



# STAFF REPORT

## SAN CLEMENTE PLANNING COMMISSION

Date: April 17, 2024

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**PLANNER:** Karla Morales, Planning Technician

**SUBJECT:** **Development Permit (DP) 23-416, Bauder Addition, 106 W Paseo de Cristobal**, a request for a 603 square-foot second story addition and 180 square-foot balcony addition to an existing single-family residence located at 106 W Paseo de Cristobal within the Residential Low Zone and Coastal Zone Overlay District (RL-CZ) adjacent to a historic structure located to the northeast of the subject property and to determine whether the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 14 CCR §15301, Class 1: Existing Facilities.

### **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.

***Development Permit, 17.16.100, to allow new development on properties with single-family residences and duplexes abutting the City's designated historic resources and landmarks list.***

- a. The proposed project is consistent with the General Plan;
- b. The proposed project complies with zoning regulations;
- c. The proposed project is consistent with the City's Design Guidelines;
- d. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity;
- e. The proposed project is in character and compatible with the properties in the neighborhood; and
- f. The proposed project will not have negative visual or physical impacts upon the historic structure.

### **BACKGROUND**

#### ***Site Data***

The project site is a 5,350 square-foot interior, developed lot located within the Residential Low Zoning District and Coastal Zone Overlay District (RL-CZ). Surrounding land uses consist of single-family residences to the north, south, east, and west. The site's legal

description is N TR 822 BLK 6 LOT 5, and Assessor's Parcel Number 692-153-24. See Attachment 2 for a location map and Attachment 4 for photographs of the surrounding neighborhood. Figure 1 below shows the existing conditions of the residence

**Figure 1 – Existing Residence**



### ***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 to-date.

### **PROJECT DESCRIPTION**

The applicant proposes a 603 square-foot addition to an existing 2,172 square foot residence and a complete façade remodel. The addition would be an extension of the existing second floor living area with a new 180 square-foot balcony facing West Paseo de Cristobal. The front elevation includes front gable ends, gray plank siding, white trim details, stone veneer, and a recessed balcony in-line above the existing first floor with a vinyl railing. Figure 2 below shows the proposed front elevation. See Attachment 3 for conceptual development plans.

**Figure 2 – 3D Rendering of Proposed Project**



## **PROJECT ANALYSIS**

### ***Development Permit***

A Development Permit provides a process to review new development on properties with single-family residences and duplexes abutting the City's designated historic resources and landmarks list. This process is intended to encourage site design and architecture sensitive to community and neighborhood character and exemplify the best professional design practices through consistency with the City's Design Standards and Guidelines. Additionally, the process is intended to minimize negative or undesirable visual impacts to historic resources and landmarks on the City's designated historic resources and landmarks list.

The project is consistent with the City's Design Standards and Guidelines in that the applicant is proposing a project with materials, colors, and site design that is sensitive to the adjacent historic resource. The project's scale, mass, and form are generally consistent with the neighborhood consisting of one- and two-story residential buildings with street-facing garages and front yard landscaping. The historic property sits on a higher elevation than the subject property. The project will not compete with the height of the historic resource as the new proposed height maintains the existing height of the building, and there is an even greater separation between the addition and historic property due to the topography difference. The recessed balcony helps break the building mass and provide articulation for the second story addition at the front of the building. The consistent roof pitches and varied use of materials proposed along the front and side

elevations help define a cohesive architectural style for the whole building. The existing front yard courtyard will be maintained and 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.

***Development Standards***

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

**Table 1 – Development Standards**

<b><i>Standard</i></b>	<b><i>Zoning Ordinance</i></b>	<b><i>Proposed</i></b>	<b><i>Complies with the Code</i></b>
<u>Setbacks</u> (Minimum)			
Front	20'-0"	20'-0"	Yes
Side	5'-0"	9'-5" and 9'-3"	Yes
Rear	10'-0"	20'-5"	Yes
<u>Lot Coverage</u> (Maximum)	50%	~37%	Yes
<u>Building Height</u> (Maximum)	25'	22'	Yes
<u>Landscaping</u>	50% of Front Yard Setback Area to be Landscaped	50%*	Yes

\*Refer to Condition of Approval 4.15 within Exhibit A of Attachment 1

***Design Review Subcommittee***

The Design Review Subcommittee (DRSC) reviewed the project on November 29, 2023 and February 28, 2024, and supported the project after the applicant revised plans to improve consistency with General Design Guidelines to exemplify the best professional design practices. In the most recent review, the DRSC recommended adding plank siding to each elevation and the applicant addressed this by incorporating plank siding to the existing elevations. See Attachment 6 and 7 for DRSC reports and minutes.

**GENERAL PLAN CONSISTENCY**

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

**Table 3 - General Plan Consistency**

<b>Policies and Objectives</b>	<b>Consistency Finding</b>
<p>1. <u>LU-1.04</u>. Single-Family Residential Uses. <i>We require that single-family houses and sites be designed to convey a high level of architectural and landscape quality in accordance with the Urban Design Element and Zoning Code, and in consideration of the following: Varied and distinct building elevations, facades, and masses (avoiding undifferentiated "box-like" structures).</i></p>	<p>Consistent. The addition is setback 4'-3" further than the minimum required setback on the side closest to the adjacent historic residence. 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 project incorporates a variety of materials including gray plank siding, stone veneer, white trim details, and white stucco. The small gable on the front elevation highlights the primary entry.</p>
<p>2. <u>UD-5.10</u>. Scale and Massing. <i>We require that the scale and massing of development be compatible with its surroundings and with the General Plan.</i></p>	<p>Consistent. The proposed single-family residence is consistent with the character of the neighborhood consisting of one- and two-story single-family residential buildings with a mix of architectural styles.</p>

**ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA)**

The Planning Division completed an initial environmental assessment of the project per the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission determine the project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 14 CCR §15301, Class 1: Existing Facilities because the project involves an addition to an existing single-family residence that will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

**CALIFORNIA COASTAL COMMISSION REVIEW**

The project is within the Categorical Exclusion Order Area and is within a category of development eligible for exclusion from a coastal development permit therefore does not require Coastal Commission review.

**ALTERNATIVES**

The Planning Commission may take any of the following actions:

1. Approve the application(s).
2. Modify the conditions of approval to effect desired changes prior to approval.
3. Deny the application(s). If the Commission wishes to pursue this option, the hearing will need to be continued to allow the appropriate resolution(s) to be prepared.

### **RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Determine the project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 14 CCR §15301, Class 1: Existing Facilities; and
2. Adopt Resolution PC 24-007, approving Development Permit 23-416, Bauder Addition, subject to attached conditions of approval.

### ***Attachments:***

1. Resolution No. PC 24-007  
Exhibit A - Conditions of Approval
2. Location Map
3. Project Plans and 3D Renderings
4. Neighborhood Survey
5. 104 W Paseo de Cristobal DPR Survey Form
6. Design Review Subcommittee Report and Minutes – November 29, 2023
7. Design Review Subcommittee Report and Minutes – February 28, 2024



RESOLUTION NO. PC 24-007

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING DEVELOPMENT PERMIT (DP) 23-416, A REQUEST FOR A 603 SQUARE-FOOT SECOND STORY ADDITION AND 180 SQUARE-FOOT BALCONY ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 106 W PASEO DE CRISTOBAL AND FINDING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES 14 CCR §15301, CLASS 1: EXISTING FACILITIES.

WHEREAS, on September 9, 2023, an application was submitted by Douglas Bauder, 106 W Paseo de Cristobal, San Clemente, CA 92672, for Development Permit (DP) 23-416, and deemed complete on October 6, 2023; a request for a 603 square-foot second story addition and 180 square-foot balcony addition to an existing single-family residence within the Residential Low Zoning District and Coastal Zone Overlay District. The site's legal description is N TR 882 BLK 6 LOT 5 and Assessor's Parcel Number 692-153-24; and

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine the project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines 14 CCR §15301, Class 1: Existing Facilities. This is recommended because the project involves an addition to an existing single-family residence that will not result in an increase of more than 50 percent of the floor area of the structures before the addition; and

WHEREAS, on September 28, 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 November 29, 2023 and February 28, 2024, the City's Design Review Subcommittee (DRSC) considered the project and supports it as proposed; and

WHEREAS, on April 17, 2024, 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 Categorical Exempt from CEQA pursuant to State CEQA Guidelines 14 CCR §15301, Class 1: Existing Facilities.

The Class 1 exemption specifically exempts from further CEQA review, the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The use of this exemption includes additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. Here, this project involves an addition of 603 square feet to the living area to an existing 2,172 square foot single-family residence. The addition is under 50 percent of the floor area of the existing structure, therefore, qualifies for this exemption.

Furthermore, none of the exceptions to the use of the Class 1 Categorical Exemption identified in State CEQA Guidelines Section 15300.2 apply. The project is not located in a particularly sensitive environment, and will not impact an environmental resource of hazardous or critical concern. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. 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. Thus, the Class 1 exemption applies, and no further environmental review is required.

### Section 2. Development Permit Findings

With respect to Development Permit (DP) 23-416, the Planning Commission finds as follows:

- A. The proposed project is consistent with the General Plan, in that:
  1. The proposed single-family residence is consistent with the character of the neighborhood consisting of one- and two-story single-family residential buildings with a mix of architectural styles, consistent with General Plan Policy UD-5.10. - Scale and Massing, which states, "We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan"; and



2. The proposed addition is setback 4'-3" further than the minimum required setback on the side closest to the adjacent historic residence. 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 project incorporates a variety of materials including gray plank siding, stone veneer, white trim details, and white stucco. The small gable on the front elevation highlights the primary entry. These design elements create variation and distinction between the building elevations and masses, consistent with General Plan Policy LU-1.04. - Single-Family Residential Uses, which states, "We require that single-family houses and sites be designed to convey a high level of architectural and landscape quality in accordance with the Urban Design Element and Zoning Code, and in consideration of the following: Varied and distinct building elevations, facades, and masses (avoiding undifferentiated "box-like" structures)".
- B. The proposed project complies with zoning regulations, in that the project remains below the building height limit of 25 feet, and complies with the required front, side, and rear setbacks in the Residential Low Zoning District.
- C. The proposed project is consistent with the City's Design Guidelines, in that:
1. The scale, mass, and form of the single-family residence is compatible with the neighborhood consisting of one- and two-story residential buildings with street-facing garages, and similar front and side yard setbacks, consistent with Design Guideline DG II.2, which states, "Respect the privacy, sun, and light exposure of neighboring properties.", and with Design Guideline DG II.B, which states, "All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood"; and
  2. The project includes a façade remodel that will incorporate a variety of siding materials for the new addition areas and into existing elevations visible from the right of way, which is consistent with Design Guideline DG II.B.3. which states, "Carefully design rear and side facades to be compatible with the principal facades of the building".
- D. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity, in that:
1. The project is subject to the requirements of the California Building Code and Orange County Fire Authority standards; and
  2. The project is proposed entirely within the subject site's property lines and does not encroach onto the adjacent public right-of-way; and
- E. The proposed project is in character and compatible with the properties in the neighborhood, in that:

1. The proposed single-family residence is consistent with the character of the neighborhood consisting of one- and two-story single-family residential buildings with a mix of architectural styles and street-facing garages; and
  2. The project maintains a landscape and courtyard buffer between the front of the building and public right-of-way in compliance with landscaping requirements. 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.
- F. The proposed project will not have negative visual or physical impacts upon the historic structure, in that:
1. The side setback to the new addition area is setback 4'-3" further than the minimum required setback on the side closest to the adjacent historic residence. Additionally, the project maintains the existing distance to the historic resource; and
  2. The historic property sits on a higher elevation than the subject property. The project will not compete with the height of the historic resource as the new proposed height maintains the existing height of the building, and there is an even greater separation between the addition and historic property due to the topography difference; and
  3. The project maintains a landscape and courtyard buffer between the front of the building and public right-of-way in compliance with landscaping requirements. 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.

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 Development Permit 23-416, Bauder Addition, subject to the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Planning Commission on April 17, 2024.

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Chair



CONDITIONS OF APPROVAL  
DEVELOPMENT PERMIT 23-416, BAUDER ADDITION

**1.0 GENERAL CONDITIONS OF APPROVAL**

- |     |   |              |
|-----|---|--------------|
| 1.1 | Within 30 days of receipt of the signed conditions of approval, the applicant shall submit to the City Planner a signed acknowledgement concurring with all conditions of approval on a form to be provided by the City, unless an extension is granted by the City Planner.  | Planning     |
| 1.2 | The applicant shall defend, indemnify, and hold harmless the City of San Clemente and its officers, employees, and agents from and against any claim, action, proceeding, fines, damages, expenses, and attorneys' fees, against the City, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or City Planner. Applicant shall pay all costs. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter. If the applicant fails to so defend the matter, the City shall have the right, at its own option, to do so and, if it does, the applicant shall promptly pay the City's full cost of the defense. | Planning     |
| 1.3 | Use and development of this property shall be in substantial conformance with the approved plans, material boards and other applicable information submitted with this application, and with these conditions of approval. Any modifications to the project shall be reviewed by the City Planner in accordance with Zoning Ordinance Section 17.12.180.  | 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 | Use of the subject property shall conform to all occupancy requirements, including posting of signs related to the maximum occupancy limitations.   | Code<br>Comp |
| 1.6 | Development Permit 23-416 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     |

**4.0 PRIOR TO ISSUANCE OF BUILDING PERMITS**

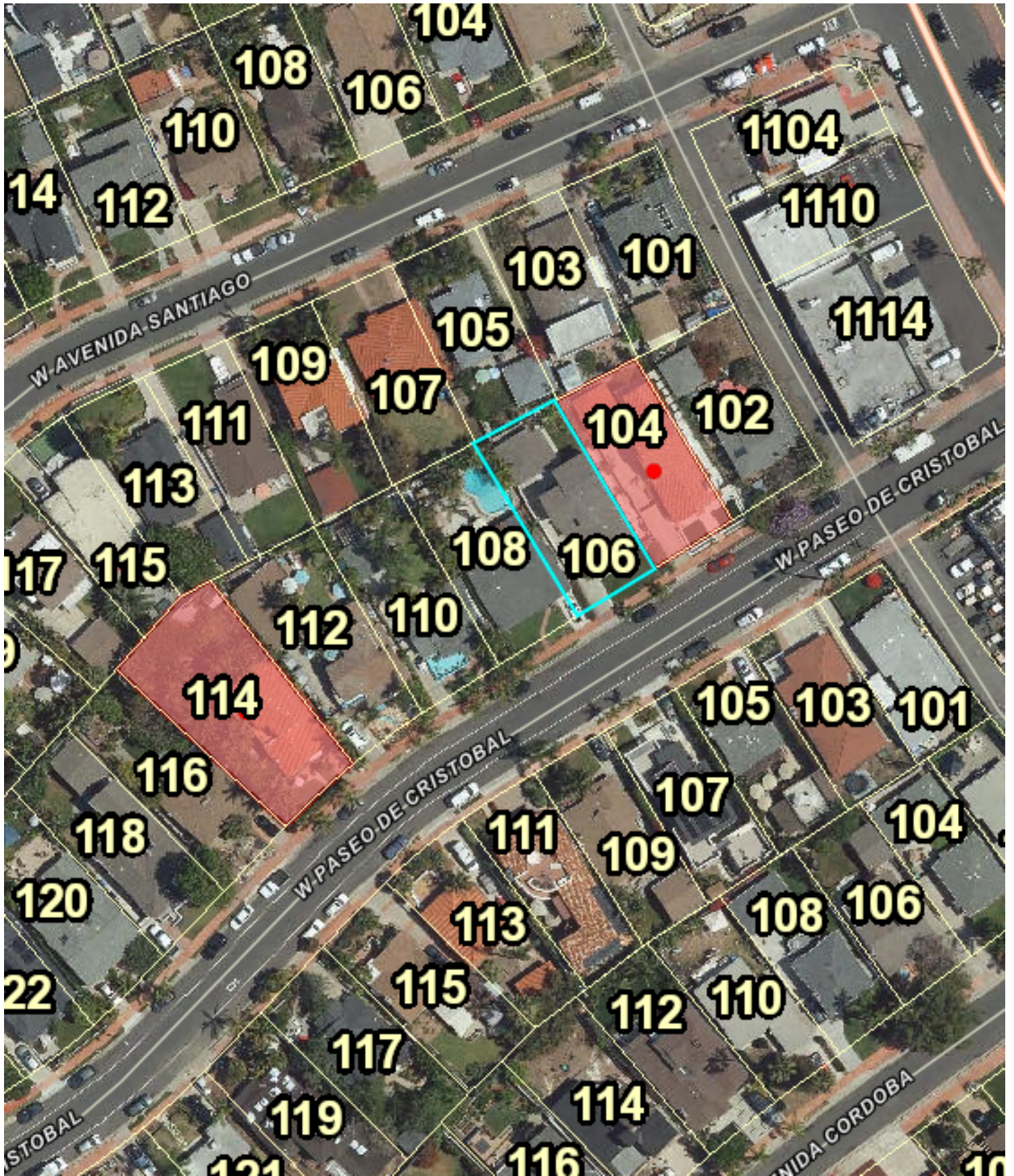
4.1 The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution. Planning\*

4.15 The applicant shall work with the Planning Division to propose a landscape design that will either maintain the existing amount of landscaping within the front yard setback or will meet the 50 percent landscaping requirement within the front yard setback area, whichever of the two is less. Such design shall be reviewed and approved by the City Planner, or their designee, prior to the issuance of building permits. Planning\*  
\*

\* Denotes a modified Standard Condition of Approval

\*\* Denotes a project-specific Condition of Approval





DP23-416 BAUDER ADDITION  
106 W. PASEO DE CRISTOBAL

 PROJECT SITE

 ADJACENT HISTORIC HOME



















UR Buildings  
 Consulting Engineers  
 18001 Irvine Blvd, Suite 206  
 Tustin, CA 92780  
 Tel: (714) 280-2927  
 Fax: (949) 656-7722  
 Direct: (949) 929-2483

### EXTERIOR FINISH SCHEDULE

ITEM	MANUFACTURER	PRODUCT/COLOR
1	GAF ROOFING, ICC-ESR1475	GRAY SHINGLES ROOF TO MATCH EXISTING, ICC-ESR1475
2	JAMES HARDIE, ICC-ESR-2290 WWW.JAMESHARDIE.COM,	PLANK LAB SIDING/SMOOTH, GRAY SLATE COLOR
3	JAMES HARDIE, ICC-ESR-2290 WWW.JAMESHARDIE.COM,	PLANK LAB SIDING/SMOOTH, ARCTIC WHITE COLOR
4	QUALITY STONE VENEER, ICC-ESR-315 WWW.QUALITYSTONEVENEER.COM,	DRYSTACK LAMBRIS, PALIME
5	THOMSON BUILDING MATERIALS, WWW.THOMPSONBLDG.COM, (714)-935-0900	EXTERIOR CEMENT PLASTER, SMOOTH COAT BENJAMIN MOOR, WHITE HERON OC-57
6	DECK DIRECT COMPANY, WWW.DECKSDIRECT.COM, (888)-224-2991	VINYL RAILING, WHITE, WHITE TOP.
7	ANDERSEN WINDOWS AND DOORS WWW.ANDERSENWINDOWS.COM, 1-(800) 426-4261	ALUMINUM DOOR & WINDOWS, SHERMAN WILLIAMS WHITE TO MACH EXISTING

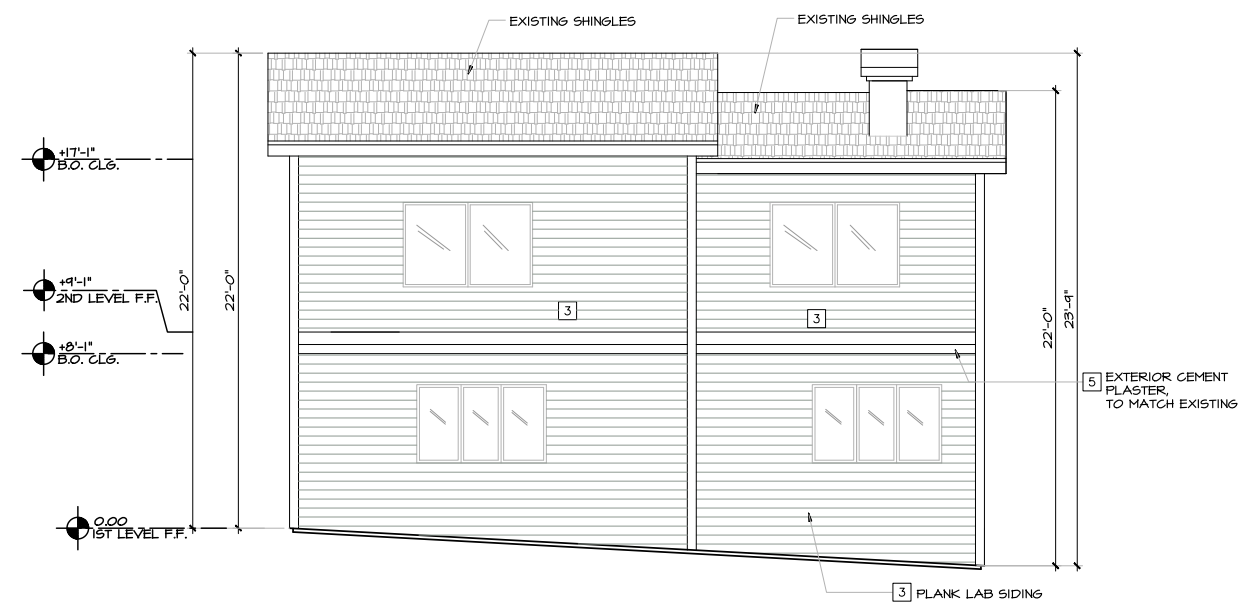
REVISIONS	DATE

PROPOSED ELEVATIONS

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

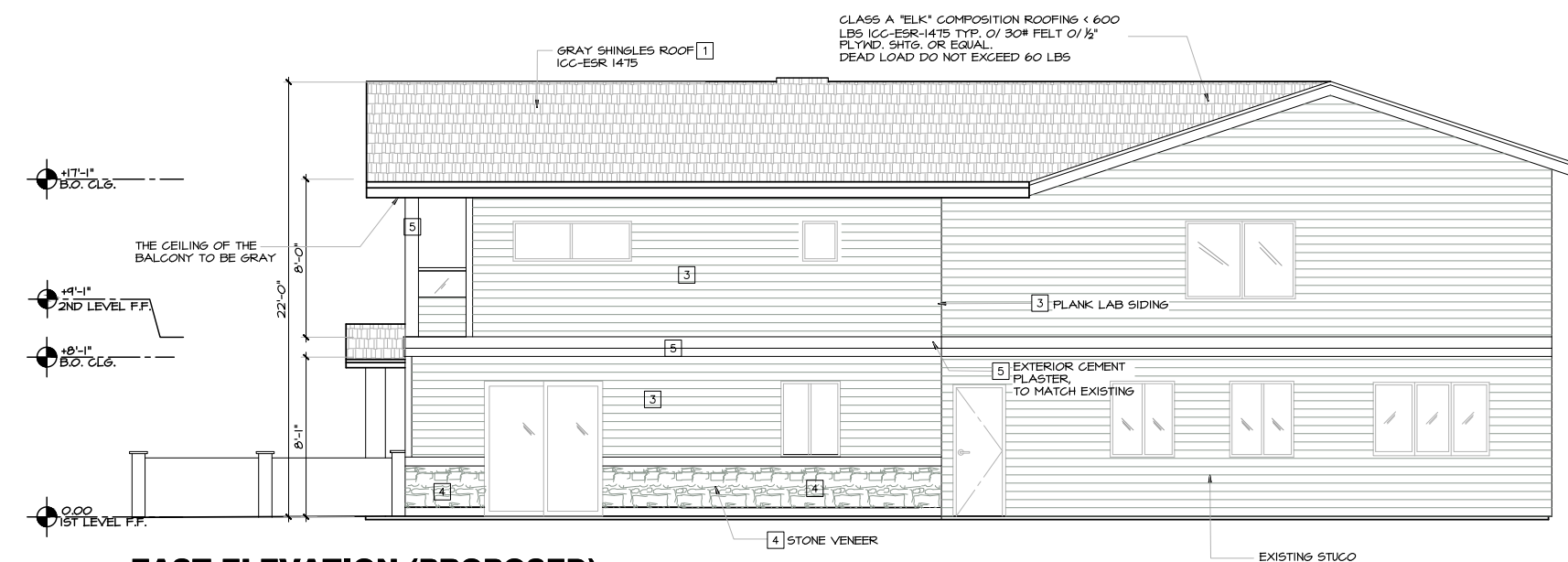
DRAWN BY :  
 DATE: 8/7/2023  
 SCALE: AS NOTED  
 JOB NO: URB23-00106

A-3.1  
 SHEETS



**REAR ELEVATION (PROPOSED)**

SCALE: 1/4" = 1'



**EAST ELEVATION (PROPOSED)**

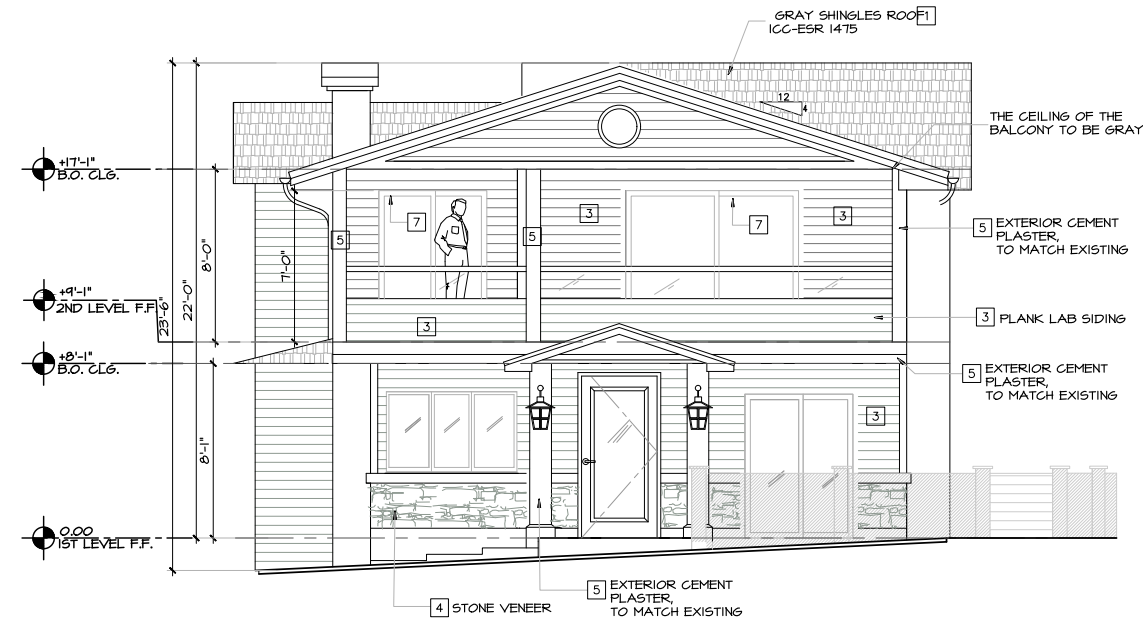
SCALE: 1/4" = 1'



UR Buildings  
 Consulting Engineers  
 18001 Irvine Blvd, Suite 206  
 Tustin, CA 92780  
 Tel: (714) 280-2927  
 Fax: (949) 656-7722  
 Direct: (949) 929-2483

### EXTERIOR FINISH SCHEDULE

ITEM	MANUFACTURER	PRODUCT/COLOR
1	GAF ROOFING, ICC-ESR1475	GRAY SHINGLES ROOF TO MATCH EXISTING, ICC-ESR1475
2	JAMES HARDIE, ICC-ESR-2290 WWW.JAMESHARDIE.COM,	PLANK LAB SIDING/SMOOTH, GRAY SLATE COLOR
3	JAMES HARDIE, ICC-ESR-2290 WWW.JAMESHARDIE.COM,	PLANK LAB SIDING/SMOOTH, ARCTIC WHITE COLOR
4	QUALITY STONE VENEER, ICC-ESR-315 WWW.QUALITYSTONEVENEER.COM,	DRYSTACK LAMBRIS, PALIME
5	THOMSON BUILDING MATERIALS, WWW.THOMPSONBLDG.COM, (714)-935-0900	EXTERIOR CEMENT PLASTER, SMOOTH COAT BENJAMIN MOOR, WHITE HERON OC-57
6	DECK DIRECT COMPANY, WWW.DECKSDIRECT.COM, (888)-224-2991	VINYL RAILING, WHITE, WHITE TOP.
7	ANDERSEN WINDOWS AND DOORS WWW.ANDERSENWINDOWS.COM, 1-(800) 426-4261	ALUMINUM DOOR & WINDOWS, SHERMAN WILLIAMS WHITE TO MACH EXISTING



**FRONT ELEVATION (PROPOSED)**

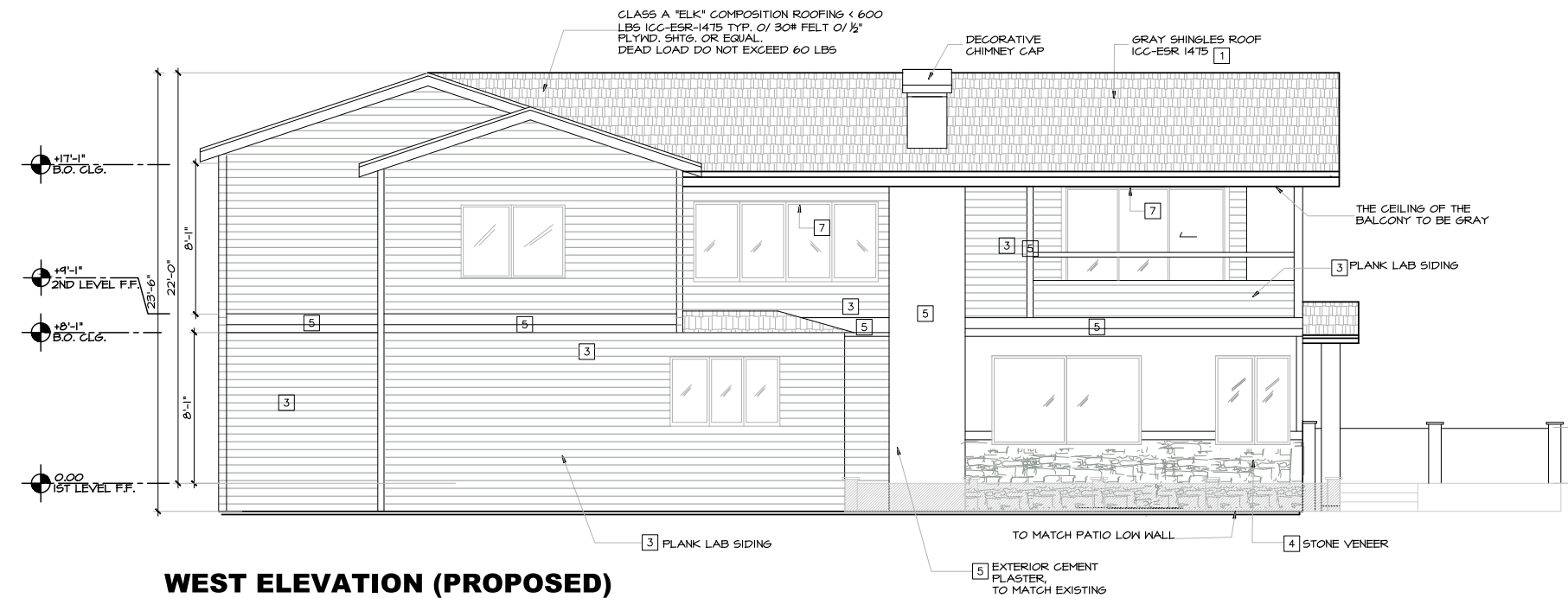
SCALE: 1/4" = 1'

**NOTE:**

THE FRAMES OF THE NEW WINDOWS AND DOORS WILL MINIMIZING THE AMOUNT OF WHITE TRIM IN THE ELEVATIONS .

**NOTE:**

NEW STUCCO WILL MATCH THE EXISTING STUCCO IN COLOR AND TEXTURE.



**WEST ELEVATION (PROPOSED)**

SCALE: 1/4" = 1'

REVISIONS	DATE

PROPOSED 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: URB23-00106

**A-3.2**

SHEETS

November 6, 2023

## Enclosure 1: Analysis on Neighborhood Compatibility, Including Photos of Surrounding Homes

For this analysis, a total of 12 homes were selected, both adjacent to and across from the residence at 104 W Paseo de Cristobal. A short description is provided for each residence, as appropriate.



### **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.





**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.



**105 W Paseo de Cristobal**

Best characterized as a semi-modernized beach cottage.



**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.





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



**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)





**110 W Paseo de Cristobal**  
Beach cottage



**108 W Paseo de Cristobal**  
Beach cottage





**106 W Paseo de Cristobal**

Modernized beach cottage – renovated in 2016 to add the existing single dormer, replacement windows, interior upgrades.



**104 W Paseo de Cristobal**

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





**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

<b>PROPERTY NAME</b>	Unknown						
<b>HISTORIC NAME</b>	Unknown						
<b>PROPERTY ADDRESS</b>	104 W Paseo De Cristobal						
<b>ASSESSOR PARCEL NUMBER</b>	692-153-23						
<b>PROPERTY TYPE</b>	Single-family residential						
<b>OTHER DESCRIPTION</b>							
<b>DATE OF CONSTRUCTION</b>	1929 (F) Building Permit						
<hr/>							
<b>INTEGRITY</b>	Original windows replaced with vinyl post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.						
<b>SIGNIFICANCE</b>	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).						
<b>STATUS CODE</b>	3D						
<b>STATUS</b>	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.						
<table> <tr> <td><b>Project</b></td> <td>City of San Clemente Historic Resources Survey Update</td> </tr> <tr> <td><b>Prepared for</b></td> <td>City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673</td> </tr> <tr> <td><b>Prepared by</b></td> <td>Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028</td> </tr> </table>		<b>Project</b>	City of San Clemente Historic Resources Survey Update	<b>Prepared for</b>	City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673	<b>Prepared by</b>	Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028
<b>Project</b>	City of San Clemente Historic Resources Survey Update						
<b>Prepared for</b>	City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673						
<b>Prepared by</b>	Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028						

# CONTINUATION SHEET

Page 2 of 2

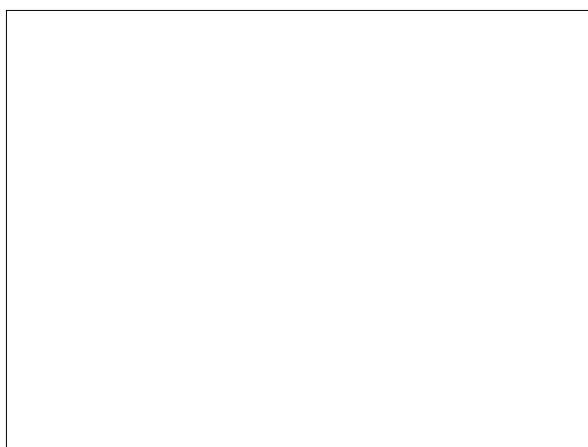
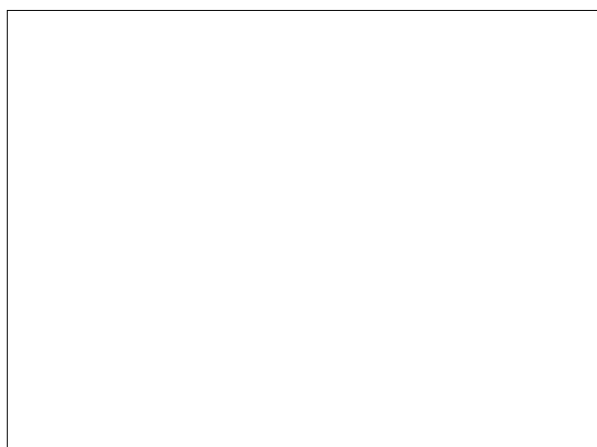
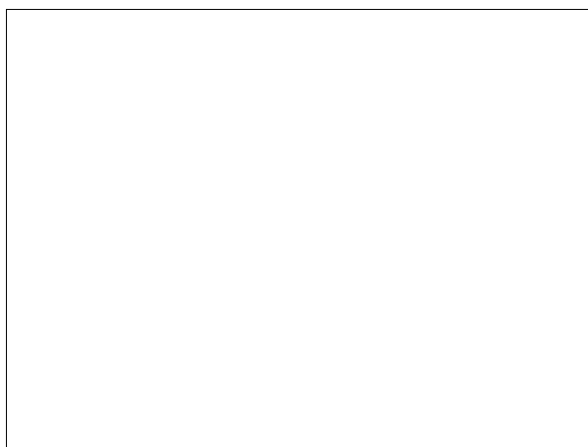
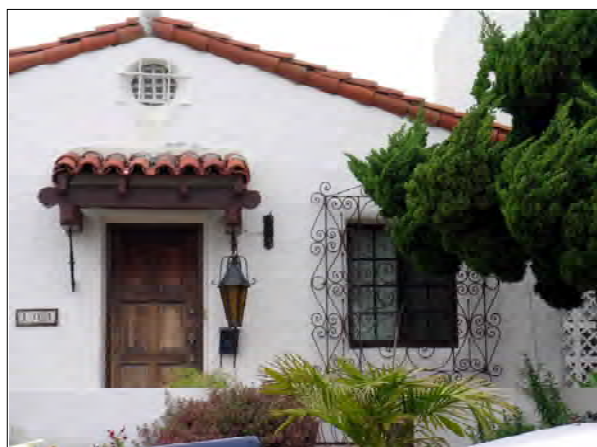
Resource Name or #: 104 W PASEO DE CRISTOBAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation  Update

## Photographs of the Subject Property:







## 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





## 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



**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
FEBRUARY 28, 2024**

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

Subcommittee Members Absent: None

Staff Present: Adam Atamian, Community Development Director; David Carrillo, Associate Planner; Karla Morales, Planning Technician

**1. MINUTES**

A. Review and file minutes of the Design Review Subcommittee meeting February 14, 2024

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

**A. Site Plan Permit 23-265, Hotel Clemente and Loretta's Restaurant, 229 Avenida Del Mar (Carrillo)**

A request to establish a 28-room boutique hotel and specialty restaurant with the sale of on-site full-service alcohol, and amplified music at 225-229 Avenida Del Mar and 232-234 Avenida Granada.

Associate Planner David Carrillo summarized the staff report and provided a presentation on the preliminary review of the project.

Chair Camp opened the item for public comment.

Members of the public made the following comments and questions either individually or as a group:

- The project was well thought-out.
- Supports the removal of the front elevation addition to the historic building.
- The applicant should receive the peer review comments of the HRAR before the DRSC reviews the project.
- The new main front arched entry should be pushed back further to be behind the historic building.
- The elevator tower is too high.
- Questioned why the DPR survey form was not included in the staff report.
- Include corbels at the balconies.
- Changes to the front addition should be made to improve the historic building.
- Concerned with the proposed parking strategy.
- Commended the project and presentation by the applicant.

- Supports keeping the front addition.

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

- Complemented the project overall.
- Requested historical data and HRAR be provided in reports
- In future public meeting reports, provide the full list of the Secretary of the Interior Standards for Rehabilitation with their corresponding numbers, so when the standards are referenced by numbers, the readers understand what each standard suggests.
- Supports the retention or removal of the front addition to the historic building.
- Information on the significance of the front addition to the historic building should be provided.

The Subcommittee recommended the project return for a second review with the HRAR, parking study, and peer review comments included in the staff report.

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

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

Associate Planner David Carrillo and Planning Technician Karla Morales summarized the staff report and provided a presentation on the preliminary review of the project.

Chair Camp opened the item for public comment.

Members of the public made the following comments and questions either individually or as a group:

- Don Brown, San Clemente resident and neighbor, expressed support for the project as proposed.

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

- The project is approvable as proposed, and added the following comments for the applicant's consideration:
  - Simplify the project design by minimizing the amount of white trim on the elevations
  - Concurred with staff's comment to incorporate the gray siding throughout all four sides of the building
  - Consider raising the ceiling of the 2<sup>nd</sup> story addition and make it a darker color to reduce the weight of the front gable end on the front elevation

The Subcommittee supported the applicant's revised plans with the discussed recommendations to be addressed with Planning staff, and forwarded the project to the Planning Commission for consideration.

3. **NEW BUSINESS**

None

4. **OLD BUSINESS**

None

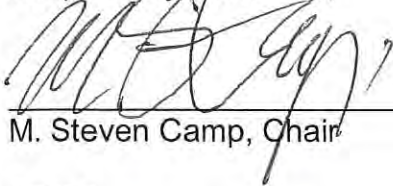
5. **ORAL AND WRITTEN COMMUNICATION**

None

**ADJOURNMENT**

Adjourned to the March 13, 2024 DRSC meeting at 3:00 p.m., San Clemente City Hall, First Floor Community Room, 910 Calle Negocio, San Clemente, CA.

Respectfully submitted,



M. Steven Camp, Chair

Attest:



Adam Atamian, Community Development Director