

JOB NO: URB23-00106

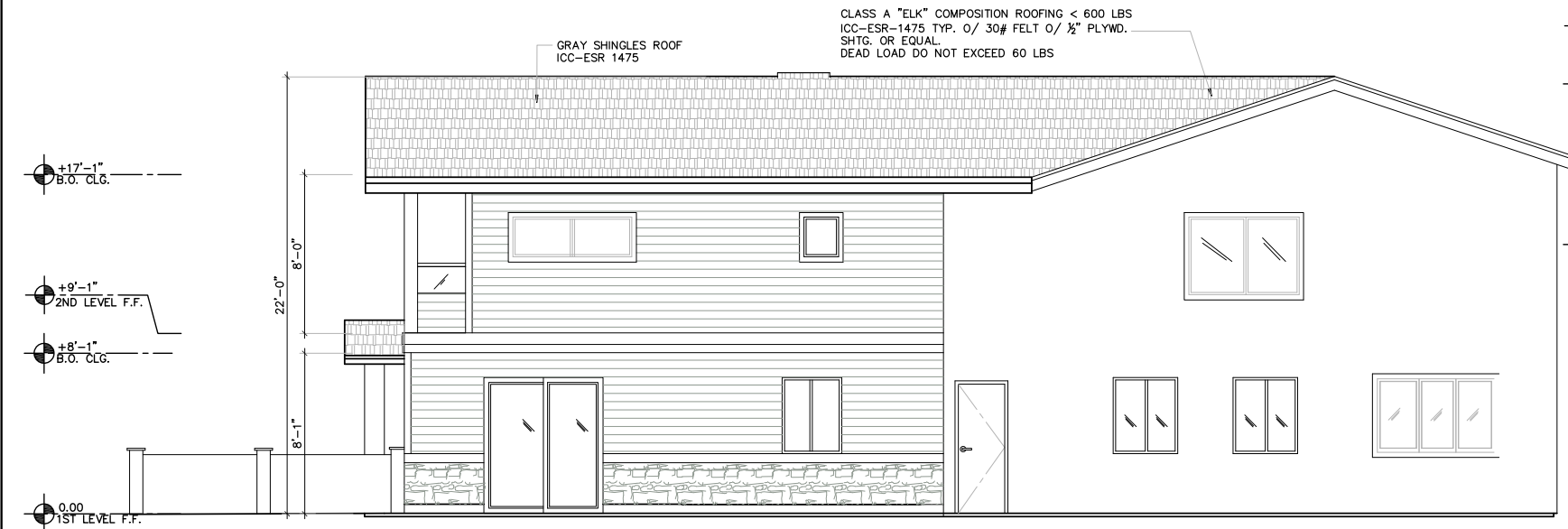
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SHEETS



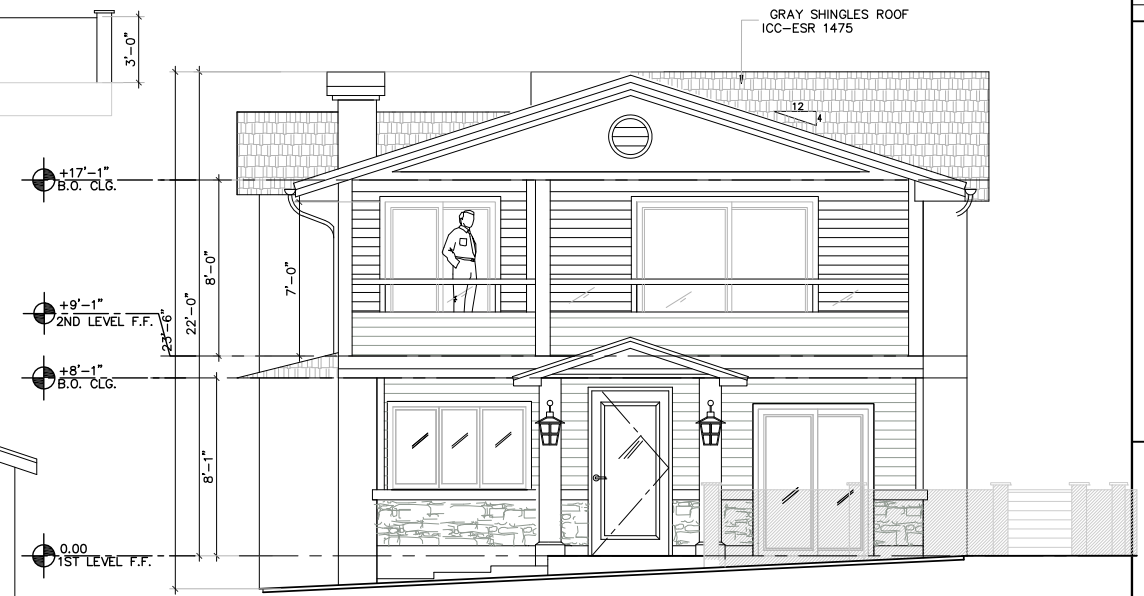
**WEST ELEVATION (PROPOSED)**

SCALE: 1/4" = 1'



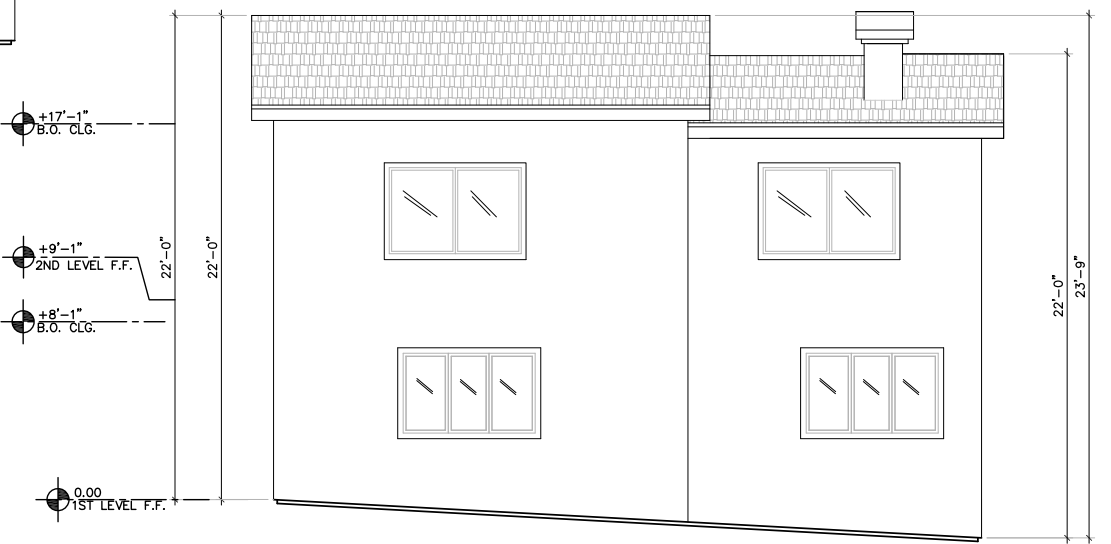
**EAST ELEVATION (PROPOSED)**

SCALE: 1/4" = 1'



**FRONT ELEVATION (PROPOSED)**

SCALE: 1/4" = 1'



**REAR ELEVATION (PROPOSED)**

SCALE: 1/4" = 1'





## Design Review Subcommittee (DRSC)

Meeting Date: November 29, 2023

**PLANNER:** David Carrillo, Assistant Planner  
Karla Morales, Community Development Technician

**SUBJECT:** **Development Permit (DP) 23-416, Bauder Addition,** a request for a 603 square foot 2<sup>nd</sup> story addition and balcony addition to an existing single family residence located at 106 W Paseo de Cristobal within the Residential Low Zone and Coastal Zone Overlay (RL-CZ) adjacent to a historic structure located to the northeast of the subject property.

### **BACKGROUND:**

The proposed project is located at 106 W Paseo de Cristobal within the Residential Low (RM) Zoning District and within the Coastal Zone (CZ) Overlay. The existing 2-story single family residence is approximately 2,172 square feet with a 365 square foot detached garage. Surrounding land uses consist of single-family residences to the north, south, east, and west. Please refer to attachment 2 for photographs of surrounding development. For historical data on the historic resource, refer to the DPR survey form in Attachment 4.

### **Subject Building – 106 W Paseo de Cristobal**



### **Development Permit:**

Development Permits are required for residential building additions in sensitive areas (single family properties abutting historic structures) where the addition is larger than 500 square feet. The applicant is proposing a 603 square foot addition to an existing 2,172 square foot

residence. Pursuant to San Clemente Municipal Code (SCMC) 17.16.100.E.3, DRSC review is required for Development Permits that require Planning Commission approval. Design issues to be reviewed by the DRSC include: site planning, setbacks, compatibility and relationships with adjacent development, architectural quality and style, massing, scale, proportions, landscaping, materials, design features, and visual impacts on aesthetic resources and adjacent historic resources.

The applicant proposes a 2<sup>nd</sup> story addition in the front half of the property within the existing building footprint. At the front of the addition, a 180 square foot balcony is proposed in-line above the existing first floor. The exterior of the property will be finished with a white cement board and the balcony will have a white vinyl railing. Please refer to Attachment 3 for the project's architectural plans.

### **Analysis:**

The current set of plans is the second iteration to the project after staff provided preliminary design comments via a letter and a meeting with the property owner and the project's engineer. The following list includes notable preliminary comments that were provided to the applicant by staff, along with the applicant's response:

1. Staff Comment: Provide an analysis of the project against the City's Design Guidelines.
  - Applicant Response: Analysis provided and demonstrates general consistency with design guidelines (Attachment 2).
2. Staff Comment: Provide an analysis of the neighborhood's character.
  - Applicant Response: Analysis provided and demonstrates a mix of architectural styles (Attachment 2).
3. Staff Comment: Define the architectural style of the residence.
  - Applicant Response: Not addressed.
4. Staff Comment: Replace the glass railing at balconies with a vertically-oriented railing.
  - Applicant Response: A vinyl railing has been provided (Attachment 3).
5. Staff Comment: Revise the site plan to provide an outline of the adjacent historic home, and the distance between the addition and the historic home.
  - Applicant Response: Site plan was revised (Attachment 3).

The recessed balcony provides a greater front yard setback to the second story building wall, which reduces the massing and bulk of the residence. The addition is setback further than the minimum required setback on the side closest to the adjacent historic residence. Additionally, the project will maintain the existing distance to the historic structure, and the front yard landscaping, therefore mitigating any potential visual impacts to the historic structure. The historic structure is also situated at a higher elevation on the adjacent lot and



therefore will maintain a higher peak elevation, further helping to separate and differentiate the two properties. An architectural style for the subject property has not been defined. Staff recommends that the applicant choose an architectural style to guide the project in the selection of materials and architectural elements for a cohesive design that is sensitive and complementary to the historic resource. Since the project does not include a third story above the addition, the width of the columns on the front wall plane is disproportional and should be reduced [reference sheet A-3.1, note 2 callouts]. To address this, staff recommends the following options: 1) provide a solid gable end, and potentially keep thick columns; 2) reduce the width of the columns; or 3) provide gable brackets along with either option 1 or 2. The intent with these options is to visually ensure the columns appropriately support the overhead weight, consistent with design guidelines.

### **RECOMMENDATIONS:**

Overall, the project is generally consistent with General Plan Policies and Design Guidelines. However, staff recommends minor design changes, listed below, to improve the project's consistency with Design Guidelines. Staff and the applicant seek DRSC feedback on the proposed design, and concurrence for a second design review.

1. Choose an architectural style for the proposed project. The current style is difficult to define, which makes it difficult to provide a clearer direction or recommendations for the building. The DRSC may have recommendations that help to identify a style.
2. Propose a different column material other than stucco, in order to provide variation of materials in the front elevation.
3. Since the project does not include a third story above the addition, the width of the columns on the front wall plane is disproportional and should be reduced. To address this, staff recommends the following options:
  - a. provide a solid gable end, and potentially keep thick columns;
  - b. reduce the width of the columns; or
  - c. provide gable brackets along with either option "a" or "b" above.

### **ATTACHMENTS:**

1. Project Site
2. Project Narrative and Neighborhood Photographs
3. Project Plans
4. 104 W Paseo de Cristobal DPR Survey Form

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
NOVEMBER 29, 2023**

Subcommittee Members Present: Chair M. Steven Camp, Vice Chair Cameron Cosgrove; Committee Member Bart Crandell

Subcommittee Members Absent: None

Staff Present: Jonathan Lightfoot, Economic Development Officer; David Carrillo, Assistant Planner; Karla Morales, Community Development Technician

**1. MINUTES**

**A.** Review and file minutes of the Design Review Subcommittee meeting of October 25, 2023

**2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:**

**A. Development Permit (DP) 23-416, Bauder Addition, 106 West Paseo de Cristobal (Carrillo/Morales)**

A request for a 603 square foot 2nd story addition and balcony addition to an existing single-family residence located at 106 W Paseo de Cristobal within the Residential Low Zone and Coastal Zone Overlay (RL-CZ) adjacent to a historic structure located to the northeast of the subject property.

Assistant Planner David Carrillo and Community Development Technician Karla Morales summarized the staff report. The property owner and applicant, Douglas Bauder, and project designer, Ghazwan Salman, were both present at the meeting.

Chair Camp opened the item for public comments. Douglas Bauder, property owner and applicant, commented that he was unsure of how to assign the style of the proposed architecture of the home. He noted that he planned to remove the dormer window. He is amenable to enclosing the gable end as recommended by staff. He would prefer not to have picket railings, and mentioned that he would like to discuss using a stub wall.

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

- Clarified with the applicant that the height of the proposed 2<sup>nd</sup> floor addition is shorter than the 2<sup>nd</sup> story element on the adjacent historic structure.
- The front setback dimension of 22' on the site plan does not indicate the shortest distance from the front property line to the proposed columns on the

front elevation. Indicated that the site plan should note the shortest proposed front yard setback. In response, the project designer indicated that the columns meet the 20' front yard setback requirement.

- The street does not include a protected public view corridor and the City does not protect private views.
- The only impacts to be considered for the historic structure are those to the front, original portion of the structure and not to the rear, two-story addition.
- A partial stub wall with pickets above would provide some additional privacy and screening for the proposed master bedroom.
- Discouraged the competing roof pitch elements on the west elevation. It was encouraged to explore raising the plate height of the addition, which could address the inconsistency in the roof pitches.
- Commented that the proposed elevations on the plans are difficult to understand as shown.
- Recommended that the project be considered holistically, and to start with a vision of a cohesive architectural style.
- Recommended that landscaping be used as to distinguish between the adjacent historic structure and stated that it can help with color and hierarchy of the front elevation by providing a transition throughout the elevation.
- Indicated support for the existing front patio to remain.
- Encouraged a quality, simple design and recommended that the applicant consider providing a 3-D rendering of the project for the Planning Commission.

The Subcommittee recommended that the applicant revise the project based on the discussion items, with emphasis on choosing an architectural style, and return to DRSC to evaluate the modified design.

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**5. ORAL AND WRITTEN COMMUNICATION**

None

**ADJOURNMENT**

Adjourned to the December 13, 2023 DRSC meeting at 3:00 p.m., San Clemente City Hall, First Floor Community Room, 910 Calle Negocio, San Clemente, CA.

Respectfully submitted,

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M. Steven Camp, Chair

Attest:

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Jonathan Lightfoot, Economic Development Officer

DRAFT



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## Respond Letter

**Date: 02/20/2024**

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Re: Development Permit (DP) 23-416, Bauder Addition, 106 West Paseo de Cristobal

- Please provide a digital set of plans. / [We emailed you the last updated drawing on 2/20/2024](#)
- Please provide a rear elevation and existing elevations. / [See exterior elevation plans](#)
- Please provide an exhibit showing the first and second designs to help the DRSC see the changes made and add a summary of changes within the exhibit. There should be a page per elevation (totaling four elevations/pages). / [We provided exterior elevation for existing and proposed](#)
- Provide a response to the DRSC comments (provided as the minutes of the meeting, / [See below the minutes meeting responses](#)
- Confirm the style of the architecture chosen for this submittal. / [its Beach Cottage](#)
- The proposed lights in the rendering (but not shown on the plans), may not meet zoning standards, as lighting must be shielded/recessed and facing down and away from other properties. This is not of large concern, since this was not formally shown on the plans. / [Its just in rendering we not decide to do some lighting in the landscape yet.](#)
- Add the front yard setback to the columns of the front entry, not just the wall of the home. / [its been added](#)
- It is recommended to add a height analysis to the plans, however, you may choose to defer this to until the project is in building permit plan check. It may be useful for the DRSC meeting. / [we showed that in the elevation plan](#)

### **Minutes of the meeting responses**

- Clarified with the applicant that the height of the proposed 2nd floor addition is shorter than the 2nd story element on the adjacent historic structure. / [We did not go higher than existing we extending the second floor with same height. and the street sloped approximately 3 degrees and the historical building in the higher level of the street and the city has the record of both buildings.](#)



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- The front setback dimension of 22' on the site plan does not indicate the shortest distance from the front property line to the proposed columns on the front elevation. Indicated that the site plan should note the shortest proposed front yard setback. In response, the project designer indicated that the columns meet the 20' front yard setback requirement. / [See updated drawing attached](#)
- The street does not include a protected public view corridor and the City does not protect private views. / [See new Design](#)
- The only impacts to be considered for the historic structure are those to the front, original portion of the structure and not to the rear, two-story addition. / [We extend second floor which is lower than the historical building.](#)
- A partial stub wall with pickets above would provide some additional privacy and screening for the proposed master bedroom. / [See new Design](#)
- Discouraged the competing roof pitch elements on the west elevation. It was encouraged to explore raising the plate height of the addition, which could address the inconsistency in the roof pitches. / [See new Design](#)
- Commented that the proposed elevations on the plans are difficult to understand as shown. / [See new Design](#)
- Recommended that the project be considered holistically, and to start with a vision of a cohesive architectural style. / [See new Design](#)
- Recommended that landscaping be used as to distinguish between the adjacent historic structure and stated that it can help with color and hierarchy of the front elevation by providing a transition throughout the elevation. / [See new Design](#)
- Indicated support for the existing front patio to remain. / [See new Design](#)
- Encouraged a quality, simple design and recommended that the applicant consider providing a 3-D rendering of the project for the Planning Commission. / [See new Design and attached rendering](#)

Regards  
UR Buildings

City of San Clemente  
Design Review Subcommittee

Proposed Addition

106 W Paseo de Cristobal  
San Clemente

February 28, 2024



## Existing Residence:

- Modified in 2016 by prior owner to add single dormer
- No master bedroom or bath
- Some interior improvements and replacement windows
- Garden patio permitted and completed in 2018
- Poor quality front porch/stoop

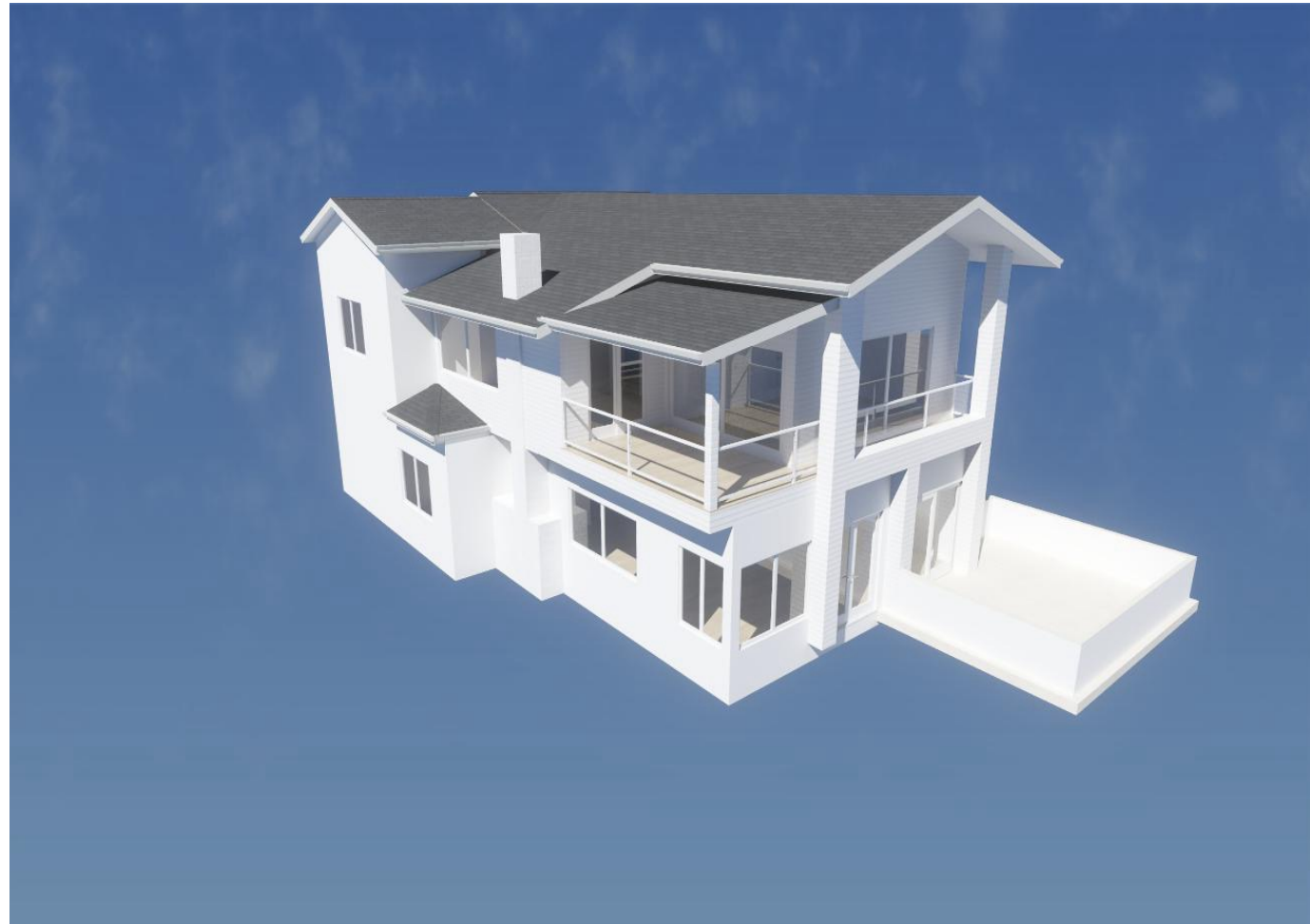


Douglas Bauder and Forever Builders, Inc.



Comments from November 29  
Design Review Subcommittee:

- Additional privacy recommended for balcony (stub wall)
- Discouraged competing roof pitch elements
- Proposed elevations were difficult to read
- Recommended a holistic review, to include landscaping
- Encouraged a more simplified design; questioned the use of the large columns
- Requested an architectural style be selected
- Recommended keeping the garden patio and integrating it with design



Prior Design Submittal, November 29, 2023

## Proposed Addition:

- Style: **Beach Cottage**
- Adds master bedroom, bath, additional common Space
- Finishes second story
- Ties existing patio into new design, integrates landscaping
- Exterior design changes since first Design Review Meeting on November 29
- Design is simplified, adds higher quality materials



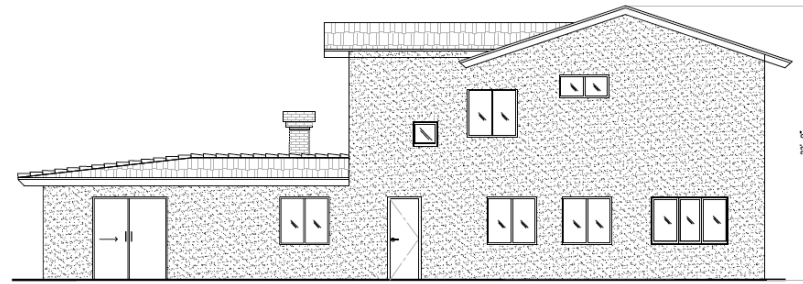


### Additional Features:

- Front gable is closed in as recommended by Design Review Subcommittee
- Additional landscaping coordinates with patio design; added walkway leading to front door
- Eliminates competing roof pitch elements on west side
- Maintains setback on east side to adjacent historic residence (9' 4", 26' to adjacent residence)
- Upstairs balcony setback of 3' retained
- Decorative lighting
- Front setback requirements met



# Plan Views (Existing)



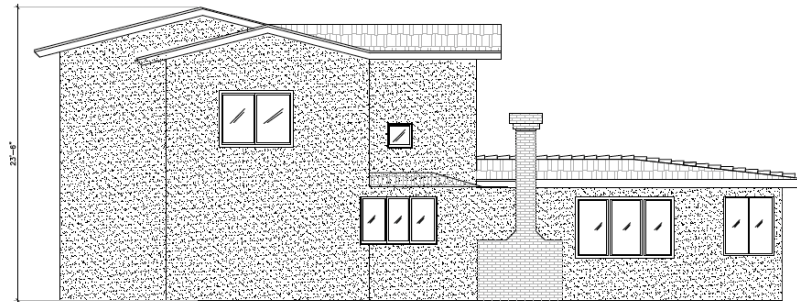
**EAST ELEVATION (EXISTING)**

SCALE: 1/4" = 1'



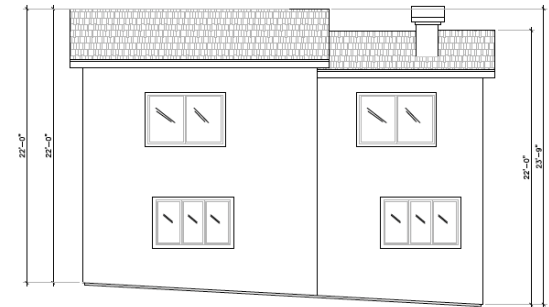
**FRONT ELEVATION (EXISTING)**

SCALE: 1/4" = 1'



**WEST ELEVATION (EXISTING)**

SCALE: 1/4" = 1'

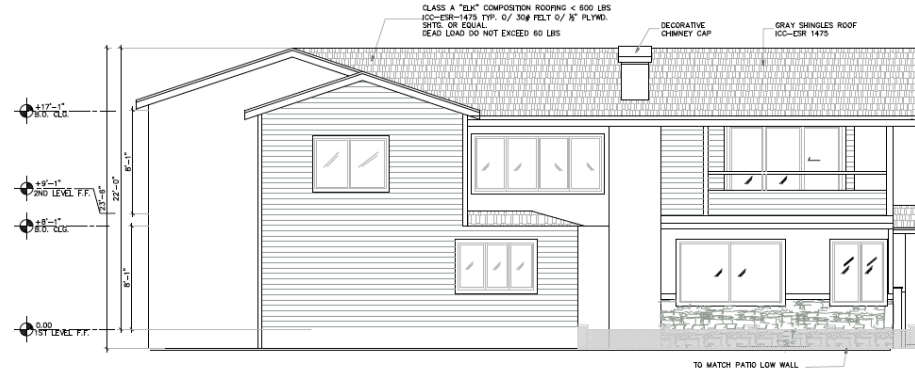


**REAR ELEVATION (EXISTING)**

SCALE: 1/4" = 1'

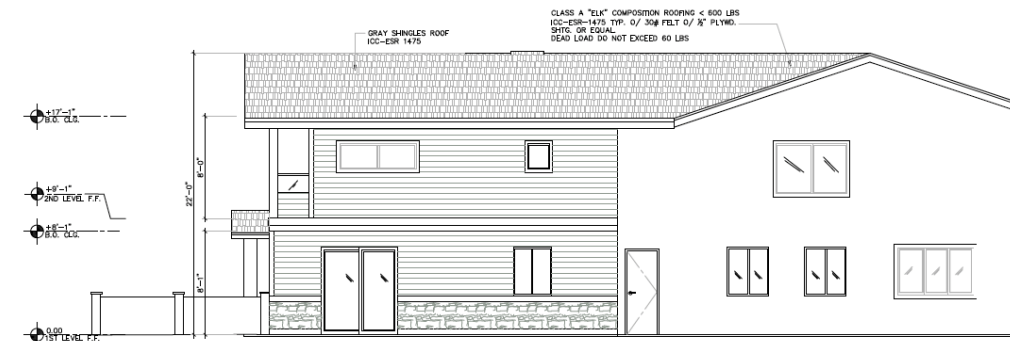


# Plan Views (Proposed)



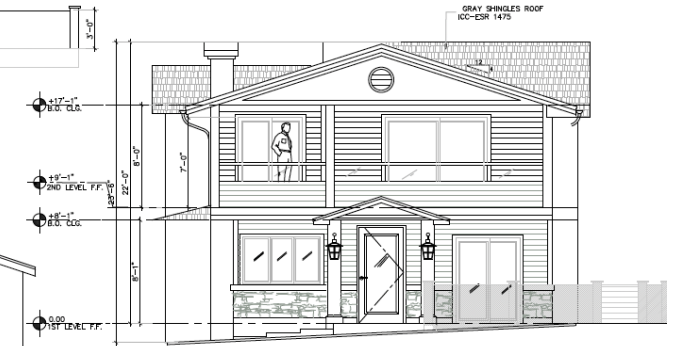
**WEST ELEVATION (PROPOSED)**

SCALE: 1/4" = 1'



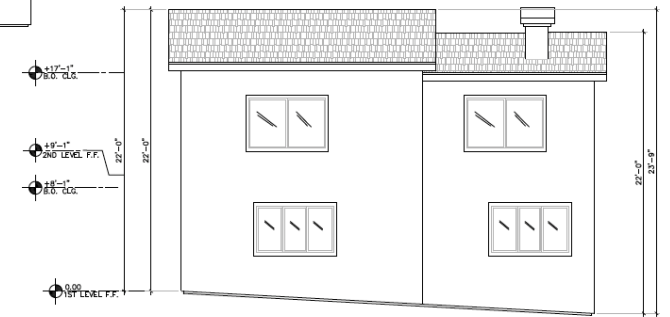
**EAST ELEVATION (PROPOSED)**

SCALE: 1/4" = 1'



**FRONT ELEVATION (PROPOSED)**

SCALE: 1/4" = 1'

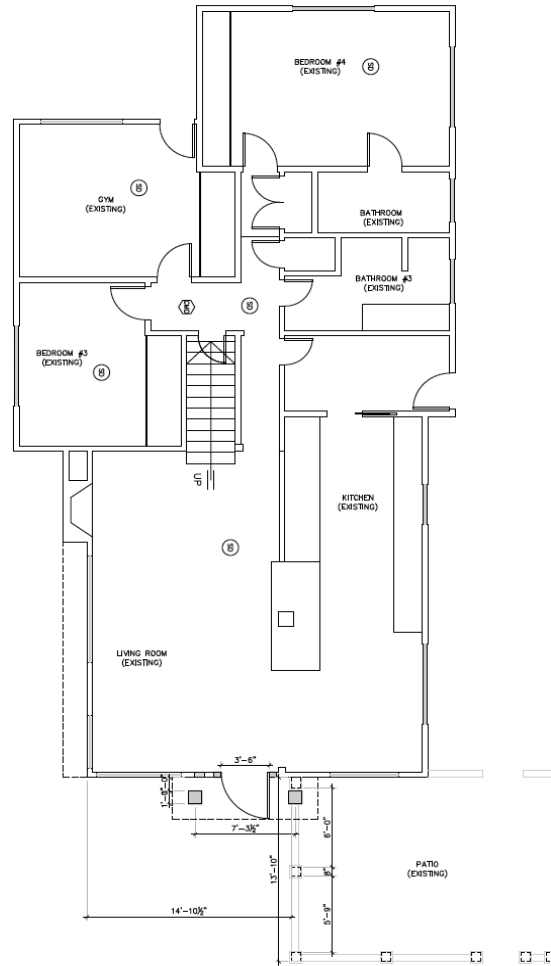


**REAR ELEVATION (PROPOSED)**

SCALE: 1/4" = 1'

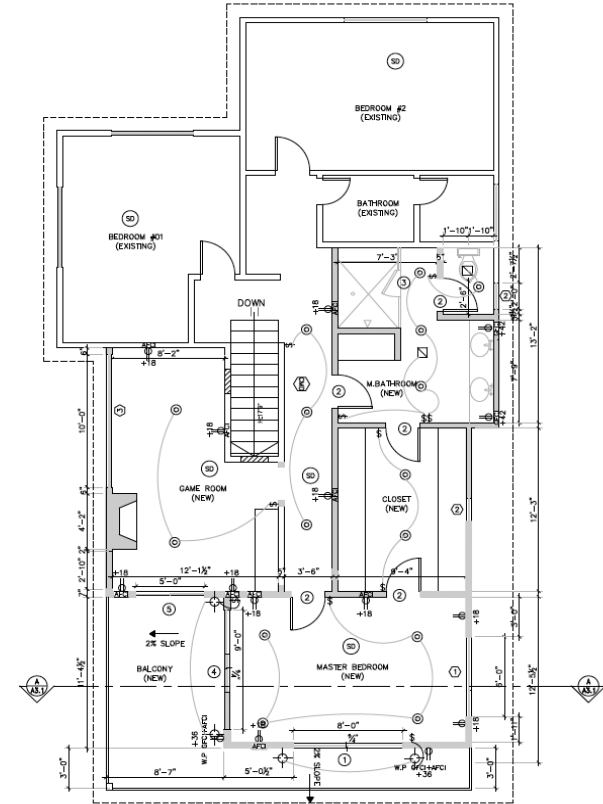
## Proposed Floor Plans:

- Only change to 1<sup>st</sup> Floor Plan  
Is replacement of front door  
and porch (with exterior  
Improvements as shown  
on Plan Views
- Second floor plan adds a  
Master bedroom and bath,  
along with common area
- Porch area and balcony  
connected and accessible  
from master bedroom and  
common area



**1ST FLOOR PLAN (PROPOSED)**

SCALE: 1/4" = 1'



**SECOND FLOOR PLAN (PROPOSED)**

SCALE: 1/4" = 1'

## Neighborhood Comparisons (Beach Cottage)



### **101 W Paseo de Cristobal**

This home was converted to a three unit residence through the city's ADU process in 2019/20. Its overall design would best be described as a beach cottage.

## Neighborhood Comparisons (Spanish Colonial Revival - modernized)



### **103 Paseo de Cristobal**

This home was fully renovated (demolished and rebuilt) in 2020/21. It has some characteristics of the Spanish Colonial Revival design.



## Neighborhood Comparisons (Beach Cottage)



**105 W Paseo de Cristobal**

Best characterized as a semi-modernized beach cottage.



## Neighborhood Comparisons (Modern)



### **107 W Paseo de Cristobal**

A complete renovation, completed approximately 8 years ago. Fully modernized structure with poured cement walls, a flat roof design, and glass.

## Neighborhood Comparisons (Beach Cottage)



**109 W Paseo de Cristobal**  
Semi-modernized beach cottage structure



## Neighborhood Comparisons (Semi-modern)



### **111 W Paseo de Cristobal**

A complete renovation (demolished and rebuilt). Some components of the Design Guidelines were incorporated (upstairs porches, terra cotta roof, rain gutters)



## Neighborhood Comparisons (Beach Cottage)



**110 W Paseo de Cristobal**  
Beach cottage



## Neighborhood Comparisons (Beach Cottage)



**108 W Paseo de Cristobal**  
Beach cottage



## Neighborhood Comparisons (Historical Residence)



### **104 W Paseo de Cristobal**

Historic residence. Fully renovated approximately 8 years ago to add a second floor.



## Neighborhood Comparisons (Beach Cottage)



**102 W Paseo de Cristobal**

Difficult to characterize this residence. Perhaps a beach cottage, depending on perspective.

CONTINUATION SHEET

Page 1 of 2 Resource Name or #: 104 W PASEO DE CRISTOBAL

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

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

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Resource Name or #: 104 W PASEO DE CRISTOBAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation  Update

## Photographs of the Subject Property:

