



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: September 4, 2013

PLANNER: Christopher Wright, Associate Planner *cpw*

SUBJECT: Site Plan Permit 13-080, Alora Architecture and Model Home Complex, a request to consider revised architecture and a model home complex for 36 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 this title (or the specific plan as appropriate), 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

On August 21, 2013, the Planning Commission considered this item and continued it until this meeting in response to public comments. Several residents in the Alora tract requested the item be continued so they could have more time to review the project and meet with the developer to discuss concerns with the proposed architecture. See Attachment 5 for meeting minutes. The applicant is scheduled to meet with neighborhood residents on August 29, 2013. This report was distributed before the

neighborhood meeting so a summary of the meeting is not provided in this report. Staff's presentation will include a summary of the neighborhood meeting.

This item is a request to allow: 1) a model home sales complex and 2) to revise previously approved architecture and site plan designs for 36 single-family dwellings in Tract 16795 "Alora." Tract 16795 is a part of Planning Area 4D-1 in Talega Village 4. The area is located within the Low Density Residential zone of the Talega Specific Plan (TSP). See Attachment 2 for a vicinity map.

In 2003, the City Council approved a Tentative Tract Map and Site Plan Permit, allowing the land subdivision, site plan, and architecture for Talega Village 4. In 2006, the City Council approved revised architecture for 49 houses in Talega Village 4, known as Planning Area 4D-1. Refer to Attachment 3 for elevations of the previously approved architecture. William Lyon Homes constructed 13 of the 49 houses. Photographs of the houses are provided as Attachment 4. Building permits were not issued for the remaining 36 lots (the "subject residences"). Site Plan Permit 13-080 is required because the builder wants to revise the previously approved building materials, floor plans, and designs to address customer demand and market trends. Table 1 summarizes the floor plans that were previously approved:

Table 1 – Summary of Previously Approved Architecture

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

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 for the August 21, 2013 Planning Commission meeting. The Planning Commission continued the agenda item to this meeting. Public notices were posted at City Hall for the continuance as required. Staff did not receive additional comments on this project to-date.

PROJECT DESCRIPTION

Architecture

Three two-story floor plans are proposed and three styles of architecture. The lot lines, grading, landscape concept and other improvements would not change from the 2006 approval. The applicant identifies the proposed architecture styles as: 1) Mission, 2) Spanish Colonial Revival, and 3) California Ranch. Refer to Attachment 2 for a phasing plan and "tentative" plan for architecture styles. Table 2 summarizes the floor plans:

Table 2 – Comparison of Proposed Floor Plans

Floor Plan	Description	Square Feet	# of Units	% Mix
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	10	28
2X	Same as floor plan 2 except for not having a side-entry, one-car garage.	4,300	3	8
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	4,649	13	36
Total			36	100

*Tandem parking spaces are not counted as required parking spaces

Model Home Sales Complex

The model home sales complex would be constructed on lots 35-37 that are accessed from Via Lampera street. The sales complex includes three model homes with a sales office, restroom, and two off-street parking spaces on lot 35. Four foot high metal fencing would enclose the sidewalk between the model homes. Flag and monument signs would be displayed to identify the model homes and sales office. Refer to the plans (*under separate cover*) to see the site plan, signage, and an elevation of the sales office.

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
Required parking (Minimum):	90 (2.5/DU) 2 spaces per unit on site and .5 spaces per unit provided off site	Required parking (Minimum):
Setbacks (Minimum):		
Front*	15'	15' minimum
Interior side yard	5'	5' minimum
Street facing garage*	18' with roll up door	18' minimum
Side entry garage*	10'	10' minimum
Rear	15'	15' minimum
Building Height (Maximum)	35' , two stories	28'-1", two stories
Lot coverage (Maximum):	50%	33% Average

* Front setbacks are measured from back of sidewalk

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 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 for 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 36 vacant lots.
4. The model home sales complex is conditioned to ensure it is a temporary use. Condition of approval #11 requires the removal of the model home sales office, fencing, signage, parking spaces, and other sales complex improvements after certificates of occupancy are issued for phases 1-4 (see Attachment 2 for a phasing plan).

Design Review Subcommittee

On July 10, 2013, the Design Review Subcommittee (DRSC) reviewed the proposed architecture. The DRSC found the designs are consistent with Design Guidelines and are the same or higher quality than existing houses in the tract. The DRSC supported the architecture overall, but recommended minor changes to improve the quality of the designs. Table 4 summarizes the DRSC's recommendations and identifies whether the design changes have been made. DRSC meeting minutes are provided as Attachment 6.

After the DRSC meeting, staff received plans for the model home complex. The City Planner considered whether the model homes should be reviewed by the DRSC, but decided this was not necessary because the model homes architecture and site design is consistent with designs already reviewed by the DRSC and based on the way model home complexes have previously been reviewed. The Zoning Ordinance does not require DRSC review for model home complexes and identifies the Zoning Administrator as the decision making authority. In this instance, the Planning Commission is acting on a model home complex because it is being processed with the proposed architecture.

Table 4 - DRSC comments and project changes

<i>DRSC Comments</i>	<i>Project modifications</i>
Building material transitions should be more refined where a building's front elevation meets side elevations.	<i>Modified as requested.</i> Stone veneer has been changed on side elevations so it does not transition abruptly into stucco.
Make the materials and details on California Ranch styled buildings to be more varied, especially on the front elevations.	<i>Modified as requested.</i> Materials and details are more varied on the California Ranch models.
Add building offsets, material changes, openings, or other design features to vary the side elevations of California Ranch models.	<i>Modified as requested.</i> Windows and details have been added on the side elevations of California Ranch models.

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

Policies and Objectives	Consistency Finding
1.2.9 <i>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. The proposed project is consistent with the General Plan and Specific Plan.

CALIFORNIA COASTAL COMMISSION REVIEW

The subject site is not located in the coastal zone so the project is not required to comply with the California Coastal Act and be approved by the Coastal Commission.

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 13-031, 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 and Model Home Complex, subject to the attached resolution and conditions of approval.

Attachments:

1. Resolution No. PC13-031
Exhibit A - Conditions of approval
2. Vicinity Map, Phasing plan, and "tentative" plan for architecture styles
3. Previously approved architecture
4. Photographs of existing houses in Planning Area 4D-1
5. August 21, 2013 Planning Commission meeting minutes
6. July 10, 2013 DRSC meeting minutes

Under separate cover

Proposed architecture plans

Site plan

Model home complex plans

ATTACHMENT 1

RESOLUTION NO. PC 13-031

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 AND A MODEL HOME COMPLEX FOR 36 VACANT LOTS IN TRACT 16795 "ALORA"

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 and deemed complete on August 5, 2013, 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. 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); and

WHEREAS, the City's Development Management Team reviewed the proposed project on March 7, 2013; March 21, 2013; July 25, 2013; August 1, 2013; and August 8, 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 July 10, 2013, the Design Review Subcommittee held a meeting to review the application; and

WHEREAS, on August 21, 2013, the Planning Commission of the City of San Clemente held a duly noticed public hearing on the subject application, considered public comments, and continued the subject request to the September 4, 2013 Planning Commission meeting so neighborhood residents could have more time to review the project plans and meet with the applicant to discuss concerns before the Commission takes action; and

WHEREAS, on September 4, 2013, 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 36 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, and the general appearance of the proposal is in keeping with the character of the neighborhood, in that:
1. the single-family homes will not exceed 35' in height;
 2. adequate open space is provided between development areas;
 3. 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; and

4. the model home and sales complex will be converted to private residential uses per the conditions of approval shown in Exhibit A.
- 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 and sales traffic.
- F. The architectural treatment of the residential project complies with the San Clemente General Plan, the Talega Specific Plan and the San Clemente Zoning Ordinance in areas including, but not limited to, height, setback and color, etc., in that:
1. the proposed single-family residences comply with the maximum 35-foot height limit of the Low-Density Residential development standards;
 2. the residential development complies with the minimum front, side and rear yard setbacks of the Talega Specific Plan, as modified by SPA 98-05; and
 3. the proposed architecture is consistent with City's Design Guidelines and Talega Specific Plan Guidelines.
- G. The architectural treatment of the residential project complies with the architectural guidelines in the City's Design Guidelines and the Talega Design Guidelines as amended by SPA 98-05 in that:
1. single story elements are incorporated into the two story homes to reduce apparent height;
 2. entry elements, including trellises and porches are proposed for the homes;
 3. varied architectural styles are balanced with unifying elements of building materials and project landscaping; and

- 4. the revised architectural product meets or exceeds the design quality and standards of the previously approved architecture.

Section 3: The Planning Commission of the City of San Clemente hereby approves SPP 13-031, Alora Architecture and Model Home Complex, 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 September 4, 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 September 4, 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 AND MODEL HOME COMPLEX**

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 developed in conformance with the site plan, floor plans, elevations, details, and any other applicable submittals approved by the Planning Commission on September 4, 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. Architectural 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 used on side-by-side adjacent lots and an architectural style shall not be used on more than 40% (14 lots) of the 36 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. The operation of the model home sales complex shall be limited to the hours of 10 a.m. until dusk.
■■ (PIng.) _____
10. Prior to displaying signage, an application for an administrative sign permit shall be submitted to the Planning Division and be approved to the satisfaction of the City Planner or designee.
■■ (PIng.) _____
11. Prior to the issuance of certificates of occupancy for the 46th lot (of 49 total) in Tract 16795, the model home sales office, signage, fencing, parking lot, and other related model home complex improvements shall be removed and the property shall be restored to a condition that is to the satisfaction of the City Planner.
■■ (PIng.) _____

12. 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.)_____
13. 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.)_____
14. 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.)_____
15. 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.)_____
16. 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.)_____
17. 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.)_____

- 18. 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.)_____

- 19. 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.)_____

- 20. 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.)_____

- 21. 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.)_____

- 22. 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.)_____

- 23. 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.)_____

- 24. 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.)_____

25. 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.)_____
26. 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.)_____
27. 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.)_____
28. 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.)_____
29. 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.)_____
30. 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]*
 - 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.)_____
31. 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.)_____

32. 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.)_____
33. 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.
34. 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.)_____
35. 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.)_____

- 36. 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.)_____

- 37. 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.)_____

- 38. 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

PHASING PLAN

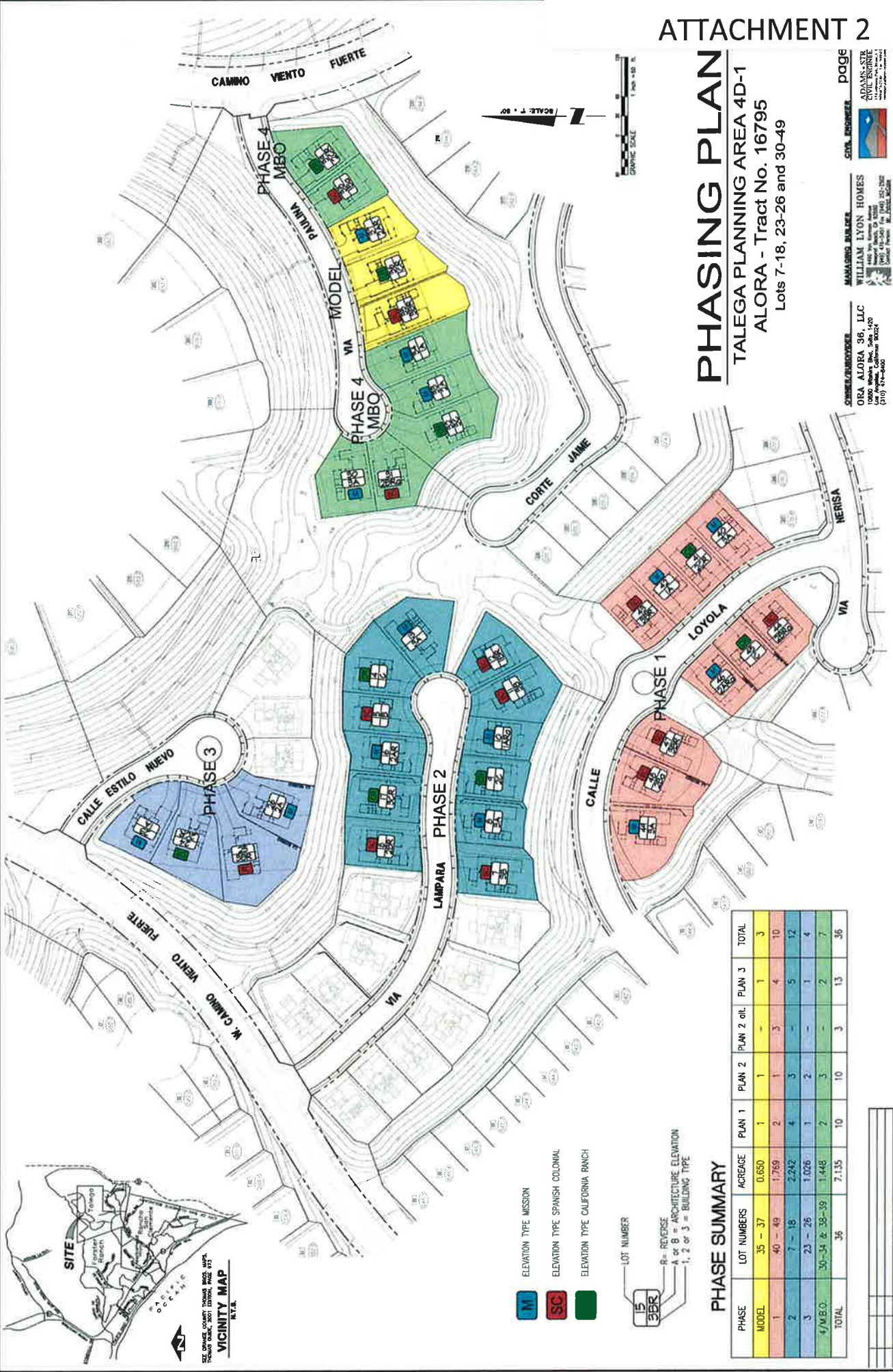
TALEGA PLANNING AREA 4D-1
 ALORA - Tract No. 16795
 Lots 7-18, 23-26 and 30-49

OWNER
 ORA ALORA 36, LLC
 10000 Wilshire Blvd., Suite 200
 Los Angeles, CA 90024
 (310) 477-8000

MANAGING ENGINEER
 WILLIAM LYON HOMES
 10000 Wilshire Blvd., Suite 200
 Los Angeles, CA 90024
 (310) 477-8000

CIVIL ENGINEER
 ADAMS & STEIN
 CIVIL ENGINEER
 10000 Wilshire Blvd., Suite 200
 Los Angeles, CA 90024
 (310) 477-8000

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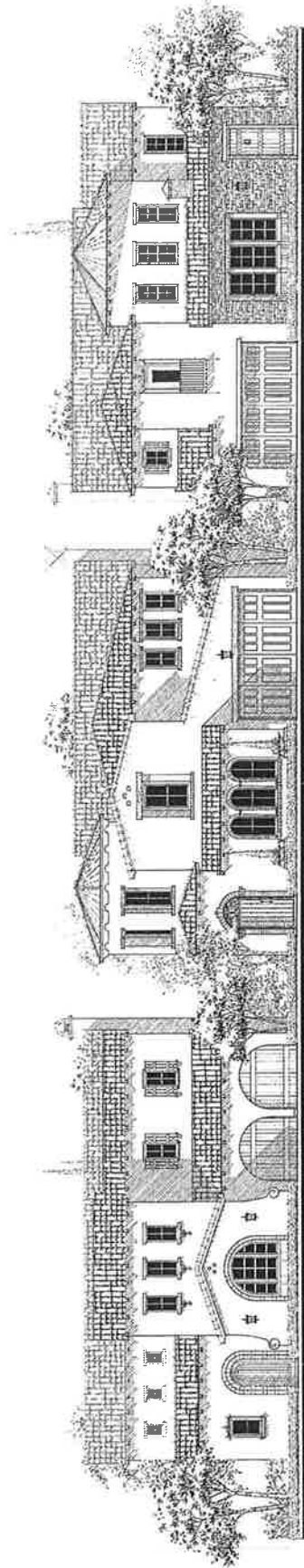


- M ELEVATION TYPE MISSION
- SC ELEVATION TYPE SPANISH COLONIAL
- C ELEVATION TYPE CALIFORNIA RANCH
- 15
3BR LOT NUMBER
- R = REVERSE
- A or B = ARCHITECTURE ELEVATION
- 1, 2 or 3 = BUILDING TYPE

PHASE SUMMARY

PHASE	LOT NUMBERS	ACREAGE	PLAN 1	PLAN 2	PLAN 2 oil	PLAN 3	TOTAL
MODEL	35 - 37	0.650	1	1	-	1	3
1	40 - 49	1.759	2	1	3	4	10
2	7 - 18	2.242	4	3	-	5	12
3	23 - 26	1.026	1	2	-	1	4
4/M.B.O.	30-34 & 38-39	1.448	2	3	-	2	7
TOTAL	36	7.135	10	10	3	13	36

NO.	DATE	BY	REVISIONS



PLAN ONE

PLAN TWO

PLAN THREE

ALORA

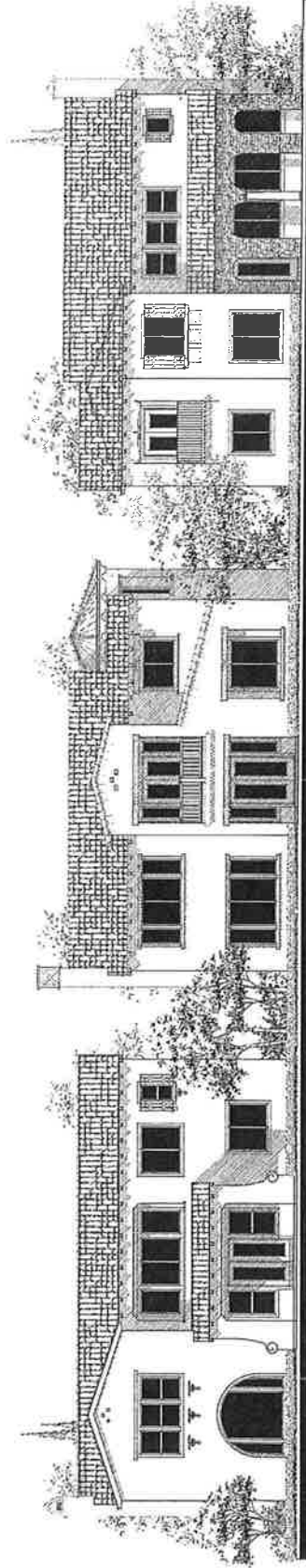
(TALEGA 4D-1)

STREETSCENE

LYON HOMES

RESIDENTIAL
COMMUNITY

LACON



PLAN ONE

PLAN TWO

PLAN THREE

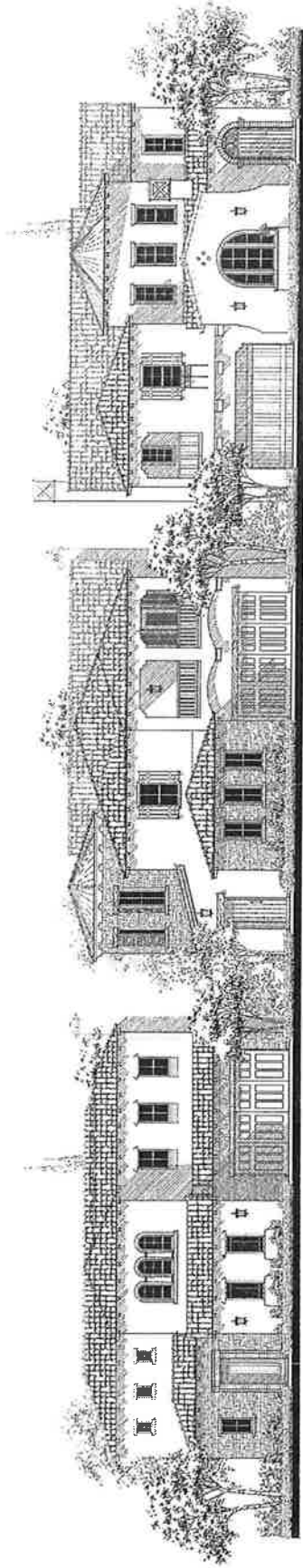
ALORA

(TALEGA 4D-1)

STREETSCENE - REAR ELEVATION

LYON HOMES

PHASE 2
LACON



PLAN ONE

PLAN TWO

PLAN THREE

ALORA

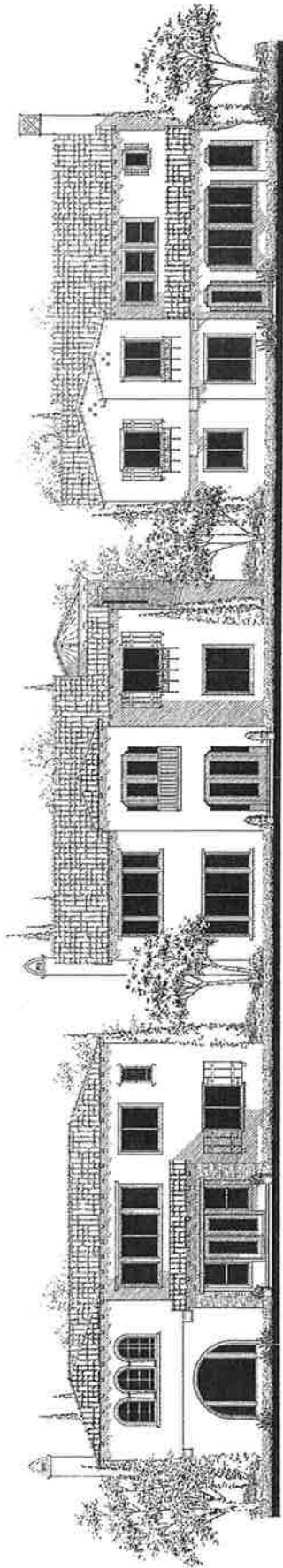
(TALEGA 4D-1)

STREETSCENE

LYON HOMES

ROSEMAN

LAYTON



PLAN ONE

PLAN TWO

PLAN THREE

ALORA

(TALEGA 4D-1)

STREETSCENE - REAR ELEVATION

LYON HOMES

DESIGN

ARCHITECT

LLP







ATTACHMENT 5

These minutes will be considered for approval at the Planning Commission meeting of 09-04-13.

**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**

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.

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.]

ATTACHMENT 6

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

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