



**AGENDA FOR THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
Wednesday, July 9, 2014**

**3:00 p.m.**

**Community Development Department  
Conference Room A  
910 Calle Negocio, Suite 100  
San Clemente, CA 92673**

*The purpose of this Subcommittee is to provide direction, insight, concerns and options to the applicant on how the project can best comply with the City's Design Guidelines and/or City Policies. The Subcommittee is not an approving body. They make recommendations to the Planning Commission and Zoning Administrator regarding a project's compliance with City Design Guidelines. Each of the Subcommittee members will provide input and suggest recommendations to the applicant based upon written City Design Guidelines and/or City Policies. The Subcommittee will not design the project for the applicant, nor will the members always agree on the best course of action. The applicant can then assess the input and incorporate any changes accordingly with the understanding that the Subcommittee is simply a recommending body. Decisions to approve, deny, or modify a project are made by the Planning Commission, City Council, or the Zoning Administrator with input and recommendations from the Subcommittee and City staff. The chair of the Subcommittee will lead the discussion. Planning staff will be available to provide technical assistance as necessary. Time is limited. Consequently, the Design Review Subcommittee will focus on site and project design rather than on land use issues, which are the purview of the Planning Commission, City Council or the Zoning Administrator.*

*Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such a modification from the Community Development Department at (949) 361-6100. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.*

*Written material distributed to the Design Review Subcommittee, after the original agenda packet is distributed, will be available for public inspection in the Community Development Department located at 910 Calle Negocio #100, San Clemente, CA during normal business hours.*

**1. APPROVAL OF MINUTES**

Minutes to be considered for approval: June 25, 2014

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

**A. Amendment to Site Plan Permit 97-16, Marblehead Coastal Residential Architectural Update (Nicholas)**

Review of the updated architecture for the majority of residential lots for Marblehead Coastal Residential.

**B. Site Plan Permit 13-161/Cultural Heritage Permit 13-162/Conditional Use Permit 13-163, Cabrillo Mixed-Use (Atamian)**

A request to consider a new mixed-use development consisting of a two-story commercial building and a separate two-story residential structure with basement level parking. The project is located at 176 Avenida Cabrillo within the Mixed-Use zoning district (MU3.1-A-CZ).

**C. Tentative Tract Map 14-108/Conditional Use Permit 14-109/Site Plan Permit 14-110/Architectural Permit 14-111, Del Comercio Condos**  
(Gregg)

A request for a 10-unit condominium project located at 2717 Calle Del Comercio.

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**5. ADJOURNMENT**

Adjourn to the Design Review Subcommittee meeting of Wednesday, July 23, 2014 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
June 25, 2014**

Subcommittee Members Present: Michael Kaupp, Julia Darden and Bart Crandell

Staff Present: Cliff Jones, John Ciampa and Christopher Wright

**1. MINUTES**

Minutes from June 11, 2014 approved.

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

**A. Cultural Heritage Permit 14-168/Minor Exception Permit 14-249, Pearce Residence (Ciampa)**

A request for a first and second story addition to a house that is adjacent to a historic house. The project site is located at 139 West Avenida Cadiz.

Associate Planner John Ciampa summarized the staff report.

Subcommittee Member Darden advised stated that when projects are adjacent to a historic structure the elevation and the site plan should show the historic structure to evaluate the context of the site and help analyze the potential impacts of the project.

Subcommittee Member Crandell stated that he is comfortable with the project based on the site constraints.

Historical Society member, Larry Culbertson, stated that he is not opposed to the project but asked staff questions about the projects compatibility with the neighborhood.

Staff responded stating that there are other two-story houses in the neighborhood and the height of the project would be kept to under 18 feet.

The DRSC stated that the project is a modest addition and is sensitive to the adjacent historic structure. They agreed with staffs' point that the Minor Exception Permit will keep more mass and square footage on the first floor. The project was recommended to move forward to the Planning Commission.

**B. Cultural Heritage Permit 14-107, Mclivian Addition (Ciampa)**

A request to consider a first and second story addition to a historic house located at 209 Avenida La Cuesta.

Associate Planner John Ciampa summarized the staff report.

The applicant, Jay Horan, responded to staff's recommendations stating that when they were planning the project they looked at the site to find the best location for an addition. He stated that the project design does not have fascia board proposed for the project and the elevations were incorrect in showing those details. He stated that the project design would look odd if the second story addition were pushed back. He added that the tower is meant to segway the awkward angle of the house and the garage.

The owner, Pat Mclivain, stated that they tried to tuck the addition into the side yard and they don't want to disrupt the original portion of the house. They are trying to correct the incompatible 1972 addition as part of the project. The purpose of having a second story addition is to take advantage of the ocean views.

Subcommittee Chair Kaupp stated that the project is difficult because the 1972 addition is at an awkward angle with the original portion of the house. The house is a mix of Spanish Colonial Revival and a Ranch style configuration that results in compatibility issues with the project. The issues with the project are the mass, scale, and compatibility with the historic house.

Historical Society Member, Larry Culbertson, agreed with Subcommittee Chair Kaupp's evaluation of the project and stated the addition was too large since it would bring the historic house to over four times its original square footage.

Subcommittee Chair Kaupp stated that the square footage of the project should not be the overarching point of analysis but what should be evaluated is context and locations of additions.

Subcommittee Member Darden stated that the proposed design has a negative impact on the historic house. She stated that the historic portion of the house should be the primary focus and not subservient to the new addition.

Subcommittee Member Crandell stated that the second story should be towards the back of the house and should be more subordinate to the historic portion of the house. He added that the tower is not compatible with the project design and it takes focus away from the historic house.

The applicant discussed a one story element to replace the tower to help the transition between the house and the 1972 addition.

Subcommittee Member Kaupp stated that locating the addition on the 1972 addition is building upon a bad design that does not seem to be corrected easily. Because of the difficulty of the site Subcommittee Member Kaupp posed a potential design option to remove the garage and relocating it towards the street. This was proposed to eliminate the bad 1972 addition and start fresh. The space where the garage is located could be utilized for the new living space.

The property owner asked the DRSC if the project was modified to a one story at the back of the house with a single story tower at the front of the house, to improve the awkward angle, would it be a more favorable project.

The DRSC stated that the tower element is not the best application for this project and another design would be more compatible with the style of the house. They added that a second story addition could be possible but it would need to be smaller and pushed back.

The property owner asked where would be an appropriate location for a second story addition.

The DRSC responded stating the addition should be at or behind the porch at the front of the original house.

The DRSC requested the applicant incorporate the recommendations and bring the project back to be reviewed once modifications are made.

**C. Conditional Use Permit 13-259, AT&T at Costero Risco Water Tank**  
(Wright)

A request to consider the construction of a wireless communication facility near a City water tank. The project site is located within an Open Space area of the Forster Ranch Specific Plan at 4159 ½ Costero Risco. The legal description of the property is Lot a of Tract 15718, Assessor's Parcel Number 679-242-05.

Associate Planner Christopher Wright summarized the staff report.

Subcommittee Chair Kaupp stated that California Sycamore trees thrive in a riparian area and require more water than can likely be provided by gel-pack systems. A different tree species should be considered but it is not required. Chair Kaupp acknowledged that the City is the property owner and can require that landscaping be maintained for the life of the project. But,

Chair Kaupp had a concern of money being invested to plant trees that can not thrive and must be replaced in the future.

The applicant stated that they consulted with staff from Beaches, Parks, and Recreation (BPR) Department regarding the planting and irrigation plans. The number and type of trees were suggested by BPR staff and AT&T followed their recommendations. Mr. Myers stated that AT&T does not have an objection to using another tree species. Associate Planner Wright agreed to consult with BPR staff on the landscaping and irrigation plans and consider an alternative tree species.

Subcommittee Member Darden asked if vegetation could be planted in front of the equipment enclosure wall.

Associate Planner Wright stated there may be an opportunity to plant vegetation but he would need to confirm that utilities staff are ok with plant material at that location. Any landscaping should maintain access for utility maintenance and not interfere with City communication systems. These were issues that DMT considered in the review of the proposed landscaping plans. If landscaping were planted, staff recommends shrubs or vines. However, the equipment area would only be visible to pedestrians that use the utility access road from the ridgeline trail down to the Reserve residential areas. The equipment area is not visible from residential uses and public streets so staff did not recommend landscaping as a result.

The Subcommittee agreed that landscaping was encouraged, not required, and stated that drought tolerant species should be used.

Subcommittee Member Crandell suggested that staff identify locations for additional cellular equipment on the City's property and if additional facilities are a possibility.

Mr. Wright agreed to consult with other staff and identify future equipment areas and if additional facilities are a possibility.

The Subcommittee supported staff's recommendations and suggested that the application be forwarded to the Planning Commission for consideration.

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**5. ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held July 9, 2014 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

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Michael Kaupp, Chair

Attest:

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Cliff Jones, Associate Planner

DRAFT



## Design Review Subcommittee (DRSC)

Meeting Date: July 9, 2014

**PLANNER:** Sean Nicholas, Associate Planner

SJ

**SUBJECT:** Amendment to Site Plan Permit 97-16, Residential Architectural Amendments-Marblehead Coastal, a request to consider revised architecture for the Courtyard, 5000, 5500, and 6000 Series residential products for Marblehead Coastal.

### **BACKGROUND:**

The applicant, Marblehead Development Partners, have recently acquired the residential side of Marblehead Coastal. They are now proposing this amendment to the architecture for a majority of the residential units, 244 of the 313 homes.

Design Review Subcommittee review is required per Section 17.12.020, Review Authorities, to provide architectural review of the proposed project.

The project site's land use designation is Residential Single Family. A separate application is forthcoming to address the Custom Home Lot program. All residential areas are being modified by this application, except for the areas within the red line, see Exhibit 1.

**Exhibit 1**  
**Location of Modified Architecture**





**ANALYSIS:**

When staff started working with Marblehead Development Partners, staff recommended maintaining the same general building footprint and massing, but updating the exteriors and interior floor plans to meet current market demands. The applicant took the recommendations and has developed these plans for Design Review Subcommittee review. While there have been some minor modifications to the footprint of the buildings, the footprints have remained largely unchanged from the original approvals. The redesigned exterior includes similar or more details than the approved architecture. The applicant has presented examples of potential street views of how the various architectural types work together and provided a story board for the various architectural details.

The applicant has also developed 18 different color palette to be used to mix and match amongst the various architectural plans to further differentiate each home. The color palette uses primarily earth tone colors. While staff and the applicant want to use more standard white tones to reflect the City's "Spanish Village by the Sea" character, Coastal Commission has required the project utilize earth tones, especially at the edges of the project and adjacent to sensitive habitat areas. Staff and the applicant are committed to get white stucco with red tile roof homes throughout the residential development, where possible.

There are four different Products to review: Courtyard Product, 5000 Series Product, 5500 Series Product, and 6000 Series Product. The 5000, 5500, and 6000 Series refers to lot sizes.

**RECOMMENDATIONS:***Courtyard Product*

This product is consistent with the approved architectural concepts. There has been some footprint modification, moving some courtyard areas around to improve functionality and onsite circulation. The largest proposed changes are: 1) the removal of all three-story elements; and 2) there will be no garages facing the street in any of the plans. Staff and the applicant agreed that reducing the height and maintaining the two-story character of the other residential portions of the development would be the superior design choice. Additionally, turning the street facing garages provides an opportunity to create a central architectural feature for the residential clusters.

Overall, the architecture does have similarities with Spanish Colonial Revival Architecture, with hints of a Monterey style where a full wood balcony is proposed. There are several locations where Spanish tiles, wrought iron balconies, and other wood details dot the architecture to provide a decorative look consistent with the approved design. Some of the proposed two-story heights exceed the approved two-story heights. The applicant has indicated they will be making slight modifications to ensure the heights for all the units are less than or equal to the heights of the approved architecture, thus there will be no changes to the height/view analysis previously completed.

Staff finds that the proposed architecture modifications are consistent with the approved architecture and hence, has no new design recommendations. Staff will include standard conditions of approval regarding two-piece tile roof, mortar pack bird stops, roof tile movement, smooth stucco finishes, as well as staff inspections and approvals for all details including landscaping, wrought iron, wood features, lights, and decorative urn elements. Overall, staff is supportive of the architectural design of the Courtyard Product.

The only comment staff has is related to the landscape plan. The proposed plant palette does not meet the new General Plan requirement that 65% of landscaping be California native. Staff will add a slightly modified standard condition of approval requiring: "Prior to issuance of building permits, the City's contract Landscape Architect shall review and approve all landscape and irrigation plans, and those plans shall meet the new 65% California native General Plan requirement."

#### *5000, 5500, and 6000 Series Product*

As with the Courtyard Product, the footprints have not been significantly modified. Interior floor plans have been opened up to address the current market demands. The applicant has also updated the architectural design of the three different Series while utilizing similar massing and updated details on the front elevations. All of the designs of the 5000 Series are less than or equal to the heights as approved. Plan two of the 5500 series and plans one and two of the 6000 series are over the approved heights (though under the maximum allowed height of the Marblehead Coastal Specific Plan). To avoid going back to City Council, the applicant has indicated to staff that all of the building heights will be less than or equal to the approved project.

The applicant is proposing real wood and solid wrought iron details throughout the three Series, and the insets on the various doors and windows vary to provide different looks. There is an incorrect note on the plans: all of the roofs shall be two-piece clay tile, and there will be no concrete S-tile utilized. As with the Courtyard Product, the standard conditions of approval associated with roofs, stucco application, and staff inspection and approval of all details will be included. The same requirement regarding the color palette from Coastal Commission applies. Staff is generally supportive of the designs, but staff has these recommendations:

1. **Door and Window Recess Depths**-It is clear that there are varying recess depths to the doors and windows, but those depths are not well noted. Staff is recommending a condition that requires doors and windows on the front elevation be recessed a minimum of nine inches, with a 12 inch recess used on certain prominent architectural features. Additionally, on the sides and rear of buildings a minimum of a three inch recess shall be used.
2. **Side and Rear Elevation Details**-While the front elevations have been designed to provide distinction and interest between the various floor plans and architectural styles, there are opportunities for more details and variations to help break up the

side and rear elevations. While elevations have generally followed the approved designs, there are some elements that could be added to enhance the look of the buildings, such as: continuing stone elements if used on the front elevation around to the side elevations, utilization of stucco details at windows, utilization of Spanish tile, and utilization of additional wrought iron features.

3. **Rafter Tails**-No rafter tails shall extend beyond the roof line for which they are visibly supporting

***Conclusion***

Overall, the proposed projects are similar to the previously approved architecture and footprints. One of the primary concerns staff had was the heights of the proposed products and the applicant has stated they will modify the buildings to ensure the houses are less than or equal to the heights of the approved designs while not impacting the designs reviewed by Design Review Subcommittee. The changes proposed, both in design and footprint, enhance the look of the development and, staff believes, are equal to or greater than the quality of the original product. With the modifications recommended above, as well as the City's standard conditions and review and approval of all details in the field, staff is supportive of the proposed design modifications. Staff seeks Design Review Subcommittee concurrence with staff's recommendation and any additional comments and recommendations.

***Attachments:***

1. Location Map  
Courtyard Product Plans  
5000 Series Product Plans  
5500 Series Product Plans  
6000 Series Product Plans



# LOCATION MAP

AM SPP 97-16, MHC Residential Architectural Amendments  
(Red outlined area is not a part of this project)



No scale 



## Design Review Subcommittee (DRSC)

Meeting Date: July 9, 2014

**PLANNER:** Adam Atamian, Assistant Planner 

**SUBJECT:** **Site Plan Permit 13-161/ Cultural Heritage Permit 13-162/ Conditional Use Permit 13-163, Cabrillo Mixed-Use,** a request to consider a new mixed-use development consisting of a two-story commercial building and a separate two-story residential structure with basement level parking. The project is located at 176 Avenida Cabrillo within the Mixed-Use zoning district (MU3.1-A-CZ).

### **BACKGROUND:**

#### *Project Description*

The applicant is proposing a new mixed-use development in the Spanish Colonial Revival style in the Mixed-Use zone and Architectural Overlay. The project consists of a 675 square foot, two-story commercial building at the front of the property and a 1,799 square foot, two-story single family residence (SFR) at the rear of the property. The project includes three parking spaces: two in a garage at the basement level of the SFR, and one uncovered parking space for the commercial building.

The DRSC reviewed this project on June 11, 2014. The DRSC concurred with staff's recommendations and recommended additional modifications to the project, which are discussed in detail below. The applicant revised the project and submitted new plans for a second DRSC review.

#### *Why is DRSC Review Required?*

A Cultural Heritage Permit is required because the project is located within the Architectural Overlay district, a Conditional Use Permit is required to allow residential development in the Mixed-Use zone, and a Site Plan Permit is required for all new mixed-use developments. The DRSC is tasked to ensure development in the Architectural Overlay is compatible and harmonious with the surrounding neighborhood, and consistent with the City's Design Guidelines.

#### *Site Data*

The property is a 4,000 square foot, unimproved lot. It was previously graded as part of a project to develop an off-site parking lot for a business located on Avenida Del Mar.

The requirement for the parking ceased and the project was never finished. The lot has since been re-graded to its original topography.

Adjacent properties include a one-story duplex to the west, one-story commercial building to the east, a one-story SFR to the north, and a public parking lot across the street to the south.

*Development Standards*

Table 1 outlines how the project complies with the Mixed Use (MU3.1-A) development standards.

**Table 1 - Development Standards**

<b>Standard</b>	<b>Required/Allowed</b>	<b>Proposed</b>
Building Height Maximum	33'; Two-Stories	29'-9"; Two-Stories
Setbacks (Minimum):		
• Front	0'	4' for commercial building, 44' for SFR
• East Side Yard	0'	3" for commercial building, 4'-6" for SFR
• West Side Yard	0'	20' for commercial building, 0' for SFR basement, 5'6" over grade
• Rear Yard	0'	5'
Lot Coverage (Maximum)	100%	49%
Maximum Floor Area Ratio (FAR)	1.2*	.84
Minimum FAR for Commercial	.15*	.17
Minimum Driveway Width	16' to 24'	12'**
Urban Open Area	20%***	48%
Amount of Open Urban Area to be Landscaped	25%	47%
Number of 15-gallon trees, or equivalent, required	1	11
Density	2 dwelling units	1 dwelling unit
Required Parking (Minimum):	3.93 (rounds down to 3)+	3

\*Reduced FAR per 17.40.050(C), Exceptions to the Development Standards for Lots of 12,000 Square Feet or Smaller

\*\*Exception permitted by City Engineer, pending final project approval.

\*\*\*Courtyards, pedestrian walkways, and outdoor seating areas accentuated with landscaping satisfy the urban open area code requirements.

+Parking requirements rounded down per 17.40.050(C)(d) for MU developments on lots 6,000 sq. ft. or smaller.

**ANALYSIS:**

As described in Table 1, the project complies with all applicable development standards for the zone, with the exception of the minimum driveway width. This proposal only provides one parking space for the commercial portion of the project, and that space is required to be an ADA-accessible space. Because the use of the commercial parking space is not anticipated to be frequent, the City Engineer allowed the reduction as vehicular movement on-site will mostly be that of the residents and business owners.

At the initial DRSC meeting, staff and the DRSC had multiple recommendations for the project regarding consistency with the City’s Design Guidelines. Attachment 2 is the DRSC staff report from that meeting, which includes a spreadsheet of applicable design guidelines, the project’s consistency with those guidelines, and staff’s suggested modifications. In addition to staff’s recommendations, the DRSC also recommended modifications to the project. Many of staff’s recommendations were minor plan details, all of which have been addressed by the applicant in the resubmitted plans. The recommendations involving substantial architectural features of the project are listed below in Table 2, with a description of how the project was modified.

**Table 2 - Development Standards**

Recommendation	Project Modification
Staff recommended that the project include more ornamental details, especially on the commercial building.	Modified as requested. The applicant revised plans to include more wrought-iron accents, tile surrounds, and window treatments.
Staff recommended that the arches at the north east corner and the front of the residential structure be made thicker.	Modified as requested.
Staff recommended that wood gates be used to obscure views into the trash container area.	Modified as requested.
Staff recommended that the exterior staircase of the commercial building include decorative tile risers and wrought-iron railings.	Partially modified. The applicant has indicated the use of tile risers, but is proposing to maintain the stucco guard wall. Staff is supportive of this, as there is substantial use of decorative wrought-iron elsewhere on the project, and the wall will be less prone to damage from vehicles.
Staff recommended that the project include more substantial balconies, especially the ones facing Avenida Cabrillo.	Modified as requested. The applicant has provided solid floor surfaces for the two street facing second floor balconies, with the one at the front of the commercial building being supported by a thick stucco corbel molding.

Recommendation	Project Modification
Staff recommended that the window on the drive aisle side of the commercial building incorporate a window treatment.	Modified. The applicant redesigned the fenestration of the drive aisle side of the commercial building to include additional windows to break up the blank wall surface area. The upper windows are more vertically rectangular and include shutters. The new lower window provides more pedestrian appeal to the arcade.
Staff recommended that the opening for the double sliding doors at the ground floor of the commercial building include a door treatment such as an arched opening or a stucco or concrete surround.	Modified as requested. The applicant revised the plans to include a decorative tile surround.
The DRSC recommended that the roof deck veranda, or “doghouse,” be removed to reduce the height and perceived verticality of the SFR.	Modified as requested.
The DRSC recommended that the applicant consider incorporating a full length balcony with a building step-back along the front of the commercial building.	Modification considered. The applicant would prefer a shorter balcony to allow the proposed trees on either side of the front elevation of the commercial building to remain. Due to the minimum FAR requirements in the MU zone, building setback could be a maximum of 3’-9” deep, but this would result in a narrow interior office space.

In addition to the project modifications listed above, the applicant is also proposing to plant trees along the property line retaining wall adjacent to the drive aisle. This additional landscaping will further reduce the three-story appearance of the SFR by obscuring views of the basement garage from the street.

Staff supports the project as proposed and seeks the DRSC’s comments recommendations.

**Attachments:**

1. Location Map
2. DRSC staff report with attachments, dated June 11, 2014
3. Meeting minutes of the June 11, 2014 DRSC meeting
4. Site Photos

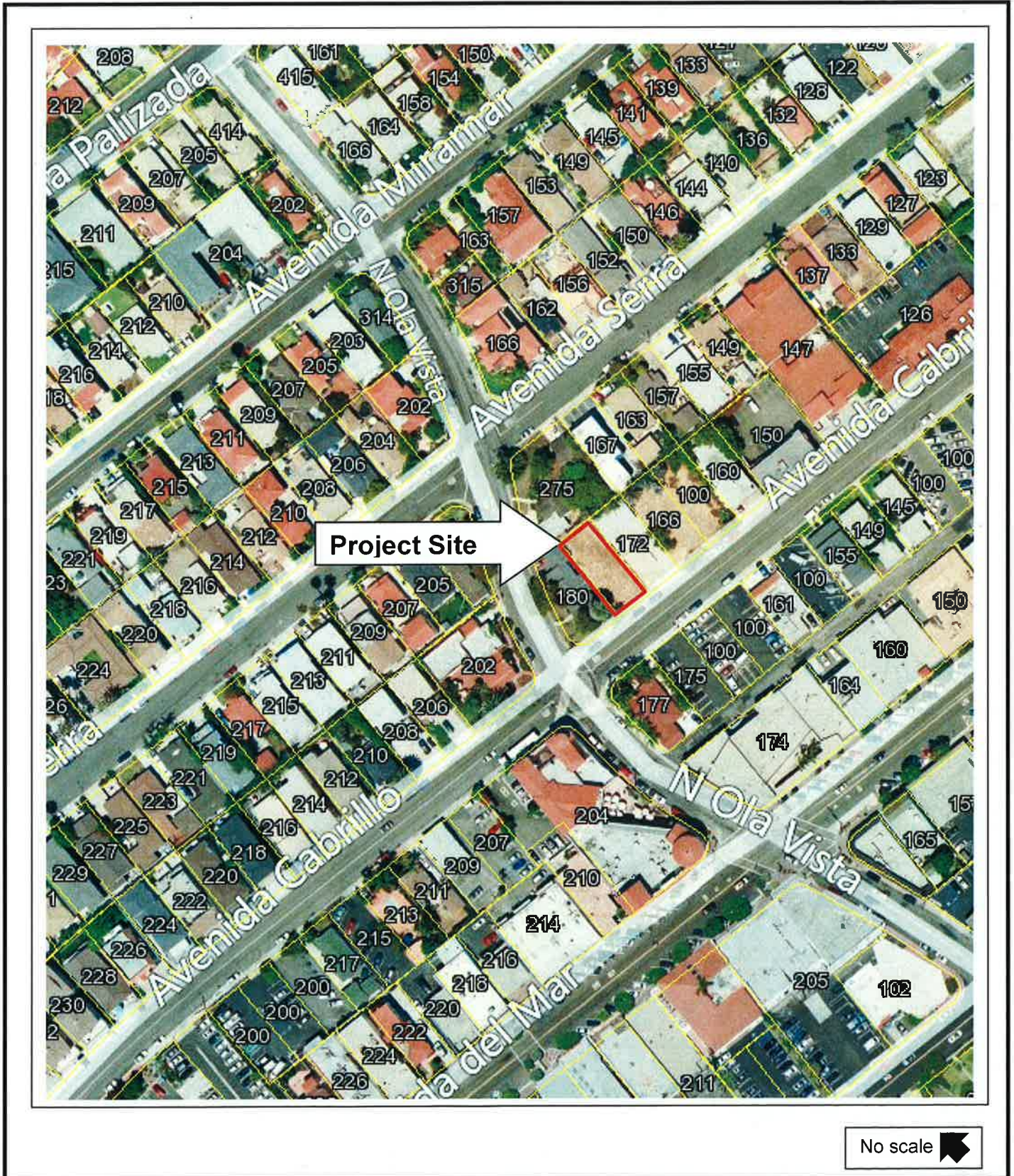




# ATTACHMENT 1

## LOCATION MAP

Site Plan Permit 13-161/ Cultural Heritage Permit 13-162/  
Conditional Use Permit 13-163, Cabrillo Mixed-Use  
176 Avenida Cabrillo





## Design Review Subcommittee (DRSC)

Meeting Date: June 11, 2014

**PLANNER:** Adam Atamian, Assistant Planner

**SUBJECT:** **Site Plan Permit 13-161/ Cultural Heritage Permit 13-162/ Conditional Use Permit 13-163, Cabrillo Mixed-Use,** a request to consider a new mixed-use development consisting of a two-story commercial building and a separate two-story residential structure with basement level parking. The project is located at 176 Avenida Cabrillo within the Mixed-Use zoning district (MU3-p-A-CZ).

### **BACKGROUND:**

#### *Project Description*

The applicant is proposing a new mixed-use development in the Spanish Colonial Revival style in the Mixed-Use zone and Pedestrian and Architectural Overlays. The project consists of a 675 square foot, two-story commercial building at the front of the property and a 1,799 square foot, two-story single family residential structure towards the rear of the property. The project includes three parking spaces: two in a garage at the basement level of the residence, and one uncovered parking space for the commercial building.

#### *Why is DRSC Review Required?*

A Cultural Heritage Permit is required because the project is located within the Architectural Overlay district, the Conditional Use Permit is required to allow residential development in the Mixed-Use zone and to allow the building to exceed 33 feet in height, and a Site Plan Permit is required for all new mixed-use developments. The DRSC is tasked to ensure development in the Architectural Overlay is compatible and harmonious with the surrounding neighborhood, and consistent with the City's Design Guidelines.

#### *Site Data*

The property is a 4,000 square foot, unimproved lot. It was previously graded as part of a project to develop an off-site parking lot for a business located on Avenida Del Mar. The requirement for the parking ceased and the project was never finished. The lot has since been re-graded to its original topography.

Adjacent properties include a one-story duplex to the west, one-story commercial building to the east, a two-story SFR to the north, and a public parking lot across the street to the south.

*Development Standards*

Table 1 outlines how the project complies with the Mixed Use (MU3-p-A) development standards.

**Table 1 - Development Standards**

	<b>Required/Allowed</b>	<b>Proposed</b>
Building Height Maximum	33'; Two-Stories	34'-2"; Two-Stories
Setbacks (Minimum):		
• Front	0'	4' for commercial building, 44' for residence
• Side Yard	0'	0' left & 3" right
• Rear Yard	0'	5'
Lot Coverage (Maximum)	100%	49%
Maximum Floor Area Ratio (FAR)	1.2*	.84
Minimum FAR for Commercial Portion	.15	.17
Minimum Driveway Width	16' to 24'	12' **
Urban Open Area	20%***	48%
Amount of Open Urban Area to be Landscaped	25%	47%
Number of 15-gallon trees, or equivalent, required	1	11
Density	2 dwelling units	1 dwelling unit
Required Parking (Minimum):	3.93 (rounds down to 3)	3

\*Reduced FAR per 17.40.050(C), Exceptions to the Development Standards for Lots of 12,000 Square Feet or Smaller, MU3 Zone

\*\*Exception permitted by City Engineer, pending final project approval.

\*\*\*Courtyards, pedestrian walkways, and outdoor seating areas accentuated with landscaping satisfy the urban open area code requirements.

**ANALYSIS:**

As described in Table 1, the project complies with all applicable development standards for the zone, with the exception of the minimum driveway width. This proposal only provides one parking space for the commercial portion of the project, and that space is required to be an ADA-accessible space. Because the use of the commercial parking space is not anticipated to be frequent, the City Engineer allowed the reduction as vehicular movement on-site will mostly be that of the residents and business owners.

Due to the unique nature of this project as a new mixed-use development on a small lot located in the MU3-p-A zone, many Design Guidelines apply. A complete analysis of this project's compliance with the Design Guidelines, along with staff's comments and recommendations, is provided as Attachment 2.

**RECOMMENDATIONS:**

Staff has the following general recommendations to improve the design of the project:

1. The plans show retaining walls that extend over the adjacent grade. The maximum height for a combination retaining wall and privacy wall is 6 feet. Plans should be revised to meet this standard.
2. This project will be substantially taller than the adjacent structures on either side of the subject site along Avenida Cabrillo. The rooftop veranda can be interpreted as a three story structure, and is 34.02' above original grade. The elevations lack depth and appear to make the structure's street presence immense. The applicant should demonstrate how this structure will look from the street in the context of the surrounding development with a visual simulation.
3. The project should include more ornamental details, such a wrought-iron grilles and masonry and tile accents, especially at the commercial building's street-facing facades to help orient pedestrians to the building's main entrance. Light fixtures must be shown on the plans.
4. The arches at the north east corner and the front of the residential structure should be modified to provide thicker columns. Additionally, the incorporation of more defined column and arch features is encouraged, such as column moldings at the impost and base.
5. The utility meters and mechanical equipment must be shown on the plans in a place that is screened from public view.
6. The gates for the trash containers should be more opaque than the proposed wrought iron. Wood gates of a design similar to the garage door is recommended.
7. The French doors on the residence's street facing wall should be recessed.
8. The plans specify 10" x 10" posts for the trellis; however, the plans do not scale similarly. Staff recommends that plans be revised to accurately depict the thickness of the timbers.
9. Neither staircase is visible from the street; however, the stairs at the rear of the commercial building are oriented to the public parking area staff encourages the use of metal railings and grillwork with decorative tile stair risers.

10. The project should provide a more substantial, Juliette-style balcony structure on the commercial building, potentially including an awning. There is an opportunity to provide more classic SCR elements at the two other street-facing balconies as well. The balcony on the left side of the residential structure is encouraged to be modified so that the floor is solid and supported by materials that provide the appearance of a plan offset, either cantilevered or supported by posts going down to the deck below. The trellis on the balcony on the right side of the residential structure could be modified to be an extension of the roof supported by posts to make it a veranda, and less of a separate patio cover.
11. The plans should be revised to show the divided lites on the windows. Also, the two square windows on the Left Elevation should be replaced with more vertically rectangular windows.
12. The window on the drive aisle side of the commercial building should incorporate a window treatment, as described in Attachment 2, to provide additional interest along that wall, and to reduce the amount of blank wall space.
13. The opening for the double sliding doors at the ground floor of the commercial building should include a door treatment such as an arched opening or a stucco or concrete surround. Staff also recommends that the door on the drive aisle side of the commercial building include a door treatment such as a tiled border treatment.

Staff seeks the DRSC's comments and welcomes any additional recommendations.

***Attachments:***

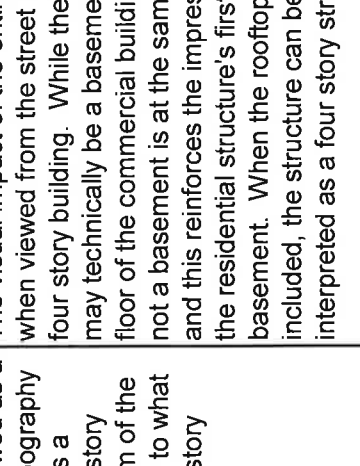
1. Location Map
2. Design Guideline Consistency Table
3. Site Photos

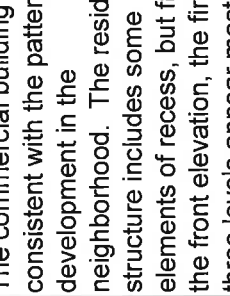
Design Guideline Section	Design Guidelines	Project Details	Staff Recommendation/ Comments	Examples
II.A.2. General Site Design Objectives	Develop compatible relationships between the topography, building placement, and existing open spaces of neighboring properties. Respect the privacy, sun, and light exposure of neighboring properties.	Project involves substantial grading for basement level garage, but building placement is compatible with existing development. Development has potential to restrict sun and light exposure to adjacent lots to the east and west sides of subject lot.	Adjacent properties include a one story duplex to the west, one story commercial building to the east, a two story SFR to the north, and a public parking lot across the street to the south. Due to the narrowness of the lot, the applicant is proposing a more vertically designed development between two buildings that provide space on the east-west axis to allow sun light to penetrate through the development.	
	Provide a transition from existing to new development by careful placement and massing of buildings, well-designed planting patterns, and other appropriate means.	Project provides considerable transition, locating the commercial away from the buildings on adjacent properties, while locating the bulk of the project toward the rear of the property adjacent to the two-story SFR to the north.		
	Maintain public view corridors	Project does not have significant impacts to view corridors.		
II.A.3. Preservation of Natural Features	Development proposals should demonstrate an effort to retain significant existing natural features.	The project involves substantial grading for a basement garage.	The loss of topography is necessary due to the significant slope of the lot to allow parking away from the street frontage. The rooftops of the project generally follow the contour of the existing slope.	

Design Guideline Section	Design Guidelines	Project Details	Staff Recommendation/ Comments	Examples
II.A.5. Parking and Circulation	Provide a clear circulation plan for automobiles, pedestrians, and service vehicles.	The project qualifies for a reduction of required parking per Zoning Ordinance Section 17.40.050(C) (d). Parking on-site is provided with two spaces in the garage for the residential portion of the project, and one accessible space for the commercial portion.	The City Engineer approved a reduced drive aisle width to accommodate the placement of the commercial building at the front of the lot because there is little traffic anticipated for the project due to the lack of non-accessible, non-residential parking provided.	
	Locate off-street parking and service areas to minimize visibility from the street.	Project locates parking and service areas behind the commercial portion of the project.		
II.A.6. Internal Site Design	Landscape design should consider climatic conditions to provide shade from summer sun, natural ventilation, and other measures to maximize energy efficiency and human comfort.	The project provides landscaping beyond what is required by the Landscape Ordinance. The landscaping is provided throughout the project.		
	Provide pedestrian circulation, pedestrian amenities, and bicycle facilities in all site plan proposals.	The project provides adequate pedestrian movement, however, bicycle parking is not proposed.	Due to the nature of the uses proposed, and the lack of available space on site, bicycle facilities appear difficult to include without major modifications to the project.	
	Organize buildings and open spaces to take advantage of the spaces between buildings as opportunities for outdoor activities, as transitions between indoors and outdoors, and as potential points of "focus" on the site.	The buildings are organized so that there is open space between them.	Because of the restrictions of the lot, the open space between the buildings must be used for required parking. However, the space is decoratively paved, and when not used as a parking space provides the appearance of a courtyard.	

Design Guideline Section	Design Guidelines	Project Details	Staff Recommendation/ Comments	Examples
	Use planting to define outdoor spaces, soften the impact of buildings, and parking areas, screen parking and service areas from public view and create visual linkages to neighboring development.	Landscaping is provided in multiple locations on-site to reduce the impact of the commercial building and the masonry surfaces of the drive aisle to the street.		
<b>II.B.2. Site Planning</b>	Respect the arrangement of buildings, open spaces, and landscape elements of adjacent sites. When possible, buildings and open spaces should be located for mutual advantage of sunlight, circulation, and preservation of public views.	The project is sited to provide ample open space around the commercial building, while locating the residential portion to provide setback relief to the neighboring buildings toward the rear of the lot.		
	Property line walls should be considered during the design review process. Design plans should show a detail of the property line wall and how it corresponds with existing, adjacent building walls.	The project includes retaining walls abutting the property line to allow the slope grading for the basement garage under the residential structure. The retaining wall to the east will be similar to the one on the adjacent property.	The plans show retaining walls that extend over the adjacent grade. The maximum height for a combination retaining wall and privacy wall is 6 feet tall. The walls will not be able to extend much higher than the adjacent grades shown on the topographical plan.	
<b>II.B.3. Scale, Mass, and Form</b>	Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood.	The pattern of the neighborhood is varied in terms of scale and mass. The adjacent structures on Avenida Cabrillo are single-story.	This project will be substantially taller than the adjacent structures on either side of the subject site along Avenida Cabrillo. The rooftop veranda can potentially be seen as a three story structure, and is 34.02' above original grade. A CUP is required to allow a height over 33'.	



Design Guideline Section	Design Guidelines	Project Details	Staff Recommendation/ Comments	Examples
<p><b>II.C. 2. Basic Principles of the 'Spanish Colonial Revival' Architecture.</b></p>	<p>Palm trees, hedges, and other plantings work with the building walls to define exterior living spaces. The landscape character of outdoor spaces is an integral part of the architecture. A common pattern is the sequence of street, landscaped entry court, then building.</p>	<p>Landscaping is provided in multiple locations on-site and serves to orient the entrances and access ways into the site.</p>		
	<p>The buildings' forms are one, two, and three stories with low pitched red tile hip, gable and shed roofs. The building forms often step to fit the topography.</p>	<p>The project, when viewed as a whole, follows the topography of the lot and provides a transition from a two story structure at the bottom of the lot (toward the street) to what appears to be a four story structure.</p>	<p>The visual impact of the entire project when viewed from the street is that of a four story building. While the garage may technically be a basement, the first floor of the commercial building which is not a basement is at the same elevation, and this reinforces the impression that the residential structure's first floor is the basement. When the rooftop veranda is included, the structure can be visually interpreted as a four story structure.</p>	
	<p>The building components are divided into parts scaled to human size.</p>	<p>The buildings generally provide architectural elements scaled to human size.</p>	<p>There are a few opportunities to further reduce the scale presented by large blank walls, such as:</p> <ol style="list-style-type: none"> <li>1. Adding more plan offsets.</li> <li>2. Stepping back upper stories.</li> <li>3. Incorporating more substantial balconies.</li> <li>4. Providing additional building openings or windows.</li> </ol>	
	<p>Ornament and sculptural detail are located where special emphasis is desired, such as at entrance and tiled patio areas.</p>	<p>The plans do not specify much ornamental detail.</p>	<p>The project should include more ornamental details, especially at the commercial building facades that face the street and the drive aisle, especially elements that help orient pedestrians to the building's main entrance. Light fixtures must be shown.</p>	

Design Guideline Section	Design Guidelines	Project Details	Staff Recommendation/ Comments	Examples
II.B.3.a. Outdoor Spaces	Incorporate defined outdoor spaces into the buildings and site designs of all new development in the city.	Project includes Outdoor spaces such as patios, covered walkways (arcades and colonnades), passages, trellised areas, verandas, balconies, roof terraces, and all other spaces that are enclosed or partly-enclosed.		
II.B.3.b. Building Form and Massing	Articulate new building forms and elevations to create interesting roof lines, and strong patterns of shade and shadow.	The project presents elements of articulation that provide patterns of shade and shadow.	A more substantial balcony structure on the commercial building would help further scale the building to the pedestrian nature of the area. Additionally, some ornamental elements, such as wrought-iron grilles would add some shadow elements to the building facades facing the street and drive aisle.	
	Reduce the perceived height and bulk of large structures by dividing the building mass into smaller components.	The commercial building is consistent with the pattern of development in the neighborhood. The residential structure includes some elements of recess, but from the front elevation, the first three levels appear mostly on the same building plan.	"Scale down" the street-facing facades of buildings. This could be achieved by increasing the mass of the balconies.	 <p>Third Story Step Back</p>
	Avoid long and unrelieved wall planes. As a general principle, relieve building surfaces with recesses that provide strong shadow and visual interest.	The project presents elements of articulation that provide patterns of shade and shadow, but there are a few unrelieved wall planes.	Architectural elements should be incorporated to break down the expansive mass of walls, as discussed previously regarding ornamental elements.	

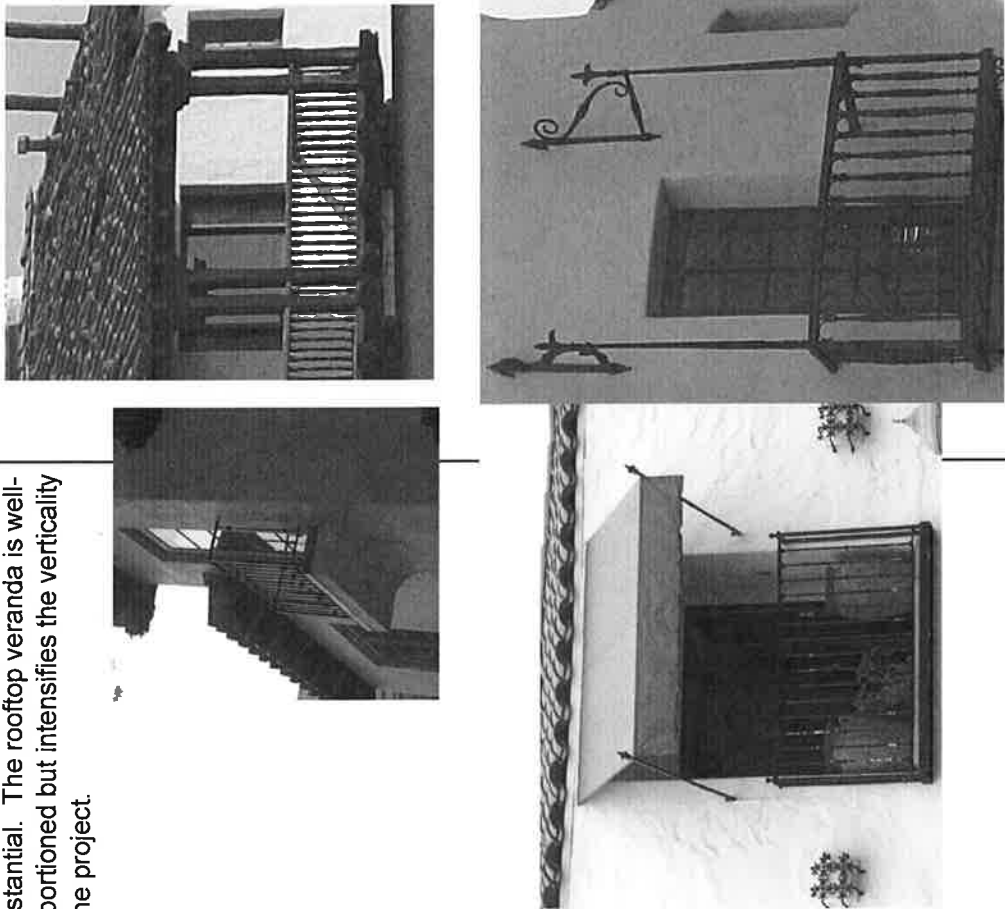
Design Guideline Section	Design Guidelines	Project Details	Staff Recommendation/ Comments	Examples
	Changes in roof orientation should be accompanied by plan offsets. Similarly, abrupt changes in adjacent heights require plan offsets to distinguish building forms.	The buildings provide plan offsets where the roof changes type or height.		
<b>II.B.3.c. Proportion and Scale</b>	Create a visual balance in the relation between dimensions of buildings, their parts, and the spaces between and around them.			
	Building proportions with a horizontal emphasis are generally desired, except in the use of accent tower elements. Avoid vertical proportions that exaggerate building height.	The project, due to the narrowness of the lot, is necessarily vertical.	The rooftop veranda does exaggerate the height of the structure. While the height is calculated from original grade, from the finished grade at the sidewalk, the top of the roof is 45' tall.	
	Vary the spacing of building elements in facades.	The plans demonstrate varied spacing between building elements.		
	The area of solid building wall should be greater than the total area of door and window openings in the wall, except at shop front locations.	The plans demonstrate that the area of wall is greater than that of window openings.		
	The relation between the height of a column and its mass or thickness should be visually consistent with the weight of the overhead structure it supports.	The project includes multiple arches and columns. Many of them are substantial in their appearance. Some of them appear to be undersized.	The arches at the north east corner and the front of the residential structure should be modified to provide thicker piers. Additionally, the incorporation of more defined column and arch features is encouraged.	

Design Guideline Section	Design Guidelines	Project Details	Staff Recommendation/ Comments	Examples
II.D.2 Site Spaces	Paving within courtyards that reflects the "Spanish Colonial Revival" tradition is encouraged. Tile pavers are typical of San Clemente's earliest paving patterns and may be incorporated either as trim for concrete slabs or used to pave entire surfaces.	The project includes decorative paving for all of the publicly accessible areas of the project.		
	Site walls and planters should blend with the development's architecture so they appear to be extensions of the buildings.	The project includes retaining walls abutting the property line to allow the slope grading for the basement garage under the residential structure. These walls will be finished in stucco to match the buildings.		
II.E.2. Access	Limit curb cuts for driveways opening to public streets.	The applicant received approval for a reduced drive aisle width and curb cut.		
II.F. Building: Equipment and Services	Trash containers and outdoor storage areas should be screened from public streets, pedestrian areas and neighboring properties. The screen for the trash containers should be designed to be compatible with the architectural character of the development and be of durable materials.	The trash containers are located in a recess at the rear of the commercial building, not visible from the street.	The gates for the trash containers should be more opaque than the proposed wrought iron. Wood gates of a design similar to the garage door is recommended.	
	Locate utility meters in screened areas.	The utility meters are not shown on the plans.	The utility meters must be demonstrated on the plans, in a place that is screened from public view.	

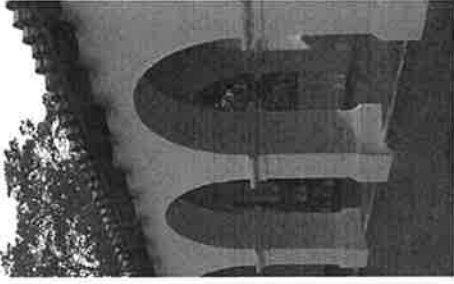

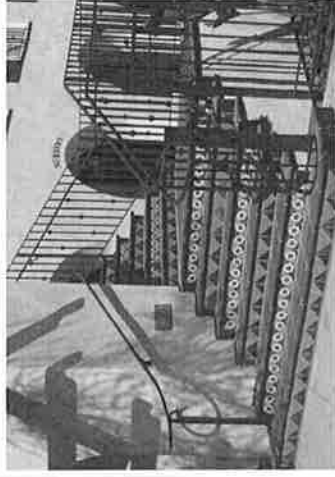
Design Guideline Section	Design Guidelines	Project Details	Staff Recommendation/ Comments	Examples
	<p>Mechanical equipment, solar collectors, satellite dishes, communication devices, and other equipment should be concealed from view of public streets, adjacent properties, and pedestrian areas.</p>	<p>Mechanical equipment, such as air conditioning units, are not shown on the plans.</p>	<p>Mechanical equipment must be demonstrated on the plans, in a place that is screen from public view.</p>	
	<p>Ground utilities such as transformers, fuse boxes, telephone equipment, gas meters, water meters, landscape irrigation controls, stand pipes, fire sprinkler connectors and other elements should not be located within the front yard building setback area and should be screened with a minimum 3 feet of planting and/or a low decorative wall.</p>	<p>Due to the site constraints, the water meters, landscape irrigation controls, stand pipes, and fire sprinkler connectors are located in front of the commercial building, but will be screened with landscaping.</p>		
	<p>Trash enclosures should not be located within the front yard building setback. They should coordinate with the buildings in color, design, and material, and should be completely enclosed by a permanent structure. The structure's doors should not open into the required driveway aisle.</p>	<p>The trash containers are located in a recess at the rear of the commercial building, not visible from the street, behind wrought iron gates.</p>	<p>The gates for the trash containers should be more opaque than the proposed wrought iron. Wood gates of a design similar to the garage door is recommended.</p>	
<p><b>III.A.1. Pedestrian Districts - General Design Principles</b></p>	<p>Place as much of the ground level front elevation of the building as possible on or near the front property line to maintain the continuity of the street edge.</p>	<p>The project maximizes the amount of first floor area that can be located adjacent to the street frontage.</p>		

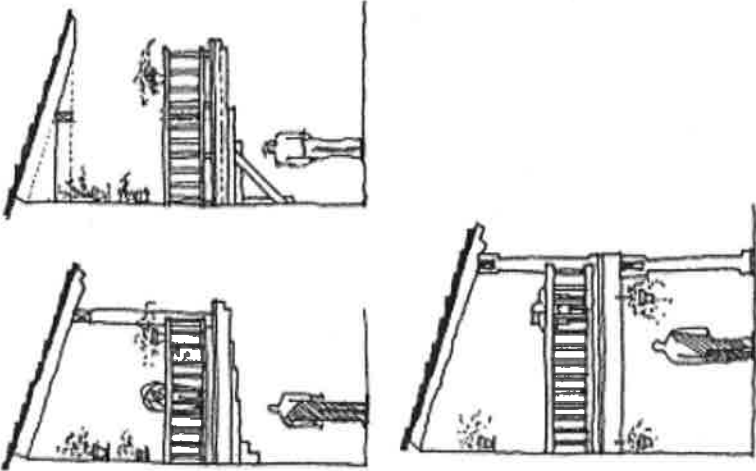
Design Guideline Section	Design Guidelines	Project Details	Staff Recommendation/ Comments	Examples
	Provide pedestrian open spaces such as covered walkways, courtyards, and plazas.	The project includes a trellis along the drive aisle that delineates pedestrian space from vehicular.		
	Provide a 12 foot public sidewalk space with street trees planted in a rhythmic pattern.	The site does not provide the opportunity to include a 12' wide sidewalk.		
	Create small-scale building frontages by dividing building facades into smaller parts.	The front façade of the commercial building is relatively small and scaled to the human size.	A more substantial balcony would help to further reduce the scale of the building by creating more segregated building sections.	
	The building wall at the street should be no more than two stories.	The commercial building located at the street is two stories.		
<b>III.A.2.b. Sidewalk Paving</b>	Sidewalk paving should be continuous from the street curb to the property line.	The paving is continuous to both buildings' front walls.		
<b>III.A.3.f. Storefront Transparency</b>	Buildings and establishments where goods and services are not offered should contain at least passive elements focused to the pedestrian. These may include architectural detailing, art work, landscaped areas, or windows for public service use.	The commercial building is intended for general commercial use. The front façade is pedestrian oriented with large double pocket doors, and the trellis along the drive aisle.		
<b>III.A.4.a. Parking and Automobile Access Location</b>	Locate parking areas to the rear of the property, using alley access where an alley exists.	Parking is located behind the commercial building.		
<b>III.A.5. Pedestrian Spaces</b>	For new building projects, a minimum of 10% of the total lot area should be used for outdoor pedestrian or garden spaces. Covered walkways, patios, courtyards, plazas and garden areas may be counted toward this total.	Project meets this requirement.		

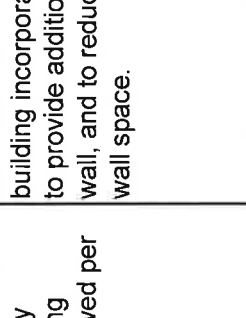
Design Guideline Section	Design Guidelines	Project Details	Staff Recommendation/ Comments	Examples
	Minimize blank walls and "dead" spaces without pedestrian interest.	The project only has a few areas of blank walls, but they are not oriented to the pedestrian areas. There are no dead spaces.		
<b>IV.G.2.a. Elements of "Spanish Colonial Revival" Districts</b>	Buildings in "Spanish Colonial Revival" districts should incorporate the following architectural and landscape elements into their designs:			
	<ul style="list-style-type: none"> <li>• Plain whitewashed smooth wall surfaces.</li> </ul>	Exterior building finish is a smooth hand-troweled white stucco with slight undulations.		
	<ul style="list-style-type: none"> <li>• Low pitched red tile roofs.</li> </ul>	Roofing is a low-pitched two-piece red clay tile roof, mud-packed to Planning standards.		
	<ul style="list-style-type: none"> <li>• Cornice bands and moldings.</li> </ul>	The project does not include cornice bands or moldings. The exposed rafter tails sit atop the stucco wall consistent with other SCR projects in the City.		
	<ul style="list-style-type: none"> <li>• Entrance and internal courtyards.</li> </ul>			
	<ul style="list-style-type: none"> <li>• Thick walled recesses for windows and doors.</li> </ul>	Most street facing doors and windows are recessed.	The French doors on the residential structure's street facing wall should be recessed.	


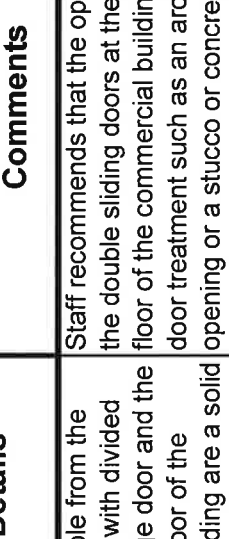
Design Guideline Section	Design Guidelines	Project Details	Staff Recommendation/ Comments	Examples
	<ul style="list-style-type: none"> <li>• Second story balconies and recessed or rooftop verandas.</li> </ul>	<p>The project includes multiple balconies and a rooftop veranda.</p>	<p>Street-facing balconies should be more substantial. The rooftop veranda is well-proportioned but intensifies the verticality of the project.</p>	



Design Guideline Section	Design Guidelines	Project Details	Staff Recommendation/ Comments	Examples
	<ul style="list-style-type: none"> <li>• Arcades, loggias and patios.</li> </ul>	<p>The project incorporates arcades, loggias and patios throughout.</p>	<p>There is opportunity to add detail to the arcades located on the residential structure with column moldings at the impost and base.</p>	
	<ul style="list-style-type: none"> <li>• Porches and vine covered arbors.</li> </ul>	<p>Plans do not include porches or vine covered arbors, however, the trellis along the drive aisle is planted with Japanese Wisteria, a climbing plant.</p>	<p>Due to the site limitations, a porch may be difficult to incorporate. The addition of vines on the trellis along the drive aisle will meet this criteria. The plans specify 10" x 10" posts for the trellis, however the plans do not scale similarly. Staff recommends that plans be revised to accurately depict the thickness of the timbers.</p>	
	<ul style="list-style-type: none"> <li>• Outdoor stairs with delicate metal rails and grillwork</li> </ul>	<p>Outdoor stairs feature stucco guard walls.</p>	<p>Neither staircase is visible from the street, however, the stairs at the rear of the commercial building are oriented to public area and should incorporate metal railings and grillwork. Additionally, stair risers with decorative tile risers are encouraged.</p>	
	<ul style="list-style-type: none"> <li>• Accent towers, turrets and chimneys, where appropriate for silhouette.</li> </ul>	<p>Plans specify chimney caps with terra cotta pavers.</p>	<p>Based on description, chimney caps are consistent with SCR.</p>	

Design Guideline Section	Design Guidelines	Project Details	Staff Recommendation/ Comments	Examples
	<ul style="list-style-type: none"> <li>• Bay windows.</li> </ul>	<p>The project does not include bay windows.</p>	<p>Staff is not recommending the inclusion of bay windows because of the proximity to lot lines, and there are no windows facing the street except for the one on the west elevation of the commercial building.</p>	
	<ul style="list-style-type: none"> <li>• Low garden walls.</li> </ul>	<p>The project does not include low garden walls.</p>	<p>The narrowness of the lot does not provide an opportunity for low-garden walls without pushing the commercial building further away from the street.</p>	
	<p>Balconies are normally one of three distinct types:</p> <ul style="list-style-type: none"> <li>• Balcony with supporting posts from ground to roof.</li> <li>• Cantilevered balcony with posts supporting the roof.</li> <li>• Cantilevered balcony and cantilevered roof with no supporting posts.</li> </ul>	<p>The balconies depicted on the plans consist of simple metal railings with metal grill floors.</p>	<p>Staff recommends that the project provide a more substantial, Juliette-style balcony structure on the commercial building, potentially including an awning. There is an opportunity to provide more classic SCR elements at the two other street-facing balconies as well, as shown in the examples to the right. The balcony on the left side of the residential structure is encouraged to be modified so that the floor is solid and supported by materials that provide the appearance of a plan offset, either cantilevered or supported by posts going down to the deck below. The trellis on the balcony on the right side of the residential structure could be modified to be an extension of the roof supported by posts to make it a veranda, and less of a separate patio cover.</p>	

Design Guideline Section	Design Guidelines	Project Details	Staff Recommendation/ Comments	Examples
	<p>Examples of windows in the "Spanish Colonial Revival" architecture are:</p> <ul style="list-style-type: none"> <li>• Rectangular wooden casement frames with small panes of glass.</li> <li>• Large arched windows with wrought-iron metal grill work.</li> <li>• Small round or octagonal windows with concrete or stone molded borders used for accent.</li> </ul>	<p>The windows are casement. None are depicted as divided lites, though the specifications identify them all as having painted wood mullions.</p>	<p>Staff recommends that the plans be revised to show the divided lites on the windows. Also, the two square windows on the Left Elevation should be replaced with more vertically rectangular windows.</p>	
	<p>Examples of window treatments are:</p> <ul style="list-style-type: none"> <li>• Tile, concrete or painted borders used for accent.</li> <li>• Carved, wooden headers or lintels over windows.</li> <li>• Wood shutters or canvas awnings.</li> <li>• Window boxes and ledges for plantings.</li> </ul>	<p>Commercial building features faux shutters to provide the illusion of second story windows where building openings are not allowed per UBC.</p>	<p>Staff recommends that the window on the drive aisle side of the commercial building incorporate a window treatment to provide additional interest along that wall, and to reduce the amount of blank wall space.</p>	

Design Guideline Section	Design Guidelines	Project Details	Staff Recommendation/ Comments	Examples
	<p>Exterior doors in the "Spanish Colonial Revival" architecture are constructed of heavy wooden planks or of wooden paneled design. They are typically recessed to express the thickness and mass of the wall. Doors that open onto patios and balconies are typically wooden double doors.</p> <p>Examples of door treatments are:</p> <ul style="list-style-type: none"> <li>• Doors framed by planes or decorated moldings.</li> <li>• Border treatments of tile, molded concrete, or paint.</li> <li>• Doors set back in deeply recessed arched openings (Casa Romantica).</li> </ul>	<p>Most doors visible from the street are wood with divided lites. The garage door and the side entrance door of the commercial building are a solid wood design.</p>	<p>Staff recommends that the opening for the double sliding doors at the ground floor of the commercial building include a door treatment such as an arched opening or a stucco or concrete surround. Staff also recommends that the door on the drive aisle side of the commercial building include a door treatment such as tiled border treatment.</p>	 
<p><b>Appendix E.5. Design Guidelines for Mixed-Use developments on small lots (less than 12,000 square feet)</b></p>	<p>"Box-like" building forms and long unbroken and/or blank elevations are discouraged, particularly when visible from the street. The building volume or mass should be broken up into smaller units to better relate to the physical scale of the MU3 zone.</p>	<p>The restrictions of the lot do not provide much room to reduce the general boxiness of the residential structure. The commercial building provides relief and depth to the project as viewed from the street.</p>	<p>Staff recommendations regarding the use of more substantial balconies will help to vary the roof lines and add more relief to the street facing façade, reducing any boxiness.</p>	

Design Guideline Section	Design Guidelines	Project Details	Staff Recommendation/ Comments	Examples
	<p>The appearance of vertical canyons between structures and/or between a building and the neighboring property, including those created by driveways, should be minimized.</p>	<p>The project uses interesting and varied paving materials in the driveway and pedestrian walkway consisting of brick pavers and tiles per City sidewalk standards. The project includes landscaping along the drive aisle to reduce the impact of the retaining wall along the side property line.</p>		
	<p>Buildings on sloping lots should step down with the topography of the lot.</p>	<p>Overall, the project generally follows the existing topography of the site.</p>		
	<p>The minimization of curb cuts and other spatial gaps along streets is encouraged and is particularly important given the narrow street frontages of small lots.</p>	<p>The applicant received approval for a reduced drive aisle width and curb cut.</p>		
	<p>Materials should be used to reduce the apparent mass and/or scale of a building.</p>	<p>The project features varied materials to reduce the scale of the building.</p>	<p>Staff recommends additional architectural features in key locations (as discussed above) to further reduce the impact of the vertical impact of this project, and to develop a more pedestrian-sensitive commercial building.</p>	
	<p>Landscaping and outdoor spaces such as balconies, niches, and small courtyards should be used to reduce the apparent height, massing, and scale of buildings.</p>	<p>Two canopy form trees provided along the front elevation and the plantings at the trellis buffer massing impacts on the street.</p>		

**C. Site Plan Permit 13-161/Cultural Heritage Permit 13-162/Conditional Use Permit 13-163, Cabrillo Mixed-Use (Atamian)**

A request to consider a new mixed-use development consisting of a two-story commercial building and a separate two-story residential structure with basement level parking. The project is located at 176 Avenida Cabrillo within the Mixed-Use zoning district (MU3-p-A-CZ).

Subcommittee Chair Kaupp recused himself from the meeting because he owns property within 500 feet of the subject property.

Subcommittee Member Darden commended staff on their thorough staff report, especially the matrix of the project's consistency with the Design Guidelines, provided as Attachment 2 of the staff report.

Assistant Planner Adam Atamian summarized the staff report.

Subcommittee Member Darden asked staff to explain the City Council's determination regarding the two- and three-story limits. Mr. Atamian stated that the City Council capped development at two-stories in the MU3-CB-A zone, that being along Avenida Del Mar and the south side of Avenida Cabrillo and the north side of Avenida Granada. Mr. Atamian stated that this side of the street allows for three-story structures, noting, however, that according to the definitions contained in the Municipal Code, this structure is technically a two-story building with a basement garage. Mr. Jones added that if the project were defined as a three-story development it would be required to be reviewed by the City Council.

Michael Luna, architect of the project, discussed the project, stressing the problematic nature of developing a 40 foot by 100 foot lot that meets all of the requirements of the City's Building, Planning, and Engineering divisions.

Bryan Johnson, owner of the subject property, stated that he and his wife intend to move into the residential portion of the project. He said that he has a passion for the Downtown and sees a lot of potential for it. Part of the direction that he gave to Mr. Luna in designing the project, he stated, was to create interest from a pedestrian perspective. Mr. Johnson went on to discuss the roof deck veranda, noting that his intention was to incorporate a shade structure that adds to the architectural quality of the project, rather than add to the trend of store-bought temporary shade structures that have become prevalent in the area and do nothing aesthetically.

Mr. Luna stated that while the Design Guidelines specify that new development should be compatible with the surrounding, existing development, that does not mean that this project should be limited to one-story because the neighboring structures are. Mr. Luna stated that the

surrounding properties are quite old and in need of redevelopment and when they are, they will not remain one-story. Additionally, he discussed how this project meets the intent of the General Plan and the purpose of the Architectural Overlay, while remaining sensitive to the topography of the lot and the surrounding development.

Alan Korsen, owner of an abutting residence, stated that his residence which is located directly to the rear of the subject property is not a two-story structure as staff indicated on the staff report and requested that staff correct that note on future reports. Mr. Atamian stated that the structure appears to be two-story as the entire living floor is above the 6-foot property line fence, and that he will correct that note henceforth.

Mr. Korsen reviewed specific Design Guidelines discussed in Attachment 2 of the staff report and noted how he doesn't feel that the proposed project will be compatible with the one-story structures around it or will be functional given the constraints of the narrow lot.

Georgette Korsen, owner of an abutting residence, stated that she thinks the DRSC meeting should have been publicly noticed. She discussed the impacts to sunlight and how she believes the 34-foot tall proposed project will have impacts on the surrounding properties. She noted that the surrounding properties are all one-story structures.

Mr. Luna clarified that while the tower element on the roof is 34 feet tall, the majority of the structure visible to the property to the rear is only about 25 feet tall. Pointing to the computer-simulated perspective drawings, Mr. Luna demonstrated how the tower will not be highly visible from the yard of the property to the rear of the subject site. Mr. Luna asked if there were no two-story structures around the Korsen's property. Ms. Korsen responded that the property to the east of them is a two-story structure.

Larry Culbertson, member of the public, agrees with Ms. Korsen regarding the idea that the DRSC meetings should be noticed. He stated that the proposed project is too large for the lot, and that he is concerned that this project is only required to have three parking spaces. Additionally, the exterior staircase allows the commercial project to be leased as two separate units, not just one. He stated that similar projects have since seen their commercial portions be converted into residential uses, and how that would be discouraged in this project. He asked if there was a way to limit the number of vehicles that the residents could have on-site, and if there was a potential to grade out the entire lot to provide more parking.

Mr. Atamian responded to many of the comments made by the public. He stated that in regards to the mass and scale of the proposed project, the matrix was developed using the available documents at that time which

were the elevation drawings. He stated how that the original rendering lacked depth and perspective, and therefore the comments made regarding the visual impact of the project were simply to illustrate the need for the applicant to provide better visual aids. Mr. Atamian stated that while the residence at the rear of the subject property may be a one-story structure, the way it was constructed on the site gives the impression that it is a two-story structure. This is one of the reasons why staff stated that the development is compatible with surrounding properties.

Mr. Atamian continued, stating that the use of the commercial building is consistent with the Municipal Code whether there is one or two units. The concern that the commercial units may turn into residential units, while valid, is not easily mitigated through the discretionary process. Mr. Atamian noted that the approval would be for commercial, and if the building was used for any other purpose, the matter would be turned over to the City's Code Compliance Division.

Mr. Atamian stated that the necessary verticality of the project, as he wrote in the staff report, is created by the narrowness of the lot. He discussed how the requirements for the location of parking in the Mixed-Use zone along with the minimum drive aisle widths create a situation where the commercial building cannot be any wider than 20 or so feet. In order to make the development economically feasible on a highly sloped lot, the structure can only expand in one direction, which is vertically. Mr. Atamian continued responding to the concern over the number of parking spaces, saying that by-right the project can be rounded down to three spaces. He went on to address the comment regarding the ability to grade the entire lot to provide additional basement-level parking. He stated that staff is not supportive of over-grading as the Zoning Ordinance specifically allows setback concessions in order to reduce the need to excessively grade properties.

Mr. Luna stated that he disagreed with staff's description of the visual impact of the project when viewed from the front, but is satisfied with staff's assessment since he presented the visual simulations. Additionally, he stated that he has no concerns about increasing the detail of the Spanish Colonial Revival elements.

Subcommittee Member Crandell asked whether the Zoning Ordinance relies on the Building Code's definition of a "story." Mr. Atamian replied that the definition section of the Zoning Ordinance contains a definition of story, and that based on that definition, the garage is not considered a story, but a basement.

Subcommittee Member Crandell stated that he considers the parking to be an issue because not much parking is available for the commercial use. He



stated that the project provides relief to the neighbors as the development could go up to the property line, but that the five foot setbacks show sensitivity to the neighbors. He continued, noting that the exterior staircase could be a cause for concern that there is a potential for two commercial units, which could be seen to require additional parking, though the project meets the requirements of the code. Overall, Subcommittee Member Crandell finds that the project with staff's recommendations is ready to move forward to be discussed at the Planning Commission level.

Subcommittee Member Darden stated that she agrees with staff's recommendations and that she is pleased that the applicants accept them as well. She stated that she understands, and tends to agree with, Mr. Johnson's feeling regarding the beauty of the tower elements around town, but thinks that they may be in the minority. She suggests that the applicant revise his proposal to eliminate that feature because she interprets it as a third story. She continued, stating that there is precedence for this type of feature being considered an additional story, specifically citing a previously proposed project on Avenida Del Mar which included a "doghouse" on the roof that was determined to be a third story, and was required to be removed.

Subcommittee Member Darden discussed the pedestrian orientation of the commercial building, thanking the applicant for his statements regarding this projects focus toward it. She stated that there is a perception that two-story buildings that do not provide a second story step back are not pedestrian-oriented. She said that staff's recommendation about the balcony is good, but suggested that the applicant consider incorporating a full length balcony with a step back across the front of the building to further orient the building to the pedestrian scale of the area.

Subcommittee Member Crandell stated that he agrees with Subcommittee Member Darden's concern and suggestion regarding the roof deck veranda structure. He went on to say that he is not quite as concerned about the front of the commercial building due to the narrowness of the building façade being approximately 18 feet, especially since there is the 16 foot drive aisle and walkway open space next to it.

Mr. Luna stated that he feels that a two-story building located adjacent to a sidewalk is scaled to the pedestrian environment.

The DRSC commented on the likely amount of discussion this point would raise, and suggested that the applicant incorporate staff's recommendations to further scale this project to the pedestrian nature of the street and consider removing the tower element. Subcommittee Member Darden stated that she would like to see this item return to the DRSC prior to being presented to the Planning Commission. Mr. Luna said that he could

modify the project according to the recommendations and return to the DRSC.

Subcommittee Chair Kaupp returned to the meeting.

**D. Cultural Heritage Permit 14-146, Price Residence (Ciampa)**

A request for a second story addition to a legal nonconforming historic house located at 135 Avenida Florencia.

Associate Planner John Ciampa summarized the staff report.

The applicant, Iain Buchan, stated that he reviewed staff's recommendations and believes he could push part of the second story addition back. He provided the DRSC with his sketched redesigns and discussed how the design could be improved based on staffs comments.

Member of the San Clemente Historic Society, Larry Culbertson, stated that the project's second story addition creates massing impacts and is too large for the house. He stated that one of the house's character defining features is its small size and the proposed expansion would destroy the character of the house.

Subcommittee Chair Kaupp stated that the proposed second story addition to the historic house helps block the view of the towering apartment building behind the property. He stated that the stepped design helps the massing of the project. He raised concerns about the new window designs and how the project needs refinement to the side elevations.

Subcommittee Member Crandell stated that he has concerns that the project may not comply with the Secretary of the Interior's Standards nine and ten because there is no separation between the original portion of the house and the addition.

Staff responded stating that the second story addition is setback behind the ridge of the house and inset two feet on the sides of the house to differentiate the addition and show the original roofline.

Subcommittee Chair Kaupp added that for past projects the new materials, Building Code requirements and new construction methods provide a subtle differentiation between the new addition and the historic structure.

Subcommittee Member Darden stated she has a concern with the loss of the original downstairs floor plan. She supported staffs recommendation to move the addition further back or make it an addition to the first floor. She



# Site Photos



# Site Photos



Site Photos





## Design Review Subcommittee (DRSC)

Meeting Date: July 9, 2014

**PLANNER:** Amber Gregg, Associate Planner *AG*

**SUBJECT:** Tentative Tract Map 14-108, Conditional Use Permit 14-109, and Architectural Permit 14-111, Del Comercio Condominiums, a request to consider a ten unit, residential condominium project located at 2717 Calle Del Comercio.

### **BACKGROUND:**

The applicant requests to construct a three-story building that would house ten condominium units. The applicant identifies the architectural style as a contemporary interpretation of Polynesian/Hawaiian. The development consist of parking/garages on the first floor with residential units above.

The Design Review Subcommittee review is required per Section 17.12.020, Review Authorities, to provide architectural review of the proposed project in accordance with the City's Design Guidelines and Municipal Code.

An Architectural Permit (AP) is required per Section 17.16.100 of the Zoning Code. The purpose and intent of the AP is to provide for architectural review of certain classes of development projects to ensure their compliance with the General Plan Urban Design Element and the City's Design Guidelines. A Conditional Use Permit is required per Section 17.32.030, for developments of five units or more.

The project site is zoned Residential High (RH). A three-story, multi-family development is located to the east, and a two-story multi-family development is on the west. To the north is the Municipal Golf Course and San Luis Rey Park, and to the south are multi-family and commercial uses within the Mixed Use (MU 5.1) zone. The subject site is 15,000 square feet and is currently vacant.

### **ANALYSIS:**

Table 1 shows project compliance with development standards for the RH zone.

**Table 1**

**Development Standards**

	<i><b>RH Requirements</b></i>	<i><b>Proposed Project</b></i>	<b>Complies with Code</b>
<u>Density</u>	1 du/1,200 sf of lot area	1 du/1,500 of lot area	Yes
<u>Setbacks (Minimum)</u>			
Front	10'	22'	Yes
Garage	18'	31'	Yes
Side to unit entrance	8'	5'	No
<u>Lot Coverage (Maximum)</u>	55%	55.9%	No
<u>Building Height (Maximum)</u>	45'	38'	Yes
<u>Parking (Minimum)</u>	24 spaces	24 spaces	Yes

There are two items that do not comply with development standards that need to be modified. The first is the side setback for side-entry units. The required setback is eight feet. The applicant has provided a building setback of eight feet, but there is an attached patio cover at the back of the building that encroaches into the area. The supports, which have a setback of five feet, are not allowed to encroach into the setback. In addition, awnings/roof overhangs for dwelling units with an eight foot setback requirement can be no closer than 66 inches, or five and a half feet, from the property line. The proposed cover does not meet that requirement.

The second is the identified lot coverage on the plans. The applicant has stated that there is a misprint on the plans in regard to lot coverage and the project will not exceed the required 55%. As submitted, the project proposes 55.9% coverage; the plans will be modified to comply with requirement and staff will verify revised materials.

***Site Design***

The applicant proposes to construct a three-story, multi-family development with garages on the first floor and residential units above. All units have two bedrooms. Six of the units will have a two-car garage and the remaining four units will have a single-car garage with an additional parking space; this complies with the Zoning Ordinance requirement of two spaces per unit with at least one covered space. There will be two driveways that access the property. The building is located approximately 22 feet from the front property line. There is a ten foot landscaping buffer along the public right-of-way helping to screen parking. A pedestrian pathway is provided at the center of the development to access the building.



**Architecture**

The applicant hired the same architect, Michael Luna and Associates, who designed the recently approved Surfer's Row project directly across the street from the project. Mr. Luna proposes the same style of architecture, "contemporary interpretation of Polynesian/Hawaiian." General design elements proposed include: higher and varied pitched roofs with faux wood shake tiles, board and batten siding, horizontal siding, covered "lanai" porches, wood shutters and warm wood color tones. Architectural details are carried around all sides of the building.

**General Plan and Design Guideline Consistency**

The General Plan does not identify a specific architectural style for the subject area. It does however, provide policies for residential land uses. The goal for residential zones are:

*Achieve a mix of residential neighborhoods and housing types that meets the diverse economic and physical needs of residents, that is compatible with existing neighborhoods and the surrounding environmental setting, and that reflects community expectations for high quality.*

In regard to multi-family developments the General Plan States:

*LU-1.05 Multi-Family Residential Uses. We require that multi-family residential projects be designed to convey a high level of quality and distinctive neighborhood character in accordance with the Urban Design Element and Zoning Code. New multi-family housing development projects shall:*

- a. use building materials, colors, and forms which complement the neighborhood, while allowing flexibility for distinctive, high-quality design solutions;*
- b. design all building elevations to convey the visual character of individual units rather than a single, continuous building mass and volume;*
- c. visually hide or buffer subterranean parking garages;*
- d. use a well-defined roofline;*
- e. include separate, well-defined entries to convey the visual character of individual identity of each residential unit. Entries may be developed onto exterior facades, interior courtyards, and/or common areas;*
- f. locate and design parking areas and garages to be architecturally integrated with and complementary to the main structure;*
- g. use generous site landscaping, consistent with City Landscape Standards;*
- h. include setbacks, consistent with the surrounding neighborhood, along the street frontage containing landscaping. Building entries shall be connected to public sidewalks to encourage safe and convenient pedestrian access.*
- i. minimize the total area of driveway paving in relation to landscaping. At least than fifty (50) percent of the street yard shall be landscaped.*

- j. *provide on-site open space amenities that are accessible and of sufficient size to be usable by tenants, in common areas and/or with individual units pursuant to the Zoning Code.*

Although no specific style of architecture is required, developments must still comply with the City's Design Guidelines. The Design Guidelines provide general principals for scale, mass, and form, and also address multi-family residential developments. Applicable excerpt of the Design Guidelines are provided under Attachment 4.

Staff is concerned that the architectural scale and mass of the building are inconsistent with City Design Guidelines and the General Plan. There are numerous Design Guidelines that are applicable to the proposed project. Staff comments below are on the items that the project does not seem to be consistent with. Staff evaluation and recommendations to achieve consistency with City Design Guidelines and the Centennial General Plan are explained in Table 2.

**Table 2 – Staff evaluation and recommendations to achieve consistency with Design Guidelines and Centennial General Plan**

<b>Design Guideline or Centennial General Plan Policy</b>	<b>Project Consistency &amp; Staff Recommendations</b>
<i>Land Use Policy 1.05b, Design all building elevations to convey the visual character of individual units rather than a single, continuous building mass and volume; City of San Clemente Centennial General Plan</i>	<p>Inconsistent. Staff believes the mass of the three-story building is not in keeping with the goal of conveying the visual character of individual units. The single three-story mass reads as having no setbacks and provides little articulation between units.</p> <p>To improve individual unit character, staff recommends the third level be stepped back and two-story features be integrated into the design. In addition, utilizing compatible but varying design features on each of the units will help convey the visual character of individual units.</p>
<i>Design Guidelines II.B.3. Building scale, mass, and form compatible w/ adjacent development.</i>	<p>Inconsistent. Staff recommends additional setback be provided along the sides of the project on the third level so the project steps down to the adjacent two-story buildings. This will also help with the mass of the building as previously noted. Additional architectural details on the sides of the building would help improve compatibility.</p>
<i>Design Guidelines II.C.3.b. Reduce the perceived height and bulk of large</i>	<p>Inconsistent. The project has minimal third-story and side setbacks, which creates a tall and vertical</p>

<p><b>Design Guideline or Centennial General Plan Policy</b></p>	<p><b>Project Consistency &amp; Staff Recommendations</b></p>
<p>structures by dividing the building mass into smaller scale components.</p>	<p>street presence. The applicant has incorporated movement along the front façade but that movement is mirrored on the second and third floors creating limited variation.</p> <p>Staff suggests the applicant look for opportunities to scale back the visual mass of the second and third-story as discussed above. The Design Guidelines recommend the third level be stepped back on all elevations and varying two-story features be integrated into the design to reduce the apparent height and bulk of the building.</p>
<p><i>Design Guidelines II.C.3.</i> Articulate building forms and elevations by dividing building mass into smaller-scale components.</p>	<p>Inconsistent. The second and third levels can benefit by additional articulation to break up the building mass. Staff recommends varying wall planes and setbacks, and utilizing the balcony locations as opportunities to help achieve this.</p>
<p><i>Land Use Policy 3.04. Upper Floors.</i> Where buildings over two-stories are allowed, we require building facades above the second floor to be set back from lower, street-facing facades to minimize building height and bulk, pursuant to the Zoning Ordinance, Design Guidelines, and applicable Specific Plans.</p>	<p>Inconsistent. Staff suggests the applicant look for opportunities to scale back the second and third levels as explained above.</p>
<p><i>Land Use Policy 1.05e,</i> Include separate, well-defined entries to convey the visual character of individual identity of each residential unit. Entries may be developed onto exterior facades, interior courtyards, and/or common areas.</p>	<p>Inconsistent. Front access is provided for six of the units through a decorative stairwell treated with a horizontal wood lattice. The other four units access their homes on either side of the building. A meandering walkway with landscaping is provided to access the side yard, but a decorative feature at the front of the building highlighting the entrance would be beneficial. In addition, decorative lighting along the walkway would help illuminate the area and identify entrances.</p>

Design Guideline or Centennial General Plan Policy	Project Consistency & Staff Recommendations
<p><i>Land Use Policy 1.05j</i> Provide on-site open space amenities that are accessible and of sufficient size to be usable by tenants, in common areas and/or with individual units pursuant to the Zoning Code</p>	<p>Inconsistent. Decks have been provided at the front and back of the units to take advantage of ocean and golf course views. Private outdoor space vary in size from 161 to 243 square feet per unit. There are no on-site open space amenities for tenants. Staff recommends providing on-site amenities and/or providing access to the adjacent park</p>
<p><i>Design Guidelines II.C.3</i> In addition to private open space of 100 square feet per unit, all multi-family development projects should provide at least 100 square feet of Group Open space per unit, or in this case 1,000 square feet.</p>	<p>Inconsistent. No group open space is provided on site. Staff recommends providing the open-space and/or providing access to the adjacent park as stated above. If the applicant only proposes access to the park and not a defined group open space area, the Design Review Subcommittee would have to support that the park access is acceptable to meet the intent of accessible group open space for the development.</p>

**RECOMMENDATION SUMMARY:**

1. To improve individual unit character of the units, staff recommends the third level be stepped back, and two-story features be integrated into the design. In addition, utilizing compatible but varying design features on each of the units will help convey the visual character of the units.
2. Staff recommends additional setback and design features be provided along the sides of the project, particularly on the third level so the building steps down to the adjacent two-story building. This will also help with the mass of the building as previously noted.
3. To identify main entries for side access units, a decorative feature at the front of the building highlighting the entrance should be incorporated. In addition, sufficient, decorative lighting along the walkway should be provided to help illuminate the area and identify entrances.
4. No group open space or amenities are provided on site. Staff recommends providing the open-space and/or provide access to the adjacent park. If the applicant wishes to only propose access to the park, and not a defined group open space area, the Design Review Subcommittee would have to support that

the park access is acceptable to meet the intent of accessible group open space for the development in this case.

5. In addition to the above comments, staff recommends the trash enclosure doors be oriented toward the drive isles as opposed to opening next to the handicap parking spaces. As currently designed, if a car is parked in the space, the dumpsters can not be serviced. By reorienting the doors the bins can be accessed anytime and will not impact the parking space occupants.

The general layout of the project is in keeping with the surrounding neighborhood. The architectural style will compliment future "surf zone" developments in the surround area, and will fit in with the existing eclectic architectural styles of neighborhood. The development will be a needed improvement to a property that has been a blight to the neighborhood, and the source of numerous code and law enforcement issues.

Staff seeks DRSC comments and any additional recommendations.

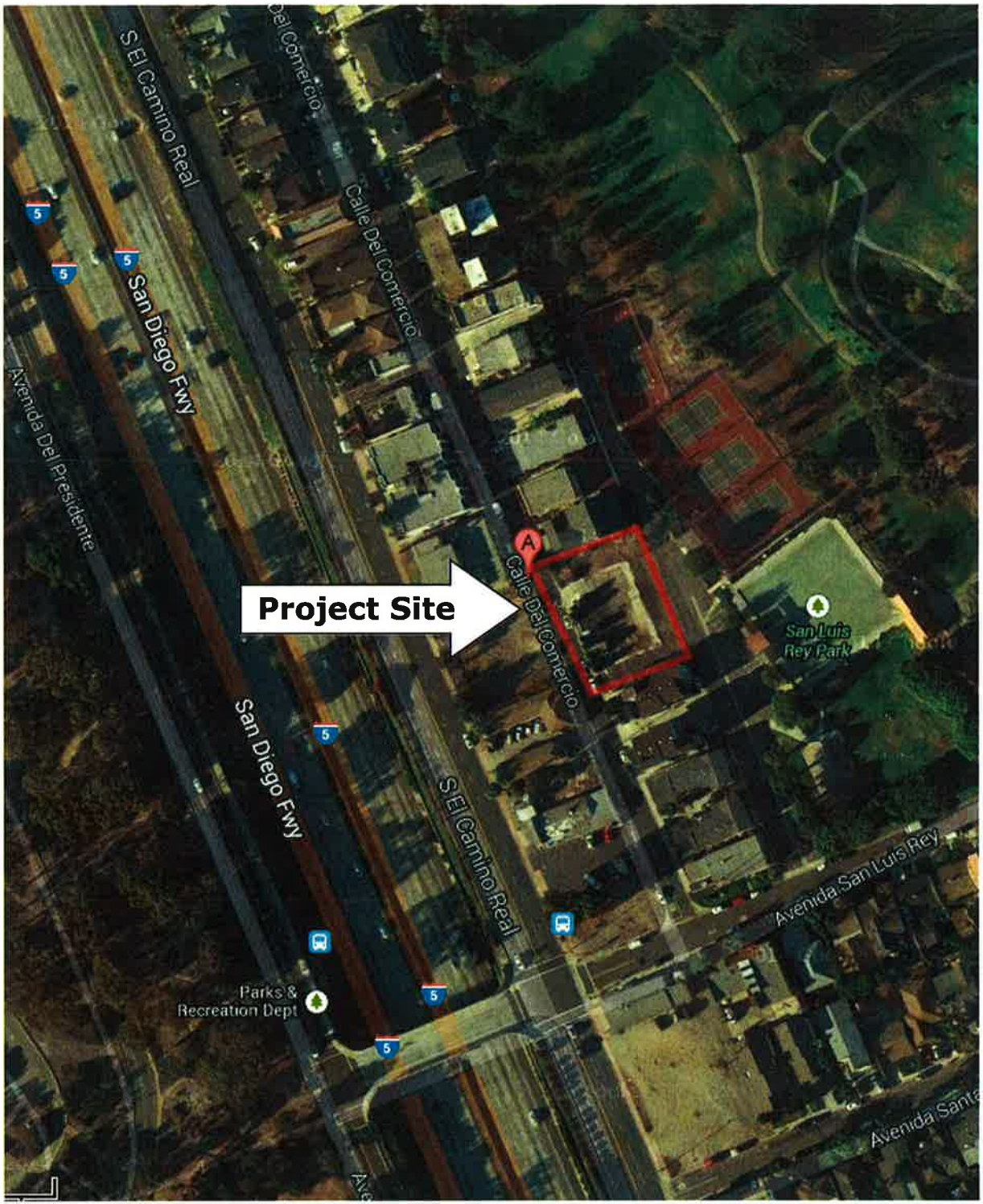
***Attachments:***

1. Location Map
  2. Photos of Existing conditions
  3. Material Board
  4. Excerpt of Design Guidelines
- Reduced Colored Plans  
Full size plans



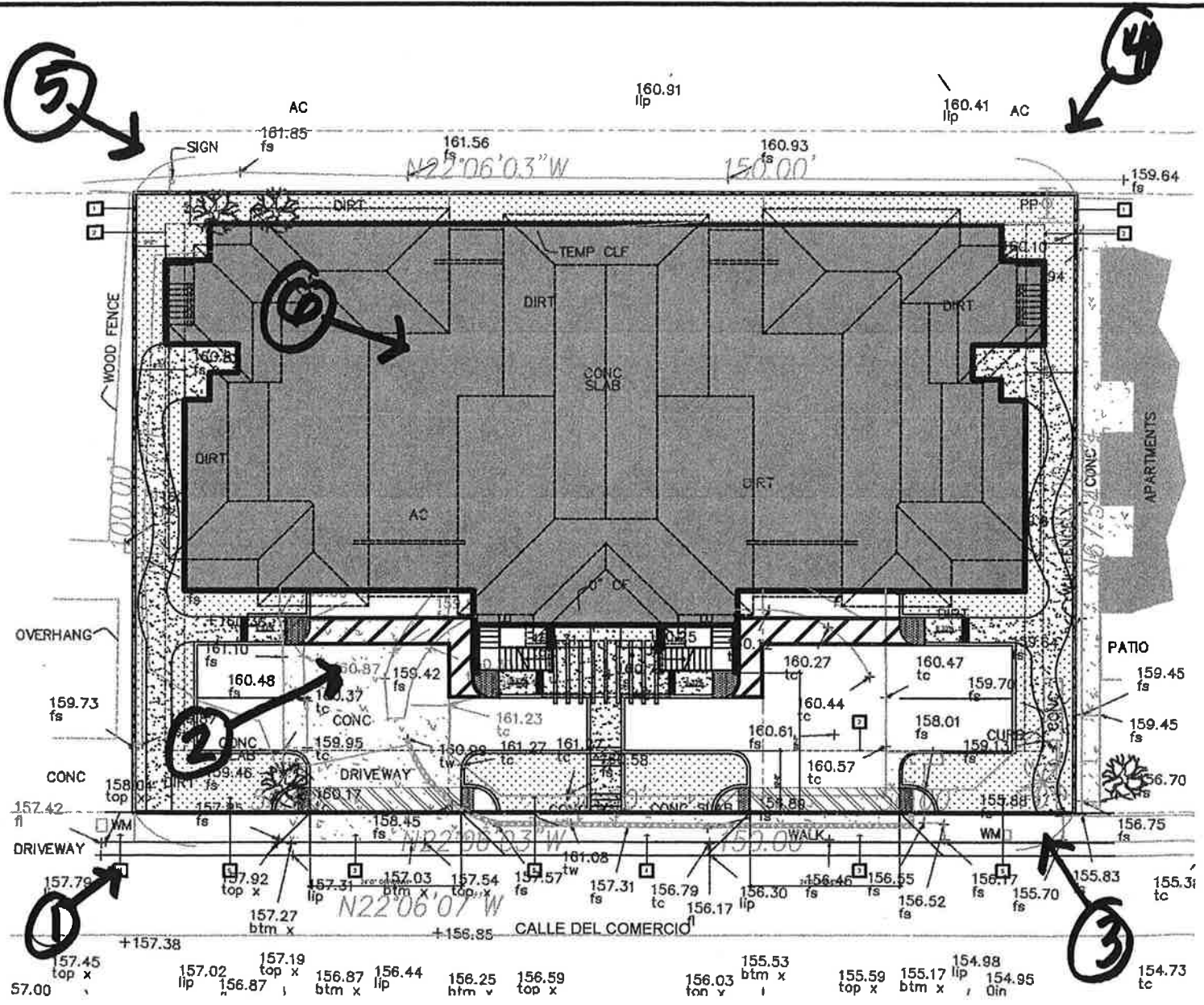
# LOCATION MAP

2717 Calle Del Comercio  
Del Comercio Condos



No scale 

# 10 UNIT CONDOMINIUM PROJECT



Site Plan

# PHOTO LOG



①





②



3



4



5





# Duplex Project

## Materials Board Color Scheme 1

San Clemente, CA

1531

North

El Camino Real

Suite A

San

Clemente,

California

92672

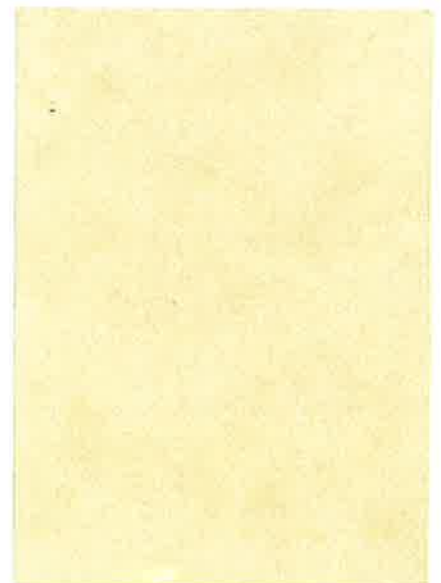
### WOOD SIDING



### WOOD TRIM



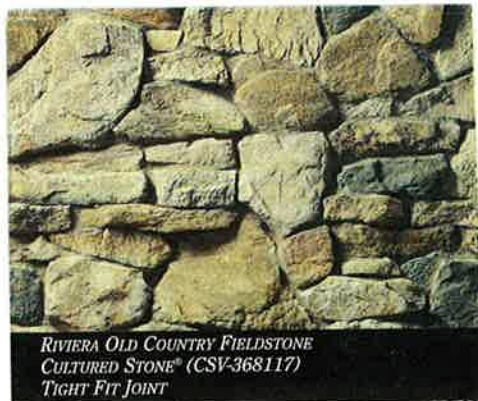
### STUCCO



(949) 493-5200

Fax: (949) 493-5248

### STONE VENEER



### ROOFING



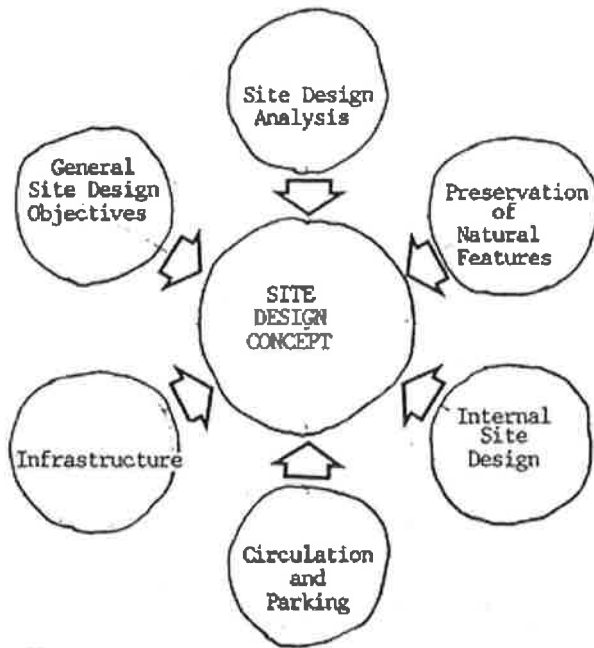
**II. General Design Guidelines**

This section of the Design Guidelines applies to all developments subject to Discretionary Design Review. The design elements of each project - site design, architecture, landscape

architecture, signage, and parking design - should be complimentary and will be reviewed by the City on a comprehensive basis.



Casa Romantica



**The quality of site design is an important part of a project's impact on the community. Projects should demonstrate sensitivity to the surrounding context and neighboring buildings.**

### 1. Site Analysis

Every development proposal should include a thorough analysis of existing conditions on and adjacent to the site. A proper analysis includes a careful examination of a site's physical properties, amenities, special problems, and the neighboring environment. The analysis will assist the City in evaluating the proposed development's relationship to existing conditions, neighboring properties, and the community at large.

Although the steps in an analysis will vary with the unique situation of each site and project, the following information is normally needed and is further described in application forms:

- **Basic Site Data:** boundaries and dimensions; location of adjacent streets, sidewalks, and rights-of-way; location of setback lines and easements; existing structures and other built improvements.

- **Existing Natural Features:** location, size, and species of mature trees; topography, patterns of surface drainage; and other important features that are either amenities or potential hazards in development.

- **Neighboring Environment:** visual analysis of the site and project impacts; land use and site organization of neighboring properties; form and character of neighboring buildings; important site details on neighboring properties which can be seen from the street.

### 2. General Site Design Objectives

- **Develop compatible relationships** between the topography, building placement, and existing open spaces of neighboring properties.

- **Respect the privacy, sun, and light exposure** of neighboring properties.

- **Provide a transition** from existing to new development by careful placement and massing of buildings, well-designed planting patterns, and other appropriate means.

- **Maintain public view corridors.**



### 3. Preservation of Natural Features

- Development proposals should demonstrate an effort to retain significant existing natural features. Existing topography, drainage courses, vegetation, and public views should be included in the Analysis of Existing Conditions and incorporated, to the maximum extent feasible, into the future development of the site.

- Mature trees should be retained. This will require careful judgment weighing the value and hierarchy of all natural features, the size, and species of the tree, and the development program for the site.

- Preserve sensitive habitat areas.

### 4. Infrastructure

- Provide acceptable public facilities and services, including drainage, sewer, traffic, water, and public safety features.

- Minimize impacts of development on adjacent properties.

- Minimize potential surface drainage problems on neighboring properties, and provide adequate drainage on-site.

### 5. Circulation and Parking

- Provide a clear circulation plan for automobiles, pedestrians, and service vehicles.

- Minimize the number of driveway openings to public streets. (Building and Fire Codes need to be met.)

- On major arterials, provide access from side streets for corner properties and avoid driveway openings on the major street.

- Locate off-street parking and service areas to minimize visibility from the street.

- Use shared or joint use driveways between separate properties to minimize the number of curb cuts on public streets. (This does not

- apply to single-family residential development.)

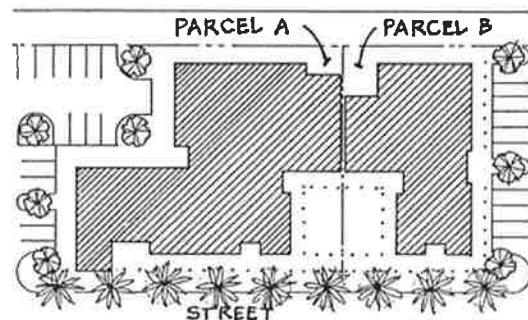
### 6. Internal Site Design

- Landscape design should consider climatic conditions to provide shade from summer sun, natural ventilation, and other measures to maximize energy efficiency and human comfort.

- Provide pedestrian circulation, pedestrian amenities, and bicycle facilities in all site plan proposals.

- Organize buildings and open spaces to take advantage of the spaces between buildings as opportunities for outdoor activities, as transitions between indoors and outdoors, and as potential points of "focus" on the site.

- Use planting to define outdoor spaces, soften the impact of buildings, and parking areas, screen parking and service areas from public view and create visual linkages to neighboring development.



Neighboring Properties Linked  
by an Open Space.

## II. B. Relationship to Neighboring Development

All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood. A diligent effort should be made to orchestrate careful relationships between old and new.

### 1. General Principles

The degree to which neighboring sites and buildings should be considered in the design of a new project will depend upon the value, architectural quality, and estimated tenure of improvements on the neighboring property, as well as the particular requirements of the new project. While a firm rule for design is not possible, every proposal should demonstrate that it has considered the contextual influences of neighboring properties and has made a diligent effort to orchestrate careful relationships between old and new.

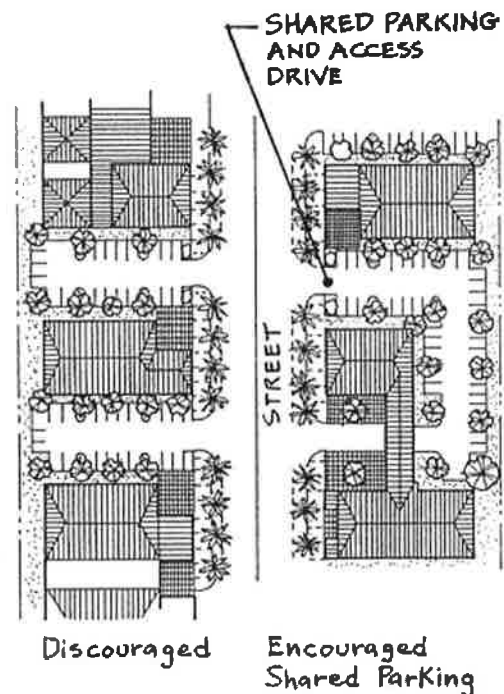
Drawings, models and other graphic communications presented to the City should show neighboring buildings and important features of adjacent sites. Existing features should be shown in sufficient detail to enable evaluation of the relationships of the proposed development to its context. Perspective views of the proposed project and its immediate neighbors, as seen from the street, sidewalk, or other public place, should also be provided.

### 2. Site Planning

- Respect the arrangement of buildings, open spaces, and landscape elements of adjacent sites. When possible, buildings and open spaces should be located for mutual advantage of sunlight, circulation, and preservation of public views.

- Whenever possible, link new commercial projects to adjacent projects to encourage internal circulation by pedestrians, bicycles and automobiles. This will reduce traffic loads on adjacent streets by reducing ingress and egress traffic. The method of linkage will depend on specific conditions of each site and project. The linkage could be as simple as a connecting sidewalk, or as extensive as shared driveways, access drives, and parking. When no development exists on the adjacent property, give consideration to its future disposition and how the two sites may develop future linkages.

- Property line walls should be considered during the design review process. Design plans should show a detail of the property line wall and how it corresponds with existing, adjacent building walls. All roof parapets, overhangs, etc., should be shown in project drawings.



### 3. Scale, Mass, and Form

Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood.

Efforts to coordinate the actual and apparent height of adjacent structures are encouraged. This is especially applicable where buildings are located very close to each other. It is often possible to adjust the height of a wall, cornice, or parapet line to match that of an adjacent building. Similar design linkages can be achieved to adjust apparent height by placing window lines, belt courses and other horizontal elements in a pattern that reflects the same elements on neighboring buildings.

Carefully design rear and side facades to be compatible with the principal facades of the building. All building elevations will be evaluated in City reviews.

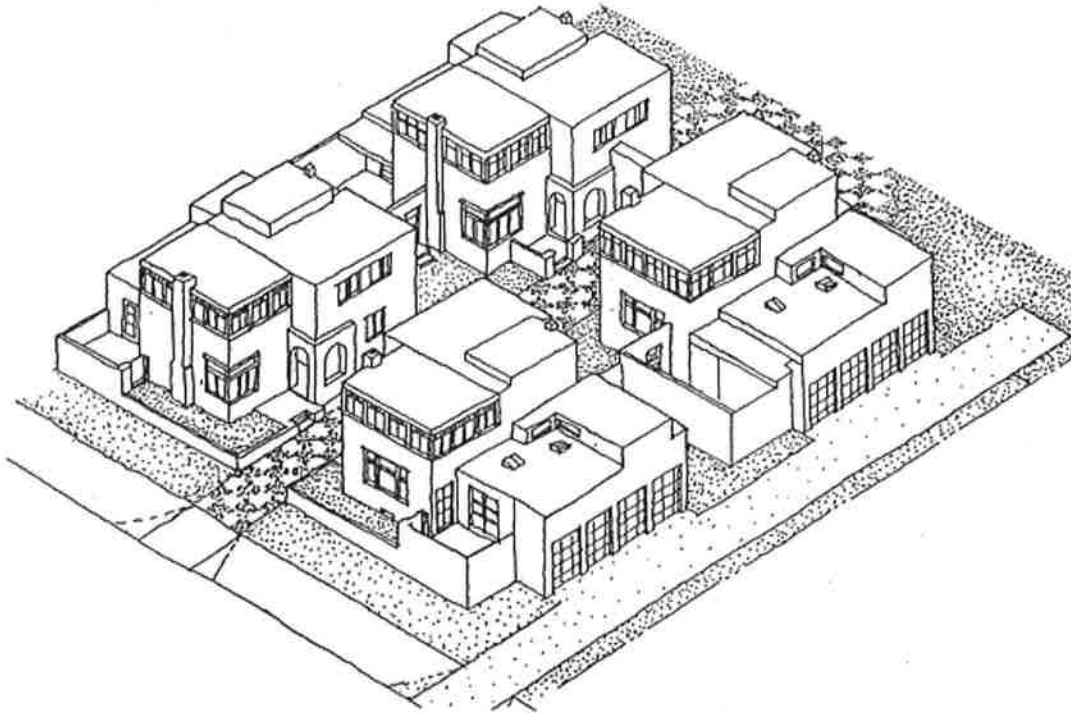


Compatibility of Adjacent Buildings

### 4. Sites Adjacent to Historic Properties

Applicable projects within 300 feet of a historically significant site should refer to compatibility criteria listed in Section IV.F.

### III. B. Multi-Family Residential Development



**Multi-family buildings should contribute to the sense of community in their neighborhoods by carefully relating to the open spaces, scale and form of adjacent properties, and by designing street frontages that create architectural and landscape interest for the pedestrian and neighboring residents.**

- **Orient dwelling unit entrances to both the street and outdoor courtyards or gardens.**
- **Minimize the adverse visual impacts of parking areas and garage openings on the residential character of the street.**

#### Introduction

Southern California has a well-established tradition of smaller apartment buildings focused on beautiful intimate courtyards and gardens. These buildings provide reasonable density while giving their residents open space and a sense of identity in an attractive residential setting.

The courtyard buildings have simplicity of design and a friendly scale.

Although other building types are possible, small courtyard groupings and larger developments divided into clustered dwelling groups are encouraged in San Clemente.

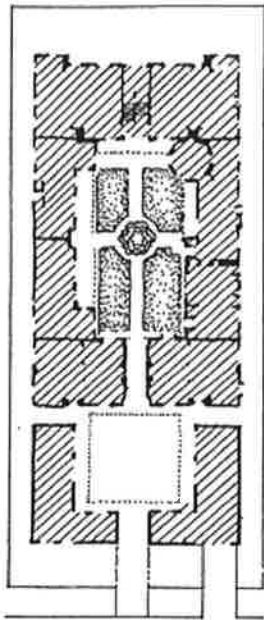
The building types described suggest a pattern that is consistent with San Clemente's "Spanish Colonial Revival" architecture. Protected courtyards, arcades, verandas, porches and overhangs all had purpose and gave buildings character and meaning. The potential remains to work with these basic elements to create developments expressive of the city's special character.

## B1. Site Planning Principles

### **1. Clear Site Organization and Sense of Address**

The site's organization should provide direct relationships between buildings, streets, and sidewalks.

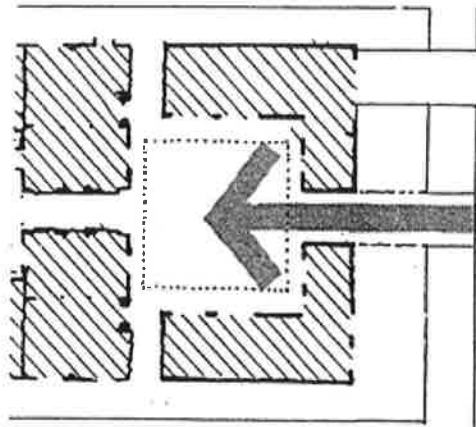
- Orient buildings and individual dwelling units to either the street or to interior courtyard or garden spaces on the site. If most of the dwellings are oriented to open spaces within the site, it is preferable that some units be oriented directly to the public street and sidewalk.



- Each dwelling should have a "sense of address," either toward the street or directly to an interior open space on the site. Hidden units to the rear of buildings, or units opening to parking lots, are discouraged.

- Buildings that use interior corridors as primary entrances to dwelling units are discouraged. Use verandas, open passages and other outdoor entry means, unless no other feasible alternative exists.

- When an outdoor courtyard or garden is used as an entrance to dwellings, the courtyard or courtyard entry should open directly to the street and sidewalk at the front of the site. If a courtyard door or gate is used at the entry, it should be attractively designed as an important architectural feature of the building.



- Minimize blank walls, garage doors, parking facilities and driveway openings along street frontages.