



## STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: December 18, 2013

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**PLANNER:** Christopher Wright, Associate Planner *CGW*

**SUBJECT:** Site Plan Permit 13-080, Revised Architecture for Alora Phases 2 and 3, a request to consider revised architecture for 16 vacant lots in Tract 16795 "Alora."

### REQUIRED FINDINGS

The following findings shall be made to approve the proposed project. The draft Resolution (Attachment 1) and analysis section of this report provide an assessment of the project's compliance with these findings.

#### ***Site Plan Permit***

Talega Specific Plan Section 602(G) requires a Site Plan Permit (SPP) to allow a development project within the Talega Specific Plan. The required SPP findings are:

- a. The proposed development is permitted within the subject zone pursuant to the approval of a Site Plan Permit and complies with all the applicable provisions of the Zoning Ordinance and Talega Specific Plan; the goals, and objectives of the San Clemente General Plan, and the purpose and intent of the zone in which the development is being proposed.
- b. The site is suitable for the type and intensity of development that is proposed.
- c. The proposed development will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity.
- d. The proposed development will not be unsightly or create disharmony with its locale and surroundings.
- e. The proposed development will minimize or eliminate adverse physical or visual effects which might otherwise result from unplanned or inappropriate development, design or location.

### BACKGROUND

In 2006, the City Council approved architecture for 49 houses in Alora (Planning Area 4D-1). Refer to Attachment 3 for photographs of the existing houses and Attachment 4 for the previously approved plans. In 2003, the City Council approved the Tentative Tract Map and Site Plan Permit that allowed the land subdivision, site plan, and architecture for Talega Village 4. Table 1 summarizes the floor plans approved in 2006:

**Table 1 – Summary of the Previously Approved Architecture**

<b>Floor Plan</b>	<b>Description</b>	<b>Square Feet</b>	<b># of Units</b>	<b>% Mix</b>
1	4 bedrooms	3,862	12	24
2	4 bedrooms	4,112	16	33
3	5 bedrooms	4,496	21	43
<b>Total</b>			<b>49</b>	<b>100</b>

This is a request to revise previously approved architecture for 16 single-family dwellings in Tract 16795 “Alora.” Tract 16795 is a part of Planning Area 4D-1 in Talega Village 4. The subject properties are located within the Low Density Residential zone of the Talega Specific Plan (TSP) at 11-17 Calle Estilo Nuevo (Lots 23-26) and 20-30 and 23-33 Via Lampara (Lots 7-18).

On August 21 and September 4, 2013, the Planning Commission considered a model home complex and revised architecture for 36 houses in the “Alora” tract. On September 4, the Commission made two decisions. The first decision applied to 20 vacant lots on Calle Loyola and Via Paulina (project phases 1 and 4) where homes have not been constructed on adjacent properties within the block. For these streets, the model home complex and revised architecture for 20 homes were approved. The approved plans include three styles of architectural elevations (Mission, Spanish Colonial Revival, and California Ranch) and three floor plans with an alternate version. Refer to Attachment 5 to see the approved architecture for phases 1 and 4.

For the remaining 16 lots, several Alora residents stated that the architecture and materials are not in character with three houses located on Calle Estilo Nuevo and ten houses on Via Lampara. The Commission agreed with the residents and tabled Site Plan Permit 13-080 for the subject properties (project phases 2 and 3), so the applicant can work with residents and consider design changes. The Commission stated that the revised designs should be reviewed by the DRSC and that public notices should be mailed prior to the DRSC meeting. Following the September 4 meeting, the applicant worked with the residents to address concerns and made several design changes. The residents and William Lyon Homes came to an agreement on the project. Within the document (Attachment 8), all of the property owners sign that they support the proposed plans. See Attachments 6-7 for prior public hearing minutes.

### ***Development Management Team***

The City's Development Management Team (DMT) reviewed the project. The DMT determined the project meets requirements and recommends Conditions of Approval shown on Attachment 1, Exhibit A.

**Noticing**

Public notices were distributed and posted per City and State requirements which includes all property owners in the Alora tract. Staff did not received comments on this project to-date.

**PROJECT DESCRIPTION****Architecture**

The applicant made the following elevation changes for project phases 2 and 3:

1. There are two elevation styles proposed instead of three. The California Ranch styled elevations are eliminated. The Spanish Colonial Revival elevations are changed to "Tuscan" styled designs. More stone veneer would is used on the Tuscan elevations. A rural hillstone-cut stone is proposed to mimic stone on the existing houses. Arched windows would have flat soffits with wood grain textured lintels and shutters and include wrought iron accessories.
2. The proposed color palettes (including roof tiles) are modified to be more consistent with existing homes.
3. Brick veneer is reduced on the Mission style elevations. A small amount of stone would be used to accent entry porticos.
4. Larger 36-inch box street trees would be planted to be closer in scale to the existing mature trees on Calle Estillo Nuevo and Via Lampara. The same species would be used.

The same floor plans are proposed as phases 1 and 4. Refer to Attachment 2 for a vicinity map, phasing plan, and a "tentative" plan for architecture styles. Table 2 summarizes the floor plans and identifies the mixture proposed for the four project phases and models.

**Table 2 – Comparison of Proposed Floor Plans**

<b>Floor Plan</b>	<b>Description</b>	<b>Square Feet</b>	<b># of Units</b>	<b>% Mix</b>
1	5 bedrooms, 5 ½ bathrooms, and 3 parking spaces (1 is tandem*). Optional guesthouse, master retreat, study, closet, covered porch	3,926	10	28
2	5 bedrooms and 5 ½ bathrooms, 4 parking spaces (1 is tandem*, 1 in side entry garage). Optional covered porch and outdoor courtyard	4,300	9	25

Table 2 – Continued

Floor Plan	Description	Square Feet	# of Units	% Mix
2X	Same as floor plan 2 except for not having a side-entry, one-car garage.	4,300	4	11
3	5 bedrooms, 5 ½ bathrooms, and 4 parking spaces (1 is tandem*, 1 in side entry garage), and guesthouse. Optional covered porch and courtyard	4,500	13	36
<b>**Total</b>			<b>36</b>	<b>100</b>

\* Tandem parking spaces are not counted as required parking spaces.

\*\* Totals include the 20 houses approved by the Commission on September 4, 2013.

### **Development standards**

The project is consistent with development standards in the TSP. Table 3 identifies development standards and the project's consistency with them:

Table 3 – Consistency of Development Standards

Development standard	Talega Specific Plan requirement	Proposed
Building Height (Maximum)	35' , two stories	28'-1" , two stories
Setbacks (Minimum):		
Front*	15'	15' minimum
Interior side yard	5'	5' minimum
Street side yard	10'	10' minimum
Street facing garage*	18' with roll up door	18' minimum
Side entry garage*	10'	10' minimum
Required setbacks (Minimum):		
Rear	15'	15' minimum
Lot coverage (Maximum):	50%	32% Average
Required parking (Minimum):	40 spaces (2.5/DU) 2 spaces per unit on site and .5 spaces per unit provided off site	78 spaces (4.8/DU)

**PROJECT ANALYSIS**

***Site Plan Permit***

A Site Plan Permit is required to ensure the project is compatible with surrounding properties and meets development standards. Staff believes the applicant has adequately revised the elevations to be in character with existing houses and to address residents concerns. The project meets the required findings because:

1. The materials, massing, design, scale, and details of the product are in character with the neighborhood, and are of the same or higher quality than the existing houses in the tract.
2. The project meets development standards.
3. The floor plans, architectural styles, and materials would be varied to ensure houses do not look similar. Staff recommends condition of approval #8 to ensure there is variation and give the applicant flexibility to use architectural styles in the tract based on customer demand. The condition requires a different floor plan and architectural style to be used on adjacent lots, and does not allow for an architectural style to be used on more than 40 percent of the vacant lots.

***Design Review Subcommittee***

On November 27, 2013, the Design Review Subcommittee (DRSC) reviewed the proposed architecture and supports the recent project design without any further changes. As the Commission directed, staff notified Alora residents of the DRSC meeting, and the owners of other property located within 300 feet of the 16 subject sites. The DRSC found the designs are consistent with Design Guidelines and are the same or higher quality than existing houses in the tract.

**GENERAL PLAN CONSISTENCY**

Table 5 summarizes how the proposed use is consistent with adopted policies outlined in the City of San Clemente General Plan.

**Table 5 - General Plan Consistency**

<b>Policies and Objectives</b>	<b>Consistency Finding</b>
<i>1.2.9 Require that new residential development in existing residential neighborhoods be compatible with existing structures.</i>	Consistent. The massing, architecture, scale, and setbacks of the proposed residences are in character with the neighborhood.

**ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):**

The Planning Division completed an environmental analysis for the project per the California Environmental Quality Act (CEQA). Staff determined the project was adequately addressed in the certified Final Supplemental Environmental Impact Report (FSEIR) for Talega Specific Plan Amendment 98-05.

**ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES**

1. The Planning Commission can concur with staff and approve the proposed project.

*This is the recommended action. This action would result in the adoption of Resolution No. PC 13-049, allowing the project as proposed, per required findings and conditions of approval.*

2. The Planning Commission can approve the project and at its discretion, add, modify or delete provisions of the proposed project or conditions.

*This action would result in any modifications being incorporated into the project, such as architectural detail, finish, massing changes or modifications to conditions of approval.*

3. The Planning Commission can deny the project.

*This action would result in not allowing the project as proposed. This action would require this item to be continued so staff can draft a new resolution. The Commission should cite reasons for not being able to meet required findings.*

**RECOMMENDATION**

**STAFF RECOMMENDS THAT** the Planning Commission approve SPP 13-080, Alora Architecture, subject to the attached resolution and conditions of approval.

**Attachments:**

1. Resolution No. PC13-049  
Exhibit A - Conditions of approval
2. Vicinity map, phasing plan, and “tentative” plan for architecture styles
3. Photographs of existing houses
4. Previously approved architecture for Alora (front elevations)
5. Approved architecture for project phases 1 and 4
6. Planning Commission meeting minutes: August 21 and September 4, 2013
7. DRSC meeting minutes: July 10, 2013 and November 27, 2013
8. Private agreement between applicant and Alora homeowners

*Under Separate Cover:*

Proposed architectural plans

# ATTACHMENT 1

## RESOLUTION NO. PC 13-049

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING SITE PLAN PERMIT 13-080, A REQUEST TO CONSIDER REVISED ARCHITECTURE FOR 16 VACANT LOTS IN TRACT 16795 "ALORA" LOCATED ON STREETS VIA LAMPARA AND CALLE ESTILLO NUEVO**

**WHEREAS**, on December 12, 2001, the City Council of the City of San Clemente approved the Talega Specific Plan Amendment 98-05; and

**WHEREAS**, on February 4, 2003, the City Council of the City of San Clemente approved Tentative Tract Map 16335 and Site Plan Permit 02-091 to allow the development of 303 single-family residential units and 47 open space lots on 170.3 acres within Planning Areas A-1, A-3, and C-3 of the Talega Specific Plan; and

**WHEREAS**, on November 1, 2004, the City Council approved an Amendment to Tentative Tract Map 16335 and Site Plan Permit 02-091 to revise a condition of approval; and

**WHEREAS**, on July 11, 2006, the City Council approved an Amendment to Tentative Tract Map 16335 and Site Plan Permit 02-091 to allow revised architecture on 49 lots within Planning Area 4D-1 of Site Plan Permit 02-091; and

**WHEREAS**, on March 4, 2013, an application was submitted, by William Lyon Homes Inc. on behalf of Resmark Equity, 10880 Wilshire Blvd #1420, Los Angeles, CA 90024, for Site Plan Permit 13-080, a request to consider revised architecture and a model home complex for 36 vacant lots in Tract 16795 "Alora." The properties are located within the Low Density Residential area (TSP-RL) of the Talega Specific Plan at 11-17 Calle Estilo Nuevo (Lots 23-26), 20-30 and 23-33 Via Lampara (Lots 7-18), 11-22 Calle Loyola (Lots 40-49), and 12-30 Via Paulina (Lots 30-39); and

**WHEREAS**, on September 4, 2013, the Planning Commission of the City of San Clemente made two decisions. The first decision applied to 20 vacant lots on Calle Loyola and Via Paulina (project phases 1 and 4) where homes have not been constructed on adjacent properties within the block. For these streets, the model home complex and revised architecture for 20 homes were approved. For the remaining 16 lots, several Alora residents stated that the architecture and materials are not in character with three houses located on Calle Estillo Nuevo and ten houses on Via Lampara. The Commission agreed with the residents and tabled Site Plan Permit 13-080 for the 16 properties that are the subject of this resolution. The "subject properties" are located at 11-17 Calle Estilo Nuevo (Lots 23-26), 20-30 and 23-33 Via Lampara (Lots 7-18). The Commission tabled these properties so the applicant can work with residents and consider design changes. The Commission also directed staff to notify the public of this DRSC meeting; and

**WHEREAS**, following the September 4 meeting, the applicant worked with the residents to address concerns and made several design changes. William Lyon Homes and owners of developed properties in Tract 16795 came to a private agreement on the proposed project. The private agreement states that the property owners support the proposed plans according to terms; and

**WHEREAS**, on October 30, 2013, revised architectural drawings were submitted for the 16 subject properties and SPP 13-080 was deemed complete; and

**WHEREAS**, the City's Development Management Team reviewed the proposed project on October 31 and November 14, 2013 for consistency with the General Plan policies and other applicable City ordinances and policies; and

**WHEREAS**, the Planning Division completed an environmental analysis for the above referenced project in accordance with the California Environmental Quality Act (CEQA). It was determined by staff that the project has been adequately addressed in previously prepared Final Supplemental Environmental Impact Report (FSEIR), certified December 2001, for Talega Specific Plan Amendment 98-05. The FSEIR incorporates by reference analysis and mitigation as addressed in previously prepared Final EIR 84-02 certified by the City of San Clemente in August, 1988, along with four addenda certified by the City in 1998 through 1999. The FSEIR (State Clearinghouse Number 99031048) addresses impacts of approved modifications to the General Plan and Talega Specific Plan, updates previous studies and provides new analysis or new mitigation measures as determined necessary. The proposed project is consistent with the General Plan and Specific Plan as amended by GPA and SPA 98-05 respectively; and

**WHEREAS**, on November 27, 2013, the Design Review Subcommittee held a meeting to review the application. Public notices were distributed to property owners within 300 feet of the subject properties, consistent with the Planning Commission's directions on September 4, 2013; and

**WHEREAS**, on December 18, the Planning Commission of the City of San Clemente held a duly noticed public hearing on the subject application and considered evidence presented by City staff, the project applicant and other interested parties.

**NOW THEREFORE**, the Planning Commission of the City of San Clemente hereby resolves as follows:

**Section 1:** Pursuant to CEQA and the CEQA Guidelines, a Final Subsequent Environmental Impact Report (FSEIR) was prepared and certified in December 2001, for the Talega Valley Specific Plan as amended by SPA 98-05. After reviewing the previously certified FSEIR and Addendum No.1 and the Initial Study on the present projects, the Planning Commission finds that the present project is within the scope of the program evaluated in the previously adopted environmental documents, which adequately describe the activity for the purposes of CEQA, that no additional significant



environmental effects will result from the project, that no additional mitigation measures or alternatives are required, and that, per Section 15168 of the CEQA Guidelines, no additional environmental documentation is required. All records pertaining to preparation, review and comment on the FSEIR and subsequent addendums are contained in the Planning Division of the City of San Clemente.

**Section 2:** The Planning Commission finds and determines as follows with regard to SPP 13-080:

- A. The proposed residential development is permitted within the subject zone pursuant to the approval of a Site Plan Permit and complies with all of the applicable provisions of the Talega Specific Plan as amended by SPA 98-05, the goals and objectives of the San Clemente General Plan, and the purpose and intent of the zone in which the development is being proposed in that:
  - 1. the proposed project provides for the replacement of architecture on 16 out of 303 previously approved single-family residential units on 367.56 acres, resulting in an overall density of 4.48 dwelling units per acre in Planning Areas A-3 and A-5 of the Talega Specific Plan, which allows a maximum density of 4.5 dwelling units per acre and Planning Area C-3, which allows a maximum of 15 units per acre;
  - 2. the proposed project is consistent with the Land Use Element and the Conservation and Open Space Element of the General Plan in that it has been determined that no ridgeline interruption or designated open space encroachment will occur as a result of the development of this project; and
  - 3. the proposed project is consistent with all other aspects of the General Plan and the Talega Specific Plan with respect to street alignments, grades and widths; drainage and sanitary facilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; lot size and configuration; traffic circulation and access; and other specific requirements in the General Plan and Specific Plan.
  
- B. The site is suitable for the type and intensity of development that is proposed in that:
  - 1. Planning Area 4D-1 is zoned for Low density residential development and the project is consistent with development standards for the zoning district; and
  - 2. the model home and sales complex is a temporary use that is to facilitate the sale of single-family homes within an approved residential subdivision.

- C. The proposed development, as conditioned, will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity, in that the proposed use is consistent with the code, the density is well below the maximum allowable and there is no other evidence that the project will have a detrimental impact. By way of example, all sewer and water services which will be provided to the site are the responsibility of the owner and his/her designee, and as conditioned, no building permits shall be issued prior to proof that such water and sewer systems can accommodate the project.
  
- D. The proposed development, as conditioned, will not be unsightly or create disharmony with its locale and surroundings in that:
  - 1. the materials, massing, design, scale, and details of the product are in character with the neighborhood, and are of the same or higher quality than the existing houses in the tract;
  - 2. the project meets development standards;
  - 3. adequate open space is provided between development areas; and
  - 4. the project will provide a unified streetscape through use of street trees in required front yards and in open space lots adjacent the residential streets.
  
- E. The proposed project is not detrimental to the orderly and harmonious development of the City in that:
  - 1. adequate yard separations between buildings are provided;
  - 2. the project provides adequate parking for residents and guests;
  - 3. pedestrian sidewalks and trails are proposed through the residential development; and
  - 4. the project will be phased to minimize construction traffic.
  
- F. The proposed development will minimize or eliminate adverse physical or visual effects which might otherwise result from unplanned or inappropriate development, design or location in that:
  - 1. the subject properties have been vacant for several years, but were planned and approved for development (according to the previously approved plans), public infrastructure has been installed, common areas are landscaped, and building pads are rough graded; and
  - 2. The project completes the development of Tract 16795. This will improve the visual appearance of the area by removing weeds, construction fencing,

and other related construction materials, and the project is likely to improve drainage of runoff with the installation of rain gutters and drains, according to California Building Code requirements.

**Section 3:** The Planning Commission of the City of San Clemente hereby approves SPP 13-049, Alora Architecture, a request to allow revised architecture on 16 vacant lots located at 11-17 Calle Estilo Nuevo (Lots 23-26) and 20-30 and 23-33 Via Lampara (Lots 7-18); subject to the above Findings and the Conditions of Approval attached hereto as Exhibit A.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of San Clemente on December 18, 2013.

\_\_\_\_\_  
Chair

**TO WIT:**

I **HEREBY CERTIFY** that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of San Clemente on December 18, 2013, and carried by the following roll call vote:

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

\_\_\_\_\_  
Secretary of the Planning Commission

**CONDITIONS OF APPROVAL  
SPP13-080, ALORA ARCHITECTURE (PHASES 2 AND 3)**

1. The applicant or the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor") shall indemnify, defend, and hold harmless the City of San Clemente and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PInG.)\_\_\_\_\_
2. Thirty (30) days after project approval, the owner or designee shall submit written consent to all of these imposed conditions of approval to the Community Development Director or designee. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PInG.)\_\_\_\_\_
3. Prior to the issuance of building permits, the applicant or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the final approval for the project. *[Citation – City Quality Assurance Program]* (PInG.) \_\_\_\_\_

4. Prior to issuance of certificate of occupancy, the project shall be develop in conformance with the site plan, floor plans, elevations, details, and any other applicable submittals approved by the Planning Commission on December 18, 2013, subject to the Conditions of Approval. Any deviation from the approved plans or other approved submittal shall require that the owner or designee submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Zoning Administrator or Planning Commission. *[Citation - Section 17.12.180 of the SCMC]*  
(PIng.) \_\_\_\_\_
5. This project is approved subject to the provisions of a Final Supplemental Environmental Impact Report (FSEIR) 98-05 (certified December 2001) and the mitigation measures adopted with FSEIR as the Mitigation Monitoring and Reporting Program, included by reference with these conditions of approval.  
■■ (PIng.) \_\_\_\_\_
6. The owner or designee shall develop the approved project in conformance with Site Plan Permit 13-080, except as modified by these Conditions of Approval.  
■■ (PIng.) \_\_\_\_\_
7. Site Plan Permit 13-080 is subject to these conditions of approval and all applicable Engineering conditions of approval for TTM 16335/SPP 02-091 as adopted by the City Council Resolution No. 04-99 on November 1, 2004. In the event of any conflict between these conditions, the applicable conditions for TTM 16335/SPP 02-091 shall govern.  
■■ (Eng.) \_\_\_\_\_
8. The same floor plan configuration or architectural style shall not be the used on side-by-side adjacent lots and an architectural style shall not be used on more than 40% (6 lots) of the 16 vacant lots in the tract. This is required to ensure the streetscape and architecture is sufficiently varied according to the Design Guidelines within the Talega Specific Plan.  
■■ (PIng.) \_\_\_\_\_
9. A separate Building Permit is required. Plans to construct new building, add or alter the existing building configuration, change in use, add or alter structural, mechanical, electrical or plumbing features of the project must be reviewed and approved through a separate building plan check / permit process. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]*  
(Bldg.) \_\_\_\_\_
10. Prior to issuance of building permits, code compliance will be reviewed during building plan check. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]*  
(Bldg.) \_\_\_\_\_

11. Prior to issuance of building permits, applicant shall secure all utility agencies approvals for the proposed project. *[S.C.M.C – Title 15 Building Construction]*  
(Bldg.)\_\_\_\_\_
12. Building permits shall not be issued unless the project complies with all applicable codes, ordinances, and statutes including, but not limited to, the Zoning Ordinance, Grading Code, Security Ordinance, Transportation Demand Ordinance, Water Quality Ordinance, Title 24 of the California Code of Regulations as adopted by the City including, but not limited to the California Administrative, Building, Electrical, Plumbing, Mechanical, Energy, Green, and Fire Codes. *[S.C.M.C – Title 8 – Chapter 8.16 – Fire Code, Title 15 Building and Construction Chapters 15.08, 15.12, 15.16, 15.20, 15.21, Title 16 Subdivisions, Title 17 Zoning]*  
(Bldg.)\_\_\_\_\_
13. Prior to the issuance of building permits, the owner or designee shall pay all applicable development fees in effect at the time, which may include, but are not limited to, Regional Circulation Financing and Phasing Program (RCFPP), park acquisition and development, water and sewer connection, drainage, Public Facility Construction, transportation corridor, Avenida La Pata Supplemental Road Fee and school fees, etc. *[S.C.M.C. – Title 15 Building and Construction, Chapters 15.52, 15.56, 15.60, 15.64, 15.68, 15.72]*  
(Bldg.)\_\_\_\_\_
14. Prior to the Building Division's approval to pour foundations, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the forms for the building foundations conform to the front, side and rear setbacks are in conformance to the approved plans. *[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]*  
(Bldg.)\_\_\_\_\_
15. Prior to the Building Division's approval of the framing inspection, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the height of all structures are in conformance to the approved plans. *[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]*  
(Bldg.)\_\_\_\_\_
16. Projects involving remodeling, alteration, or addition to the existing main building exceeding 50% of the existing building floor area. Under ground utilities are required according to Section 15.12 of the Municipal Code. Overhead wiring shall not be installed outside on private property. *[S.C.M.C – Title 15 – Chapter 15.12- Electrical Code]*  
■ (Bldg.)\_\_\_\_\_
17. Automatic Fire sprinkler system required to be installed throughout the single family dwellings including attached garages. *[S.C.M.C – Title 15 – Chapter 15.08]*  
(Bldg.)\_\_\_\_\_

18. Prior to issuance of building permits, applicant shall secure all utility agencies approvals for the proposed project. [*S.C.M.C – Title 15 Building Construction*]  
(Bldg.)\_\_\_\_\_
19. Prior to issuance of any building permits, an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards shall be submitted to the Building Division for approval along with satisfactory evidence which indicates that sound attenuation measures specified in the approved acoustical report have been incorporated into the project. [*General Plan – Noise Element – Implementation Program I 14.4 and California Building Code Chapter 12 – Section 1207*]  
(Bldg.)\_\_\_\_\_
20. Prior to issuance of building permits, the owner or designee shall submit a copy of the City Engineer approved soils and geologic report, prepared by a registered geologist and/or soil engineer, which conforms to City standards and all other applicable codes, ordinances, statutes and regulations. The soils report shall accompany the building plans, engineering calculations, and reports. [*S.C.M.C – Title 15 – Chapter 15.08 – Appendix Chapter 1 – Section 106.1.4*]  
(Bldg.)\_\_\_\_\_
21. Prior to the review of plans, soils report and documents for issuance of Precise Grading Permits, the owner or designee shall deposit minimum \$5,000.00 for Engineering Department plan check. [*Citation – Fee Resolution No. 08-81*]  
(Eng.)\_\_\_\_\_
22. Prior to issuance of the building permit, the owner shall pay all applicable development fees, which may include, but are not limited to, City Attorney review, park acquisition and development, water and sewer connection, drainage, grading, RCFPP, transportation corridor etc. [*Citation – Fee Resolution No. 08-81& S.C.M.C. Title 15, Building and Construction, Sections 15.52, 15.56, 15.60, 15.64, 15.68, 15.72*]  
(Eng.)\_\_\_\_\_
23. Prior to issuance of grading permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for, a soils and geologic report prepared by a registered geologist and/or geotechnical engineer which conforms to City standards and all other applicable codes, ordinances and regulations. [*Citation – Section 15.36 of the SCMC*]  
(Eng.)\_\_\_\_\_
24. Prior to issuance of grading permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for a hydrology and hydraulic study prepared by a registered civil engineer to determine the sizes and locations of all on-site drainage facilities in accordance with all applicable City regulations and standards. [*Citation – Section 15.36 of the SCMC*]  
(Eng.)\_\_\_\_\_

25. Prior to issuance of any permits, the owner shall submit for review, and obtain the approval of the City Engineer or designee, a precise grading plan as required by the City Grading Manual and Ordinance. [Citation – Section 15.36 of the SCMC] (Eng.)\_\_\_\_\_
26. Prior to issuance of grading permits, the City Engineer shall determine that development of the site shall conform to general recommendations presented in the geotechnical studies, including specifications for site preparation, treatment of cut and fill, soils engineering, and surface and subsurface drainage. [Citation – Section 15.36 of the SCMC] (Eng.)\_\_\_\_\_
27. Prior to issuance of any grading permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for frontage improvement plans, including but not limited to the following provisions: [Citation – Section 15.36, 12.08.010, and 12.24.050 of the SCMC] ■ (Eng.)\_\_\_\_\_
- A. An Engineering Department Encroachment Permit will be required for all work in the public right-of-way. The frontage improvement plan shall include detailed topographic construction detail to show that current city standards are to be met including but not limited to, the construction of sidewalk up and around drive approaches, where applicable, with a minimum width of 4 feet at no more than 2% cross fall. (Eng.)\_\_\_\_\_
28. All storm water shall be conveyed directly to an approved storm drain system. No storm water from structures shall sheet flow over the driveways or sidewalks. [Citation – Section 15.36 of the SCMC] (Eng.)\_\_\_\_\_
29. Prior to issuance of any grading permit, the owner shall demonstrate to the satisfaction of the City Engineer that the project meets all requirements of the Orange County National Pollutant Discharge Elimination System (NPDES) Storm Drain Program, and Federal, State, County and City guidelines and regulations, in order to control pollutant run-off. The owner shall submit for review, and shall obtain approval of the City Engineer for, plans for regulation and control of pollutant run-off by using Best Management Practices (BMP's). [Citation – Section 13.40 of the SCMC] (Eng.)\_\_\_\_\_
30. Prior to issuance of any grading permit, the owner or designee shall submit for review a project binder containing the following documents: (Eng.)\_\_\_\_\_
- A. For all projects that are greater than one (1) acre, a Notice of Intent (NOI) for coverage under the General Construction Storm Water Permit must be filed with the State Water Resources Control Board <http://www.waterboards.ca.gov/stormwtr/construction.html> and a copy of the NOI, a WDID number and a copy of the Storm Water Pollution Prevention Plan (SWPPP) must be filed with the City.



B. If the site is determined to be a "Priority Project" (as defined by the Orange County Municipal Storm Water Permit available at <http://www.waterboards.ca.gov/sandiego/programs/ocstormwater.html> a final Water Quality Management Plan (WQMP) must be recorded with the Orange County Recorder's Office and filed with the City. Design features of the WQMP shall be incorporated into the Grading Plans. Trash enclosures may be required to be covered if required by the City Engineer.

31. Prior to issuance of any grading permits, the owner or designee shall provide separate improvement bonds or irrevocable letters of credit, as determined by the City Engineer, if required by the project, for 100% of each estimated improvement cost, as prepared by a registered civil engineer as required and approved by the City Attorney and the City Engineer or their designees, for each, but not limited to, the following: rough grading; precise grading; frontage improvements; sidewalks; sewer lines; water lines; storm drains; and erosion control. In addition, the owner or designee may be required, if deemed necessary by the City Engineer, to provide separate labor and material bonds or irrevocable letters of credit for 100% of the above estimated improvement costs. [Citation – Section 15.36 of the SCMC] (Eng.)\_\_\_\_\_

32. Prior to the issuance of grading permit, the owner or designee shall provide evidence acceptable to the City Engineer that all construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with operating and maintained mufflers. [Citation – Sections 8.48 & 10.48 of the SCMC] (Eng.)\_\_\_\_\_

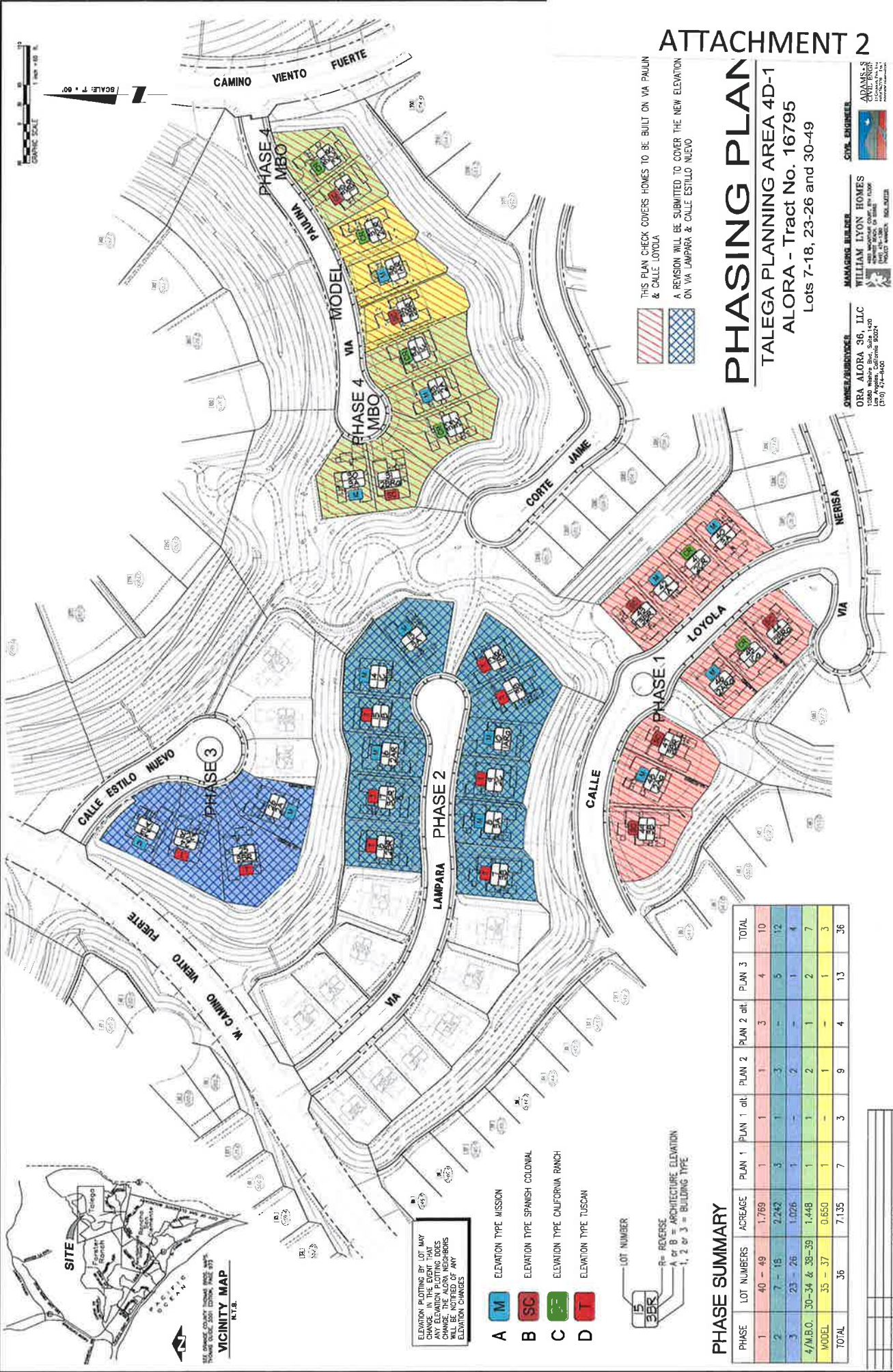
33. Prior to issuance of certificates of occupancy, the owner shall demonstrate to the satisfaction of the City Engineer and City Maintenance Manager or their designees that all frontage improvements have been completed and accepted and that any damage to new or existing street right-of-way during construction have been repaired/replaced. [Citation – Title 12 of the SCMC] (Eng.)\_\_\_\_\_(Maint.)\_\_\_\_\_

34. Prior to issuance of certificates of occupancy for any residence, the owner shall provide City approved sidewalk from that residence to the existing sidewalk on the collector street. [Citation – Section 15.36, 12.08.010, and 12.24.050 of the SCMC] ■ (Eng.)\_\_\_\_\_

35. Prior to release of financial security, the owner or designee shall have completed the stenciling of all catch basins and/or storm drain inlets with labels 3" high in black letters, on either the top of the curb or the curb face adjacent to the inlet "NO DUMPING - DRAINS TO OCEAN". These markers shall be maintained in good condition by the Property Owners Association. Also, the owner or designee shall insure that all catch basins have filter basket inserts. [Citation – Section 13.40 of the SCMC] (Eng.)\_\_\_\_\_

All Conditions of Approval are standard, unless indicated as follows:

- Denotes modified standard Condition of Approval
- ■ Denotes a project specific Condition of Approval



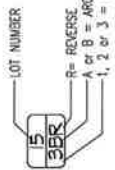
SCALE: 1" = 50'



VICINITY MAP  
N.T.S.

ELEVATION PLOTTING ON LOT OR ANY CHANGE IN THE ELEVATION THAT ANY ELEVATION PLOTTING DOES CHANGE THE ALORA NEIGHBORS ELEVATION CHANGES

- A M ELEVATION TYPE MISSION
- B SC ELEVATION TYPE SPANISH COLONIAL
- C G ELEVATION TYPE CALIFORNIA RANCH
- D T ELEVATION TYPE TUSCAN



THIS PLAN CHECK COVERS HOMES TO BE BUILT ON VIA PAULIN & CALLE LOYOLA  
A REVISION WILL BE SUBMITTED TO COVER THE NEW ELEVATION ON VIA LAMPARA & CALLE ESTILO NUEVO

# PHASING PLAN

## TALEGA PLANNING AREA 4D-1

### ALORA - Tract No. 16795

Lots 7-18, 23-26 and 30-49

**OWNER/DEVELOPER**  
ORA ALORA 36, LLC  
1000 West 10th Street, Suite 100  
Los Angeles, California 90027  
(310) 278-9000

**MANAGER/ENGINEER**  
WILLIAM LYON HOMES  
1000 West 10th Street, Suite 100  
Los Angeles, California 90027  
(310) 278-9000

**CIVIL ENGINEER**  
ADAMS'S  
1000 West 10th Street, Suite 100  
Los Angeles, California 90027  
(310) 278-9000

### PHASE SUMMARY

PHASE	LOT NUMBERS	ACREAGE	PLAN 1	PLAN 1 alt.	PLAN 2	PLAN 2 alt.	PLAN 3	TOTAL
1	40 - 49	1.769	1	1	1	3	4	10
2	7 - 16	2.242	3	1	3	-	5	12
3	23 - 26	1.026	1	-	2	-	1	4
4/M.B.O.	30-34 & 38-39	1.448	1	1	2	1	2	7
MODEL	35 - 37	0.650	1	-	1	-	1	3
TOTAL	36	7.135	7	3	9	4	13	36

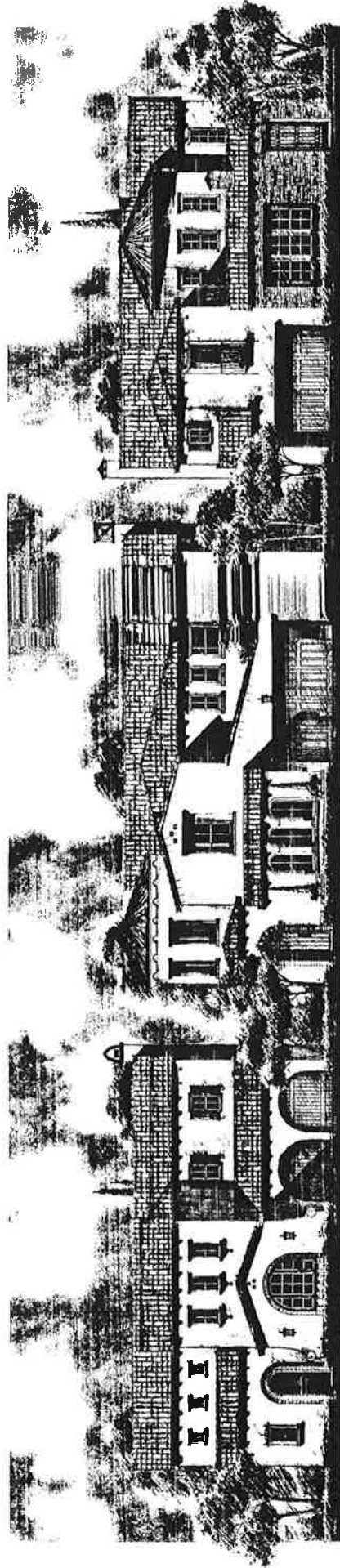
NO.	DATE	BY	REVISIONS

ATTACHMENT 3









PLAN THREE

PLAN TWO

PLAN ONE

ALORA

(TALEGA 4D-1)

STREETSCENE

LYON HOI

SCALE  
1" = 1'-0"



PLAN ONE

PLAN TWO

PLAN THREE

# ALORA

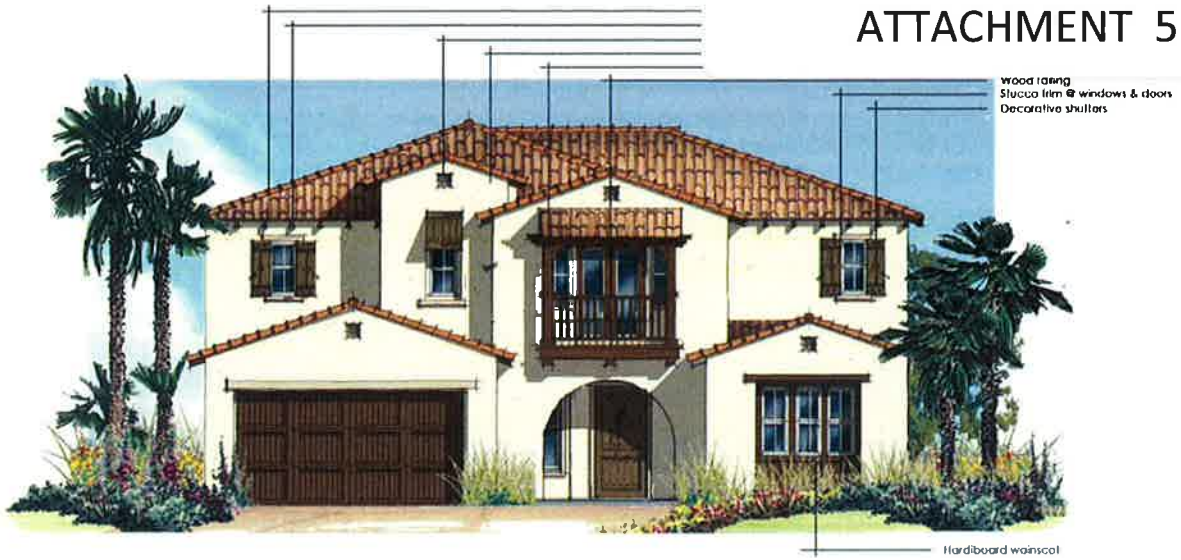
(TALEGA 4D-1)

## STREETSCENE

LYON HOMES

BRISBANE  
LACON

# ATTACHMENT 5



elevationA - MISSION



elevationB - SPANISH COLONIAL

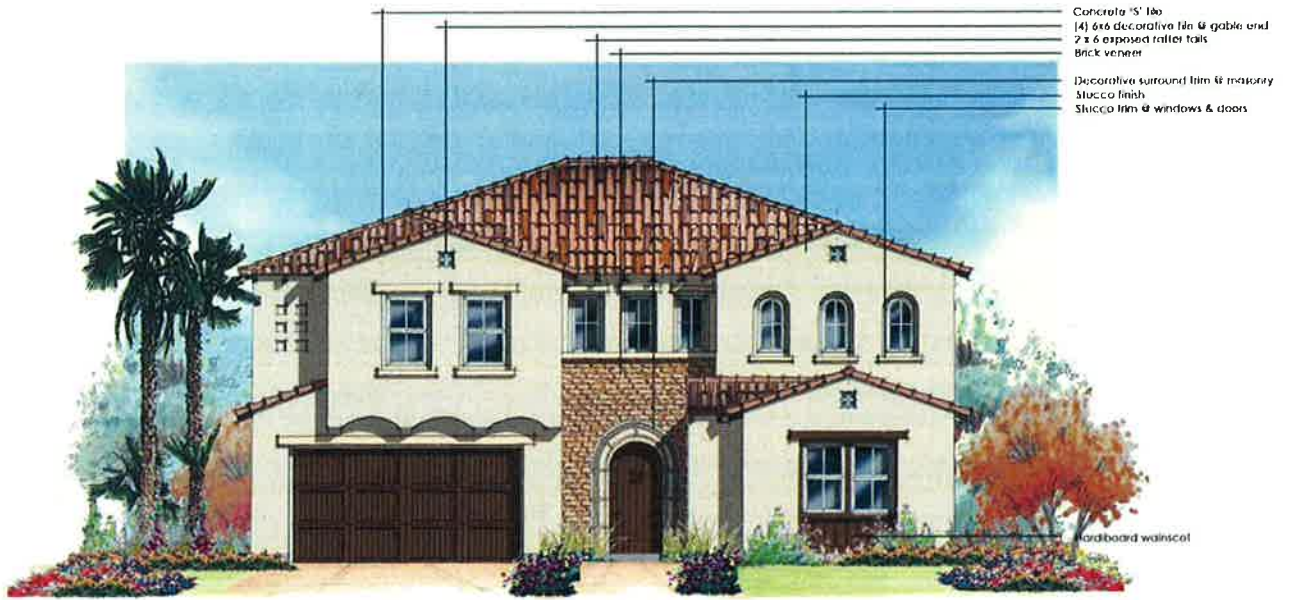


elevationC - CALIFORNIA RANCH

**planONE**

**ALORA  
at TALEGA**  
william lyon homes

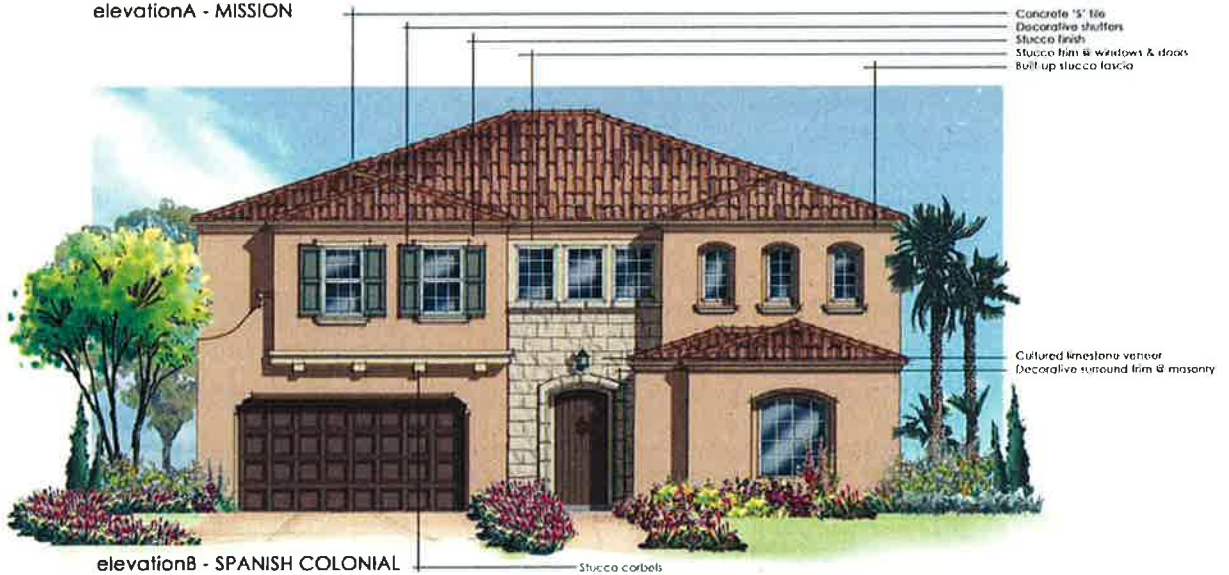




- Concrete "S" tile
- (4) 6x6 decorative fin @ gable end
- 2 x 6 exposed rafter tails
- Brick veneer
- Decorative surround trim @ masonry
- Stucco finish
- Stucco trim @ windows & doors

elevationA - MISSION

Hardboard wainscot



- Concrete "S" tile
- Decorative shutters
- Stucco finish
- Stucco trim @ windows & doors
- Roll up stucco fascia

elevationB - SPANISH COLONIAL

- Cultured limestone veneer
- Decorative surround trim @ masonry

Stucco corbels



- Flat concrete roof fin
- Barn door shutters
- 3 x 6 exposed rafter tails
- Board & Bolt
- Wood trim
- Stucco finish
- 6 x 6 corbels @ gable ends

elevationC - CALIFORNIA RANCH

Cultured stone veneer

Wood corbels

Wood trim @ board & bolt finish

# ALORA at TALEGA

william lyon homes

planTWO

woodleyarchitecturalgroup,inc

10000 - 131 south park dr, suite 10 / phoenix, az 85020 / 303.483.7237 / 303.483.2922 (fax)  
10000 - 2943 pulford rd, suite 10 / san diego, ca 92126 / 949.553.8913 / 949.552.8909

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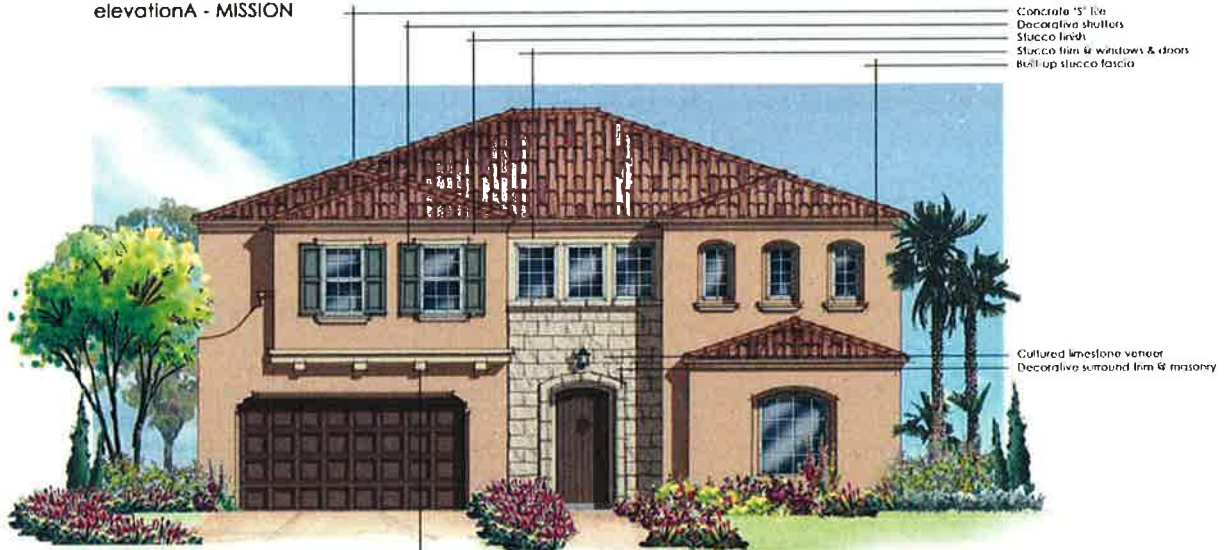
page 14



elevationA - MISSION

Concrete "S" tile  
 (4) 6x6 decorative trim @ gable end  
 2 x 6 exposed rafter tails  
 Brick veneer  
 Decorative surround trim @ masonry  
 Stucco finish  
 Stucco trim @ windows & doors

Hardboard wainscot



elevationB - SPANISH COLONIAL

Concrete "S" tile  
 Decorative shutters  
 Stucco finish  
 Stucco trim @ windows & doors  
 Built up stucco fascia

Cultured limestone veneer  
 Decorative surround trim @ masonry

Stucco corbels



elevationC - CALIFORNIA RANCH

Flat concrete roof line  
 Barn door shutters  
 3 x 6 exposed rafter tails  
 Board & Batten  
 Wood trim @ board & batten  
 Stucco finish  
 6 x 6 corbels @ gable ends

Cultured stone veneer

Stucco trim @ stucco finish

Wood corbels

**ALORA**  
**at TALEGA**  
 william lyon homes

planTWOalt



woodleyarchitecturalgroup, inc

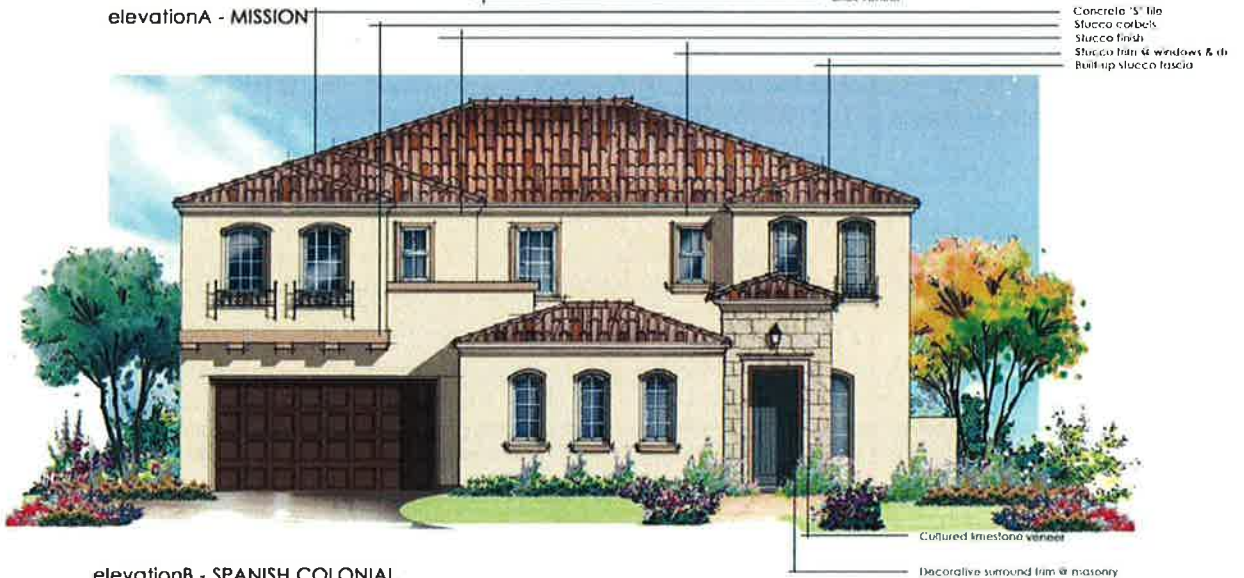
10000 - 731 southpark dr. suite 10100, irvine, ca 92618 / 949 453 7200 / 949 453 2022 (fax)  
 10000 - 2943 burnham rd. suite A / irvine, ca 92618 / 949 533 8819 / 949 533 8909

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 page22



elevationA - MISSION



elevationB - SPANISH COLONIAL



elevationC - CALIFORNIA RANCH

# Alora at Talega

william lyon homes

planTHREE

woodleyarchitecturalgroup,inc

10000 W. 137th Street, Suite A / Overland Park, KS 66209 / 316.883.2922 / 316.883.2923  
 10000 W. 137th Street, Suite A / Overland Park, KS 66209 / 316.883.2922 / 316.883.2923

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**MINUTES OF THE REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
September 4, 2013 @ 7:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA 92672**

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**3. ROLL CALL**

Commissioners Present: Wayne Eggleston, Jim Ruehlin and Kathleen Ward; Chair pro tem Barton Crandell, Vice Chair Donald Brown and Chair Julia Darden

Commissioners Absent: Michael Kaupp

Staff Present: Jim Pechous, City Planner  
Christopher Wright, Associate Planner  
Clifford Jones, Associate Planner  
Adam Atamian, Assistant Planner  
Ajit Thind, Assistant City Attorney  
Mary Colletti, Recording Secretary

**8. PUBLIC HEARING**

**B. Site Plan Permit 13-080 – Alora Architecture and Model Homes  
(Wright) (continued from 08-21-13)**

A request to consider revised architecture and a model home complex for 36 vacant lots in Tract 16795 “Alora.” The properties are located within the Low Density Residential area (TSP-RL) of the Talega Specific Plan. Specifically, the subject properties are located at 11-17 Calle Estilo Nuevo (Lots 23-26), 20-30 and 23-33 Via Lampara (Lots 7-18), 11-22 Calle Loyola (Lots 40-49), and 12-30 Via Paulina (Lots 30-39).

Christopher Wright, Associate Planner, presented a Phasing Plan, the proposed architecture elevations, and summarized the meeting the applicant arranged with the neighborhood on August 29, 2013 to discuss the proposed architecture. Associate Planner Wright said the impression he got from that meeting was that residents are concerned that the proposed architecture is too dissimilar to that of homes on Via Lampara and Calle Estilo Nuevo. In particular, the residents are especially opposed to the California Ranch elevations. Mr. Wright asked residents at the meeting if they had concerns with Phase 1 and Phase 4 (where there are currently no homes built) and the proposed model home complex on Via

Paulina. After asking several times, Mr. Wright said residents did not express any objections to or concerns with Phase 1 and Phase 4 moving forward as proposed. Based on this information, Mr. Wright drafted a revised resolution that he provided to the Commission prior to the public hearing. He recommended the Commission consider approving Phase 1 and Phase 4 with that resolution. He recommended for Phases 2 and 3 to be tabled so the applicant can continue to work with the neighborhood residents and consider design changes.

Rick Puffer, applicant/Project Manager for William Lyon Homes, thanked staff for their presentation and feedback based on comments at the neighborhood meeting. Mr. Puffer stated he provided the Commission with a letter from Talega Associates LLC that states the proposed architecture was reviewed and found to be consistent with design standards outlined within the Talega Specific Plan. Mr. Puffer said the CC&Rs and bylaws state that guest builders are to submit architectural plans to the "declarant" for review and approval. Mr. Puffer stated that Talega Associates LLC is the declarant and that the letter confirms William Lyon Homes has gone through that process. Mr. Puffer noted there was open dialogue at the neighborhood meeting and he heard several concerns. Based on that feedback, Mr. Puffer mentioned William Lyon Homes is open to proposing a fourth elevation for Phase 2 and Phase 3 to respond to the neighborhood's concerns regarding the current plans.

Commissioner Ward asked for clarification on the fourth elevations, mentioning she was not clear how that would work with three model homes.

Mr. Puffer said there are currently three elevations: Mission, Spanish Colonial, and California Ranch. Each of those elevations are spoken of in the Talega Specific Plan. They would introduce a new elevation type, a fourth architectural style, on Calle Estillo Nuevo and Via Lampara to provide additional variation.

Commissioner Ward noticed there was a lack of lighting on the proposed elevation compared to the existing houses in the neighborhood. Commissioner Ward stated the proposed plans have one light where the existing houses have noticeably more lighting.

Rick Puffer, Project Manager for William Lyon Homes responded that there are lights on the garage fronts and above the front entries, but some lights would be within courtyards.

Commissioner Ward said those lights are not shown on the plans.

Mr. Puffer stated they are not on the rendering the Commission has but are on the building plans. Mr. Puffer said the lighting is something he can address.

Commissioner Eggleston asked if the applicant proposes to include turrets and courtyards on the plans for Phase 2 and Phase 3.

Mr. Puffer said it seems to be the prevailing opinion that the plans are missing turrets. He said the intent is to actively work with the neighborhood to create plans. The plans currently included courtyards.

Commissioner Eggleston emphasized that the proposed plans need to be consistent with the architectural quality, finishing, materials, and styles with existing homes. Commissioner Eggleston stated that while the proposed plans may be consistent with the Talega standards, the proposed plans are not consistent with the standards of the street and need to be consistent. He asked if the color of the roofs would be consistent with the existing houses.

Rick Puffer, Project Manager for William Lyon Homes, responded that he is taking the resident's comments into serious consideration, and realized the importance of Commissioner Eggleston's concerns. In regard to the tile roofs, he said that the manufacturer does change shades every few years, but the roofing materials used will be similar in shade, and William Lyon Homes would be sure to use high-priced, quality materials like the existing homes.

Chair Darden opened the public hearing.

Victoria Graves, resident, and Century 21 OMA realtor, was shocked at hearing with the proposed elevation changes for "half of Lampara", and said that the real estate community in general were not aware of the proposed changes going forward. She said this is a concern. Usually, she said, San Clemente Talega home tracts are consistent. She said realtors use comparables and new homes have to stay consistent with the existing homes on a given tract.

Adriana Lovinescu, resident (Alora), had attended an HOA/William Lyon Homes meeting, and looked online for information. She said residents were not given enough information in the staff report to adequately evaluate tonight's proposal. At the neighborhood meeting, there were three color renderings of the plans but no building heights, colors, massing information, or materials were presented. There were no side-by-side comparisons. She noted that the proposed elevations also are not given at tonight's meeting. She believes the proposed homes have little similarity to the existing homes, not just of Alora, but of the rest of Talega. She

discussed facade and side yard setbacks, and the highly articulated and distinct designs of existing homes in Alora, which she feels the new proposal does not include. There are a series of one story or one story and one half building elements, second story offsets, and interior courtyard spaces to break up the building mass from the side yards and from the street. In comparison, the proposed buildings are a block with very little articulation on side and front elevations. She believes the development as proposed tonight will have a negative impact, and she is against proceeding further until more comparisons and information are forthcoming for the entire project. She passed a color booklet of the existing homes in Alora to the Planning Commission to view.

Mario Pschaidt, resident, agrees with resident Lovinescu that the proposed model homes will not blend in with existing homes, and agrees with Commissioner Eggleston, that the architecture and quality of new homes must blend in with existing homes. He would like the project to undergo more review. He is most concerned with Phases 2 and 3 because there are existing houses on those streets, but also has concerns for the overall phases. He said Talega is a tract home community that must maintain a consistent look.

Clifton Sykes (goes by Trey Sykes), resident, is concerned that new homes be uniform with existing homes, so there will not appear to be an "old Alora" and a "new Alora". He wants to point out a few facts. At the last meeting, there were 40% of homes represented. Tonight, over 60% of the homes are represented. He feels the process has been unstructured and flawed for several reasons. The builder mentions they have a letter from Standard Pacific, who apparently has some authority to approve the project by the CC&Rs. Although, the letter does not say the plans are approved, but says the proposed plans are consistent with standards. More importantly, the letter says the CC&Rs state houses cannot be larger than 4,515 square feet, but the proposed houses are larger than that so it isn't clear whether Standard Pacific saw the correct plans. This is the first flaw. The second flaw is that the design review board has not seen the plans and is surprised they haven't. The design review board wants to review it. The third flaw is the plans that were provided with the staff report two weeks ago were incorrect. The plans are different than those that are provided tonight. The fourth flaw is that the neighbors have to get sign off from neighbors and go through a tough process, and William Lyon should have to go through the same process. Lastly, Mr. Sykes says that a new fourth elevation is being discussed, but we have not heard anything about the elimination of the elevations that are currently proposed. Mr. Sykes is concerned that the proposed elevations for new homes in Phases 2 and 3 won't conform to the elevations of existing homes; he is a resident of Phase 2. He is also concerned with the other phases because it isn't clear

what incentive the developer will have to make design changes for Phase 2 and Phase 3, if Phase 1 and Phase 4 move forward.

David Hurwitz, resident, reiterated that the Standard Pacific report does not state the plans are approved, and that one of the proposed floor plans is 4,639 square feet, although the Standard Pacific letter states that none can be over 4,515 square feet. Of major concern was that tonight's proposal had not been put through the Talega community's design review process. He said the Talega design review specifications are 80 pages long, and that this project should go through the entire Talega design review process before returning to the Planning Commission. He added that sufficient noticing to some residents, required when in the Talega design review process, had not been given in this case.

Chair Darden closed the public hearing.

Chair Darden said it appears we do not have a "win-win" situation that the applicant thought was in place.

City Planner Pechous stated that staff always recommends that an applicant proceed through the Homeowners Association (HOA) process prior to submitting their application. However, it is not a legal requirement for the HOA to approve the plans before they go through the City process, given CC&Rs are a private, not a civic issue. The City does not monitor CC&R rules and regulations and whether they are met. It is not the City's role. That said, currently the City requires proof of HOA approval before building permits can be issued. He said the City enforces City rules and findings, not CC&Rs. He is sympathetic with the neighbors' concerns, and quoted some findings required on the Site Plan Permit, that illustrate the need for the project to be compatible with the neighborhood. Based on these findings, the City can require the applicant to work on the plans to make sure they fit the neighborhood, but they cannot require HOA approval of the plans in order for the City to consider the project. He said again we suggest that the applicant go through the HOA, but it is the responsibility of the developer to coordinate with the HOA.

Rick Puffer, applicant/Project Manager for William Lyon Homes stated that he reviewed the CC&Rs with Kathy at Merit, the management company for the HOA. He said that Section 17.4 of the CC&Rs discusses how the declarant must approve plans for a guest builder, which they are, and Talega Associates LLC is the declarant. He noted that they have a letter from them that says the plans are consistent with the Specific Plan. Mr. Puffer said the square footage of 4,630 square feet was a typo, and that no proposed homes are going to be over 4,500 square feet.



Chair Darden asked for discussion on whether this project meets findings for the Site Plan Permit.

Commissioner Ruehlin thinks that sometimes less lighting enhances the natural beauty of a neighborhood. Commissioner Ward likes more lights around the garage for safety, and she favors lighting similar to those in existing homes in said community. Commissioner Eggleston sees a "huge disconnect" between the current community and the development proposed tonight, as evidenced by the residents' comments. Commissioner Crandell favors more subtle transitions in design from existing homes to new homes (in regard to Phases 2 and 3). Commissioner Brown agrees with the resolution in regard to Phases 1 and 4, but thinks Phases 2 and 3 should go through Talega design review.

Chair Darden and the Planning Commissioners agreed to focus discussion on Phases 1 and 4, and continue discussion for Phases 2 and 3 to a later date, to ensure that Phases 2 and 3 meet all required findings as presented in the resolution. They would like more interplay between the applicant and the Talega design review/HOA, or, per Chair Darden, directly between the applicant and the residents, who clearly showed their disapproval tonight. She would also like Phases 2 and 3 to go before City of San Clemente's Design Review Subcommittee.

Commissioner Eggleston was concerned that certain neighborhoods from Phases 1 and 4 were not represented by residents tonight. Associate Planner Wright discussed noticing, per Chair Darden's question and showed a map detailing that residents within 300 feet of each and every property were notified, including properties beyond the Phase 1 and Phase 4 areas. Commissioner Ruehlin was concerned that all proposed elevations were not represented on the City's website, and Associate Planner Wright said that is common practice not to post proposed architectural plans on the website, due to copyright law (confirmed by Attorney Ajit Thind). He said the website indicates that items such as those elevations are under separate cover, available to the public if they contact the City and come in and view the plans. Associate Planner Wright said he received only one query from the public regarding the proposed plans under separate cover, and he responded, but heard nothing further.

**IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY COMMISSIONER BROWN, AND CARRIED (4-2), WITH CHAIR DARDEN AND COMMISSIONER WARD OPPOSED, TO ADOPT RESOLUTION NO. PC-13-031, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, APPROVING SITE PLAN PERMIT 13-080, A REQUEST TO CONSIDER REVISED ARCHITECTURE AND A MODEL HOME COMPLEX FOR 20 VACANT LOTS IN TRACT 16795**

“ALORA”, LOCATED ON STREETS CALLE LOYOLA AND VIA PAULINA, and made a recommendation that:

Phase 2 and Phase 3 be brought back to the Planning Commission for further review. Additionally, the Planning Commission recommends that staff and the applicant revise plans for Phase 2 and Phase 3 for better design consistency with the existing tracts, recommends that staff work with the applicant and public to get input for the plans to be revised to be more consistent with existing architecture. Also, the Commission directs staff to have the Phase 2 and Phase 3 plans reviewed by the Design Review Subcommittee and to notify Alora residents of that meeting so they can participate in those discussions, prior to the future Planning Commission hearing for this agenda item. The Commission stressed that the resolution includes a change from 36 vacant lots to 20 vacant lots.

*These minutes were amended and approved at the Planning Commission meeting of 09-18-13.*

**MINUTES OF THE ADJOURNED REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
August 21, 2013 @ 6:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA 92672**

---

**3. ROLL CALL**

Commissioners Present: Wayne Eggleston, Michael Kaupp, Jim Ruehlin and Kathleen Ward; Chair pro tem Barton Crandell, Vice Chair Donald Brown and Chair Julia Darden

Commissioners Absent: None

Staff Present: Jim Pechous, City Planner  
Sean Nicholas, Associate Planner  
Christopher Wright, Associate Planner  
Erin Murphey, Planning Intern  
Evan Jedynak, Planning Intern  
Zachary Ponsen, Senior Civil Engineer  
Ajit Thind, Assistant City Attorney  
Eileen White, Recording Secretary

## 8. PUBLIC HEARING

### B. Site Plan Permit 13-080 – Alora Architecture and Model Homes (Wright)

A request to consider revised architecture and a model home complex for 36 vacant lots in Tract 16795 “Alora.” The properties are located within the Low Density Residential area (TSP-RL) of the Talega Specific Plan. Specifically, the subject properties are located at 11-17 Calle Estilo Nuevo (Lots 23-26), 20-30 and 23-33 Via Lampara (Lots 7-18), 11-22 Calle Loyola (Lots 40-49), and 12-30 Via Paulina (Lots 30-39).

Christopher Wright, Associate Planner, narrated a PowerPoint presentation entitled, “Alora Architecture and Model Home Complex, Site Plan Permit 13-080.” Staff recommended approval of the request as conditioned.

In response to questions, Mr. Wright advised that the applicant met several times with Development Management Team (DMT) because of plan changes and timing issues; confirmed that the applicant requests approval of revised architecture for the vacant lots; noted staff will confirm that no lots exceed 50% coverage during plan check review; advised all residents within 300 feet of the subject site were notified of tonight’s meeting and indicated on the site plan where public hearing notices were posted. He advised that notification for Design Review Subcommittee meetings is done at City Hall only and not mailed to property owners.

Rick Puffer, Project Manager for William Lyon Homes, noted the property is owned by Rezmark Development; advised the architecture for this project is compliant with the Talega Specific Plan regulations; thanked staff for all their assistance with the project.

Chair Darden opened the public hearing.

David Hurwitz, resident, lives in one of the 10 homes currently constructed in the existing Alora project. This is the first time he’s heard about a change in architecture for the rest of the tract, and the first time he’s seen the sample architecture. He is concerned about the new homes being complementary with the existing homes, especially as there will be a mix of the old and new styles on his street. He was surprised to find out none of the existing residents were contacted about the new home styles, and requested the Commission consider allowing existing residents time to review and comment on the new styles before the Commission takes action.

Laurie King, resident, agreed with the comments expressed by Mr. Hurwitz, and agreed the new homes should look similar to existing homes for the benefit of all.

Mario Pschaidt, resident, agreed with comments previously expressed; requested information on project phasing.

Clifton Sykos, resident, agreed with comments previously expressed.

Chair Darden closed the public hearing.

Rick Puffer, applicant and Project Manager for William Lyon Homes, noted this plan has been in process for the past 14 months. Typically, William Lyon Homes goes through their own outreach process to ensure existing residents are informed of potential revisions, and he was unaware until tonight that this process was not followed. He noted the new styles/designs were an improvement/upgrade over the existing homes including larger floorplans, material upgrades, and refined design; advised the building will be accomplished in four phases with an additional model home phase; estimated the tract would be built out in 14 to 18 months; commented that he is confident that the new home styles are an improvement over the existing styles. He noted time is of the essence when dealing with the real estate market; requested to continue grading activity on the model home lots in the event the project is continued; noted the new home design is compliant with the tract CC&R's and Talega Specific Plan. Mr. Puffer thanked staff for their work on the project.

Jim Pechous, City Planner, advised that he has not experienced concerns in the past from homeowners when revisions were proposed that increase the quality of homes. In the past, there have been homeowner concerns when a downgrade in home size/quality of design and/or materials was proposed. He noted that all homes in the Talega development can be replaced or remodeled at will as long as they are in compliance with Talega Specific Plan Design Guidelines; the City does not required to match existing models, however, the individual HOA may.

Chair Darden suggested the Commissioners consider a two-week continuance to give the applicant time to meet with the neighbors and make sure they fully understand and are comfortable with the proposed changes before moving forward.

Commissioner Brown agreed with Chair Darden that our neighbors and fellow citizens deserve time to look at the proposed development.

Commissioners agreed a two-week continuance would allow the existing homeowners time to review and provide comment on the new style; commented that a continuance is in the best interests of all concerned.

IT WAS MOVED BY COMMISSIONER KAUPP, SECONDED BY COMMISSIONER RUEHLIN, AND UNANIMOUSLY CARRIED TO CONTINUE SITE PLAN PERMIT 13-080 – ALORA ARCHITECTURE AND MODEL HOMES, TO THE MEETING OF SEPTEMBER 4, 2013.

**[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]**

*These minutes were amended and approved at the Planning Commission meeting of 09-04-13.*

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
NOVEMBER 27, 2013**

*These minutes will be considered for approval at the DRSC meeting of December 11, 2013.*

Subcommittee Members Present: Michael Kaupp and Julia Darden

Staff Present: Cliff Jones and Christopher Wright

**1. MINUTES**

Minutes approved with changes: November 13, 2013

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

**A. Site Plan Permit 13-080, Revised Architecture for Alora Phases 2 and 3 (Wright)**

A request to consider revised architecture for 16 vacant lots in Tract 16795 "Alora." The properties are located within the Low Density Residential area (TSP-RL) of the Talega Specific Plan at 11-17 Calle Estilo Nuevo (Lots 23-26), and 20-30 and 23-33 Via Lampara (Lots 7-18).

Associate Planner Christopher Wright summarized the report.

The Subcommittee commended the applicant and residents for their efforts to come to an agreement on designs that address the residents' concerns, that is in character with the neighborhood, and that meets the applicant's goals. Also, the Subcommittee thanked staff for helping the residents and applicant to work together so they could effectively resolve differences.

David Hurwitz, Alora resident, thanked Mr. Wright for listening to the residents' concerns and goals, providing useful information, and for his coordination with the applicant that helped to resolve differences.

The Subcommittee supported the project and forwarded the item to the Planning Commission.

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
JULY 10, 2013**

*These minutes were approved at the DRSC meeting of July 24, 2013.*

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

Staff Present: Jim Pechous, Cliff Jones, Chris Wright and Sean Nicholas

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

**A. Site Plan Permit 13-080, Alora Subdivision Architecture (Wright)**

A request to consider proposed architecture for the “Alora” subdivision in the Talega Specific Plan. The project involves the development of 36 single-family dwellings within a previously approved subdivision Tract 16793.

Associate Planner Christopher Wright presented the staff report. Mr. Wright mentioned the Talega Specific Plan has design guidelines that are encouraged, but projects are not required to follow them. Projects may have their own style and vary from guidelines, provided that projects complement Talega, enhance variety, and are compatible with neighborhoods. Mr. Wright stated staff supports the proposed architecture because it of the same or higher quality than the existing houses in the tract, but recommended some changes (listed in Table 5 of staff report) to improve the architecture further. Staff summarized their recommendations.

The Subcommittee thanked staff for their in-depth analysis and design recommendations, but stated their main focus on this item to ensure the proposed architecture is of the same or higher quality than the houses constructed in the tract. The proposed architecture should be in character with the neighborhood, but it is good to have a variety of materials and design so houses do not look the same.

The applicant, Rick Puffer of William Lyon Homes (WLH), noted a lot of time and care was put into considering how the proposed architecture would complement existing houses and be “high quality.” Mr. Puffer stated WLH is looking to construct product that is desirable to range of customers who are willing to pay more for a house but expect the materials and design to clearly reflect it is “high end.” Mr. Puffer stated WLH wanted to minimize the amount of floor plans so it is easy for customers to shop for their house.

The Subcommittee, staff, and applicant, Mr. Rick Puffer of William Lyon Homes (WLH), discussed the various recommendations in the staff report.

The Subcommittee unanimously agreed the proposed architecture is of the same or higher quality than the previously approved product. As a result, the Subcommittee stated that it was not necessary to make the design changes staff recommended in the staff report (Table 5), but agreed they are good ideas for the applicant to consider. The Subcommittee agreed with staff recommendation No. 7. to add a condition of approval that prevents the same type of architecture from being used on adjacent lots and limits the use of one style to less than 40% of homes on a block. Overall, the Subcommittee supported the architecture, but recommended for the applicant to consider making minor changes that would add interest to the sides of buildings and that distinguish the three "California Ranch" models more. Their recommendations are summarized below:

1. Subcommittee Member Crandell had a concern with the transition of materials where a building's front elevation meets side elevations. In particular, Subcommittee Member Crandell pointed to an elevation that showed stone would be applied to the side elevation about four to five feet back from the front elevation and then transition to stucco abruptly. Subcommittee Member Crandell stated the returns should be larger and material transitions should be more refined.
2. Subcommittee Member Kaupp suggested for the applicant to consider ideas to make side elevations interesting with offsets, material changes, openings, or other design features.
3. Subcommittee Member Crandell recommended for the materials and detailing on the "California Ranch" styled buildings to be more varied, especially on the front elevations. For example, Subcommittee Member Crandell specifically pointed out the "banding" of board and batten details is on the front and side elevations of all three models and there should be more variation there.

The applicant thanked the Subcommittee for their recommendations and stated they would consider them.

The Subcommittee forwarded the item to the Planning Commission.





# William Lyon Homes, Inc.

## AGREEMENT REGARDING THE BUILDOUT OF THE REMAINING 39 LOTS IN ALORA OF TALEGA

September 27, 2013

This document will serve to memorialize the agreement made between William Lyon Homes, Inc. (Hereinafter referred to as 'LYON') and the original Alora Neighbors, now living on Via Lampara and Calle Estillo Nuevo (Hereinafter referred to as 'ALORA NEIGHBORS'). The San Clemente Planning Commission approved the project at its meeting on September 4, 2013. In response, ALORA NEIGHBORS filed an appeal of this decision of the Planning Commission. In exchange for the following terms agreed to by LYON, ALORA NEIGHBORS agrees to withdraw its appeal and allow the project to move ahead.

The project as proposed by LYON will include Four (4) Phases of building. Per the approval of the San Clemente Planning Commission granted to LYON on September 4, 2013, and now with the agreement of both LYON and ALORA NEIGHBORS, the homes to be built in Phases 1 and 4 will be **different elevation styles** than the homes to be built in Phases 2 and 3.

It is understood by LYON and ALORA NEIGHBORS that the architectural features for Phases 1 and 4 (NOT Phases 2 and 3) include the following items on each of the elevation styles:

- Mission - The use of tiered vertical architectural structures, rafter tails, heavy timbers, wood corbels, decorative tile, awnings, and arched entries.
- Spanish Colonial – Incorporates the use thickened walls, recessed windows with arches, wrought iron, barrel s-tile, and varying architectural masses
- California Ranch – The use of natural stone materials, window sill and header treatments, windows with upper panel mullions, siding and rafter tails demonstrating a high level of carpentry finish.

**It is further understood by LYON and ALORA NEIGHBORS that all development on Via Lampara & Calle Estillo Nuevo (Phases 2 and 3, a total of 16 new homes) will consist of only two elevation styles that will be different from those in Phases 1 and 4 as outlined above. The architectural features of the homes to be built on Via Lampara and Calle Estillo Nuevo will include the following (These items are demonstrated in the 9/21/13 elevations by Woodley, incorporated into this agreement as EXHIBITS A, B and C):**

- Exterior Elevation Colors – The exterior elevation body colors on the existing thirteen homes will be incorporated into the new home designs. The colors include specifying similar color roof tiles in terms of both shape and color.
- The California Ranch elevation will not be plotted on the streets Via Lampara and Calle Estillo Nuevo. Additionally, a new Tuscan elevation that will more closely coincide with the existing architecture on Via Lampara and Calle Estillo

WLH  Homeowners   
**4695 MacArthur Court, 8<sup>th</sup> Floor, Newport Beach CA 92660**



# William Lyon Homes, Inc.

Nuevo. This will provide two elevation types on three floorplans, consistent with the original Alora community offering.

- The Spanish Colonial elevation will be revised to provide the "Tuscan" elevation. Use of the hip roof forms with barrel tile and increasing the stone massing will more closely match the existing elevations. The stone specification will be changed to a rural hillstone cut. The stucco palette will be in rich earthy tones, similar to the existing elevations. Arched windows will be revised to have flat soffits with wood grain textured headers and shutter styles to be simplified panels with wrought iron accessories.
- The use of brick veneer will be removed from the Mission elevations, with the remaining brick to be featured accenting the entry portico similar to existing the Alora homes
- A site map reflecting the elevation styles to be built on each of the 16 lots in Phases 2 & 3 is attached as EXHIBIT D

Furthermore, in addition to the architectural changes discussed above, LYON also agrees to the following:

- Mature street trees of the same species will be installed on Via Lampara and Calle Estillo Nuevo prior to completing Phases 2 and 3. These trees will be installed in 36" box sizes, which is the largest size the parkway will accommodate at time of installation.
- LYON agrees to coordinate and pay for power washing of the 13 original Alora homes when construction of the new homes is complete. This will be done by a payment of \$1,200 to each of the original 13 homeowners. This payment represents the fulfillment of this request for power washing the homes of the original 13 Alora homes and shall be done prior to being issued the final certificate of occupancy on Via Lampara and Calle Estillo Nuevo. William Lyon further agrees to pay all legal fees to enforce this item if it fails to do so and enforcement becomes necessary.
- LYON and ALORA NEIGHBORS hereby agree to approach the San Clemente Planning Commission Design Review Subcommittee together, with unified support for this agreement, and ask that they approve it in its entirety as part of the conditions for the project to move forward. LYON and ALORA NEIGHBORS also agree to do the same when the project goes for approval to the San Clemente Planning Commission itself. All parties further understand that the Alora neighbors are agreeing to this agreement in exchange for waiving the right to appeal the Planning Commission decision of September 4, 2013.
- LYON and the signers below hereby represent and warrant that the following signers are duly authorized by William Lyon Homes, Inc. to enter into this agreement.

Rick Puffer, Senior Project Manager  
William Lyon Homes, Inc.

David Hurwitz, Neighborhood Representative  
16 Via Lampara, San Clemente, CA 92673

Signed: [Signature]  
Date: 9/27/13

Signed: [Signature]  
Date: 9-28-13

WLH [Signature] Homeowners [Signatures]  
**4695 MacArthur Court, 8<sup>th</sup> Floor, Newport Beach CA 92660** 2



# William Lyon Homes, Inc.

Jon Robertson, Division Manager  
William Lyon Homes, Inc.

Gary King  
19 Calle Estillo Nuevo, San Clemente, CA 92673

Signed: [Signature]  
Date: 9-27-13

Signed: Gary: [Signature]  
Date: 10-2-13

Matthew / Michelle Redden  
21 Calle Estillo Nuevo, San Clemente, CA 92673

Mario Pschaidt  
23 Calle Estillo Nuevo, San Clemente, CA 92673

Signed: [Signature]  
Date: 9/29/13

Signed: [Signature]  
Date: 10/1/13

Clifton / Melissa Sykes  
18 Via Lampara, San Clemente, CA 92673

Robert Dilorinzo  
12 Via Lampara, San Clemente, CA 92673

Signed: [Signature]  
Date: 9-28-13

Signed: [Signature]  
Date: 9-29-13

Bernard Kwok-Keung Fung  
11 Via Lampara, San Clemente, CA 92673

Wendy Olayvar  
13 Via Lampara, San Clemente, CA 92673

Signed: [Signature]  
Date: 9/28/13

Signed: [Signature]  
Date: 9/29/13

John / Tiffany O'Brien  
15 Via Lampara, San Clemente, CA 92673

Adrian Alexandrescu  
17 Via Lampara, San Clemente, CA 92673

Signed: [Signature]  
Date: 9-29-13

Signed: [Signature]  
Date: 09-28-13

Richard Lueders  
19 Via Lampara, San Clemente, CA 92673

Cedric Coche  
21 Via Lampara, San Clemente, CA 92673

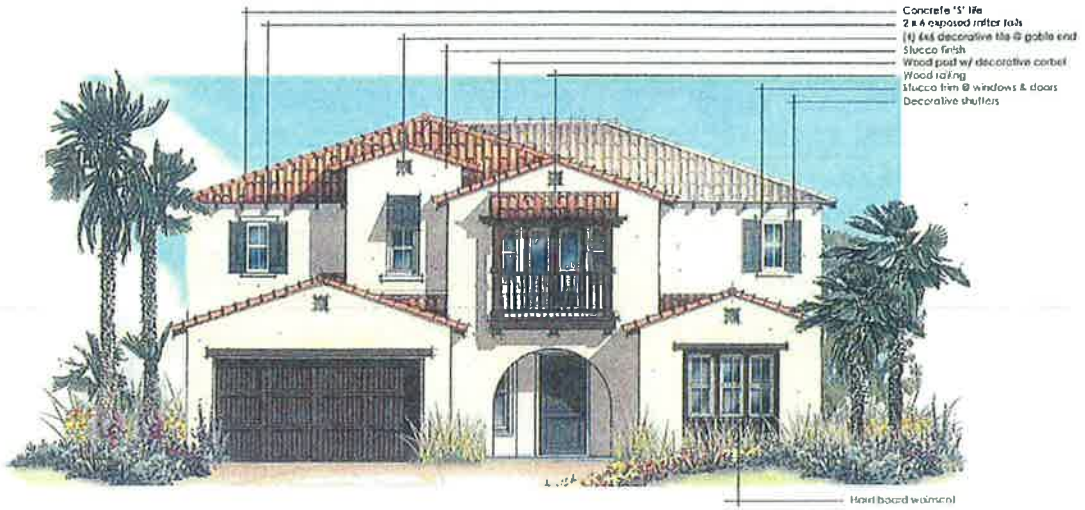
Signed: [Signature]  
Date: 10/6/13

Signed: [Signature]  
Date: 9-29-13

Kurt Karcher  
14 Via Lampara, San Clemente CA 92673  
date 9-28-13

WLH [Signature] Homeowners [Signature]  
4695 MacArthur Court, 8th Floor, Newport Beach CA 92660

EXHIBIT A



elevationA - mission

1/4" = 1'-0"



elevationB - tuscan

1/4" = 1'-0"

*Handwritten signature in blue ink, likely reading 'ALORA at TALEGA'.*

**ALORA at TALEGA**

building phases: 2 & 3

william lyon homes

san clemente, ca.

planONE

**woodleyarchitecturalgroup, inc**  
 20000 rd 1137 e hopping lake, suite 120 / highland ranch, colorado / 303 683 7301 / 303 683 222 (fax)  
 72020 arroyo 2943 palmira st. suite A / san joe, ca. 92078 / 949 533 9119 / 949 533 9498

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 these drawings are intended for permit development on a preliminary basis only and are not to be used for any other purpose, such as floor planing or floor projecting.

EXHIBIT B



elevationA - mission

1/4" = 1'-0"



elevationB - tuscan

1/4" = 1'-0"

*Handwritten signatures and initials: DW, CS, KK, BE, SW, [unclear], [unclear], [unclear], [unclear], [unclear], [unclear], [unclear]*

**ALORA at TALEGA**

**building phases: 2 & 3**

william lyon homes  
san clemente, ca.

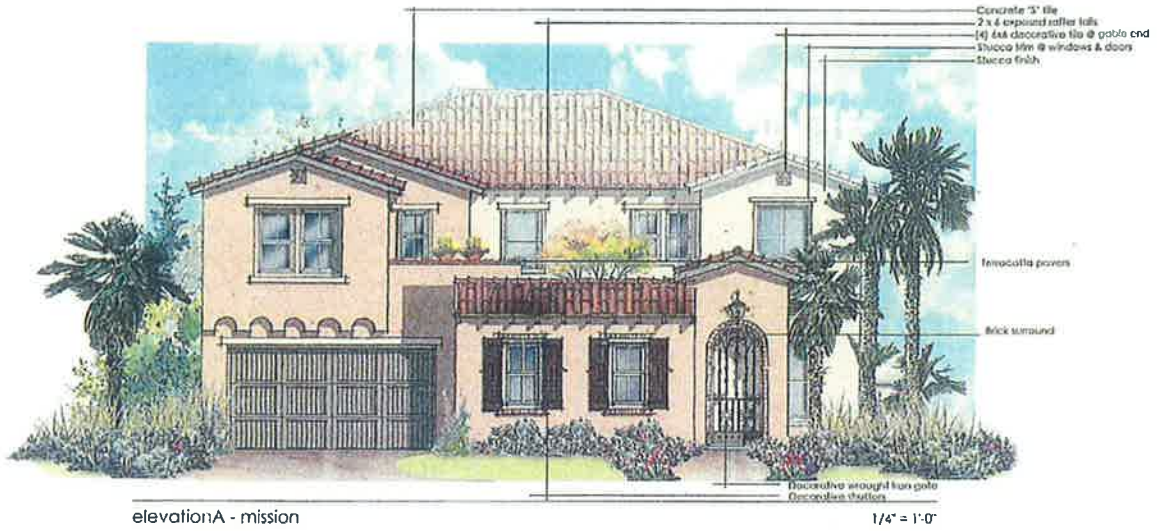
planTWO

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 20000000 2743 P. Alton Rd, Suite A / Jolla, CA 92037 / 415.333.9119 / 415.333.9108

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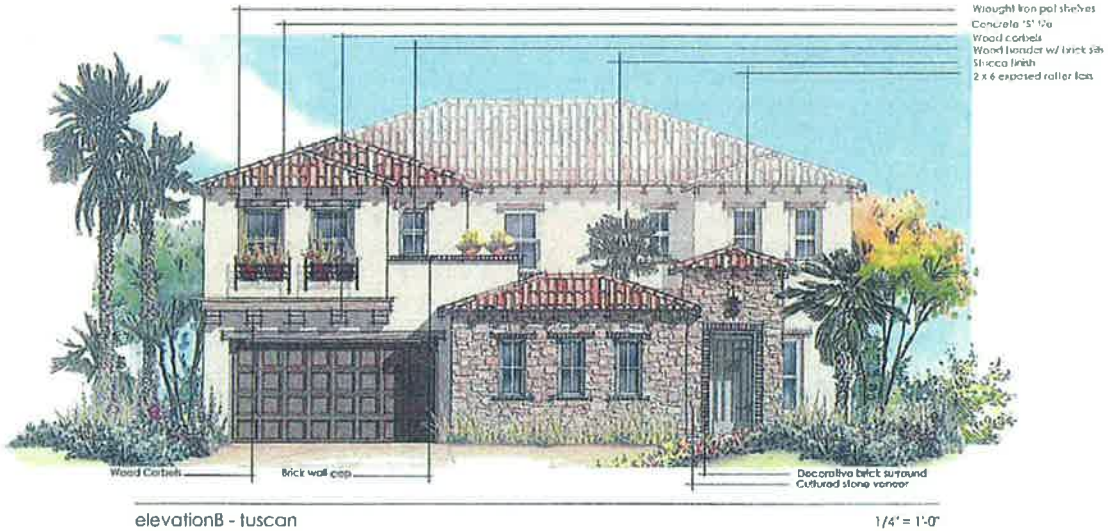
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EXHIBIT C



elevationA - mission

1/4" = 1'-0"



elevationB - tuscan

1/4" = 1'-0"

*Handwritten notes in blue ink:*  
 WOODLEY ARCHITECTURAL GROUP  
 WAG

planTHREE

**ALORA at TALEGA**

building phases: 2 & 3

william lyon homes

san clemente, ca.

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EXHIBIT D



Am 7-28-13 on the way to the site