



**AGENDA FOR THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
Wednesday, July 23, 2014**

3:00 p.m.

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

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

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

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

1. APPROVAL OF MINUTES

No minutes for approval at this meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

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

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

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Design Review Subcommittee meeting of Wednesday, August 13, 2014 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.



Design Review Subcommittee (DRSC)

Meeting Date: July 23, 2014

PLANNER: Amber Gregg, Associate Planner *AGB*

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

BACKGROUND:

The proposed project was reviewed at the previous Design Review Subcommittee (DRSC) meeting of July 9, 2014. Comments and recommendations were provided to the applicant regarding the project's compliance with the Zoning Ordinance, Design Guidelines, and General Plan. The applicant has modified the plans to address DRSC's recommendations, which are detailed later in this report. For additional background information, the DRSC Staff Report of July 9, 2014 is provided under Attachment 2.

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

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

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

ANALYSIS:

In the previous submittal the project did not meet two of the development standards, the maximum lot coverage, and the side yard setback. The applicant has revised the plans and the project now complies with the development standards. Table 1 shows project compliance with development standards for the RH zone.

Table 1
Development Standards

	<i>RH Requirements</i>	<i>Proposed Project</i>	Complies with Code
<u>Density</u>	1 du/1,200 sf of lot area	1 du/1,500 of lot area	Yes
<u>Setbacks (Minimum)</u>			
Front	10'	22'	Yes
Garage	18'	31'	Yes
Side to unit entrance	8'	8'	Yes
<u>Lot Coverage (Maximum)</u>	55%	55%	Yes
<u>Building Height (Maximum)</u>	45'	38'	Yes
<u>Parking (Minimum)</u>	24 spaces	24 spaces	Yes

Consistency with Design Guidelines and General Plan

Table 2 outlines DRSC comments, the modifications, and if the modifications are consistent with Design Guidelines and the General Plan. For a side by side comparison of the elevations, please see Attachment 3.

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

DRSC Concern	Modifications and Project Consistency with Design Guidelines and General Plan
Concerned that the project did not meet <i>Design Guideline II.B.3</i> . Building scale, mass, and form compatible w/ adjacent development.	Modified and Consistent. The applicant created a plane break between the second the third floors on the side elevations. In addition, the third story side elevations were setback and undulation has been provided reducing the scale and mass of the building.

DRSC Concern	Modifications and Project Consistency with Design Guidelines and General Plan
<p>Concern that the project did not comply with <i>Land Use Policy 1.05b, Design all building elevations to convey the visual character of individual units rather than a single, continuous building mass and volume; City of San Clemente Centennial General Plan.</i></p>	<p>Modified and Consistent. The applicant modified the side elevations of the third story, and created visual distinction between the second and the third story units through the use of modified window openings and varied shutter styles. The front and rear elevation were not modified. However, the applicant provided distinction between the units through the use of varied balcony openings (square versus arched) and the use of different materials (wood versus glass railings). Distinction between the units are provided in the individual balconies.</p>
<p>Concern that the project did not comply with <i>Design Guideline II.C.3.b. Reduce the perceived height and bulk of large structures by dividing the building mass into smaller scale components.</i></p>	<p>Modified and Consistent. The applicant clarified at the meeting that the front elevation of the third story has two units with uncovered balconies and the railing is glass. The three dimensional renderings demonstrate the third story is setback which reduces the bulk of the building. The modifications made to the side elevations further reduce perceived scale and mass.</p>
<p>Concern that the project did not comply with <i>Land Use Policy 3.04. Upper Floors.</i> Where buildings over two-stories are allowed, we require building facades above the second floor to be set back from lower, street-facing facades to minimize building height and bulk, pursuant to the Zoning Ordinance, Design Guidelines, and applicable Specific Plans.</p>	<p>Modified and Consistent. The proposed project is set back approximately 22 feet from the front property line. The applicant has utilized open decks at the front and rear elevation on the third floor and setback the third story side elevation to help reduce building height and bulk.</p>
<p>Concern with side entries and their design compliance with <i>Land Use Policy 1.05e, Include separate, well-defined entries to convey the visual character of individual identity of each residential unit.</i> Entries may be developed onto exterior facades, interior courtyards, and/or common areas.</p>	<p>Modified and Consistent. To address this concern main entry into the units was recessed 18 inches and a segmented arches was added over the doorway. Additional decorative lighting was also added to the walk way and signage will be provided onsite.</p>

DRSC Concern	Modifications and Project Consistency with Design Guidelines and General Plan
<p>DRSC did not believe the project meet: 1) <i>Land Use Policy 1.05j</i> Provide on-site open space amenities that are accessible and of sufficient size to be usable by tenants, in common areas and/or with individual units pursuant to the Zoning Code, and asked them to provide some open space area, or 2) <i>Design Guideline II.C.3</i> In addition to private open space of 100 square feet per unit, all multi-family development projects should provide at least 100 square feet of Group Open space per unit, or in this case 1,000 square feet.</p> <p>They also informed the applicant that this is more of a Planning commission issue but wanted to state their concerns.</p>	<p>Modified and Inconsistent. At the meeting the applicant pointed out that the project provided more then twice the recommended private open space. To help address common open space concerns, the plans have been revised to add two common open space areas, consisting of enhanced landscaping and benches of about 130 square feet each, at the back of the project adjacent to the proposed access gates to the park. In addition, decorative trellis elements with locking gates have been added to allow the residents direct access to the San Luis Rey park directly behind them. Proposed common open space area is 260 square feet. The applicant believes that the unique location of the project (having direct access to the park), as well as the increased private open space helps satisfy the intent of the Design Guidelines. He understands that the Planning Commission and ultimately the City Council will decide on the issue.</p>

Conclusion

The proposed modifications have brought the project into compliance with the Design Guidelines and General Plan. The general layout of the project is in keeping with the surrounding neighborhood. The architectural style will compliment future “surf zone” developments in the surrounding area, and will fit in with the existing eclectic architectural styles of neighborhood. The development will be a needed improvement to a property that has been a blight to the neighborhood, and the source of numerous code and law enforcement issues.

Staff seeks DRSC comments and any additional recommendations.

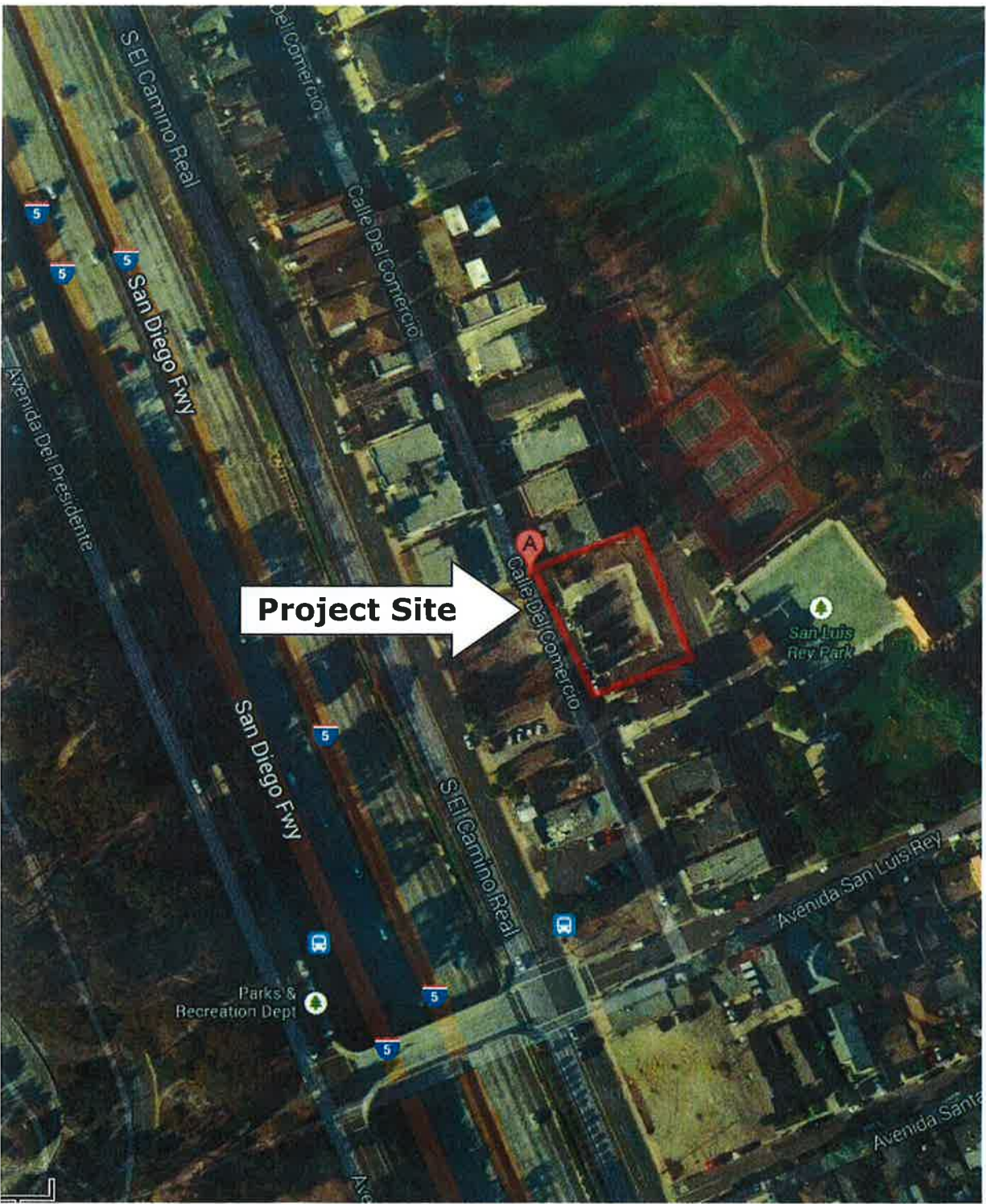
Attachments:

1. Location Map
 2. DRSC Staff Report of July 9, 2014
 3. Elevation Comparison of Previous versus Proposed
 4. Letter from applicant noting modifications
- Reduced Colored Plans
 Full size plans



LOCATION MAP

2717 Calle Del Comercio
Del Comercio Condos



No scale 



Design Review Subcommittee (DRSC)

Meeting Date: July 9, 2014

PLANNER: Amber Gregg, Associate Planner

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

BACKGROUND:

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

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

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

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

ANALYSIS:

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

Table 1

Development Standards

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

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

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

Site Design

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

Architecture

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

General Plan and Design Guideline Consistency

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

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

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

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

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

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

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

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

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

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

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

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

RECOMMENDATION SUMMARY:

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

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

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

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

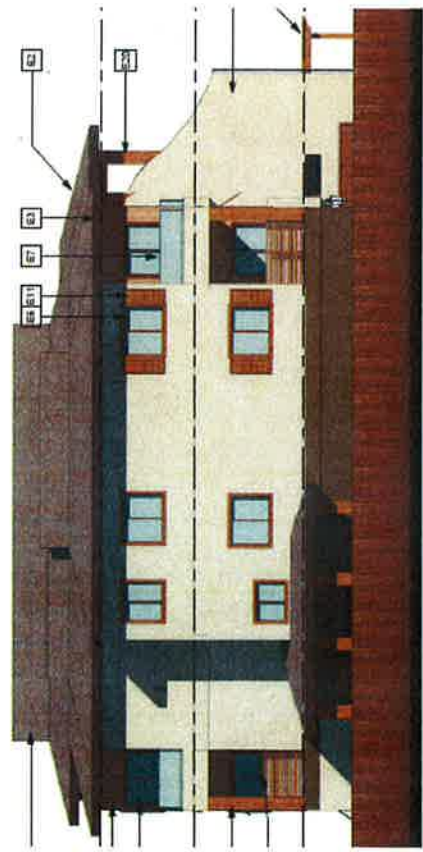
Staff seeks DRSC comments and any additional recommendations.

Attachments:

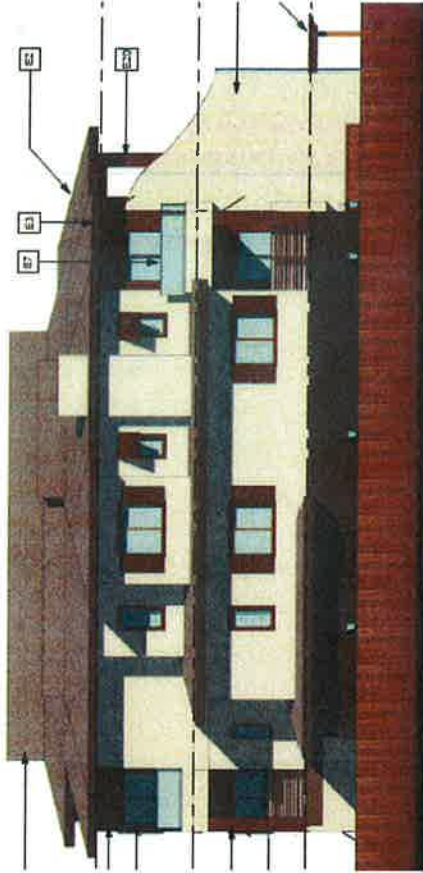
1. Location Map
 2. Photos of Existing conditions
 3. Material Board
 4. Excerpt of Design Guidelines
- Reduced Colored Plans
Full size plans

Elevation Comparison

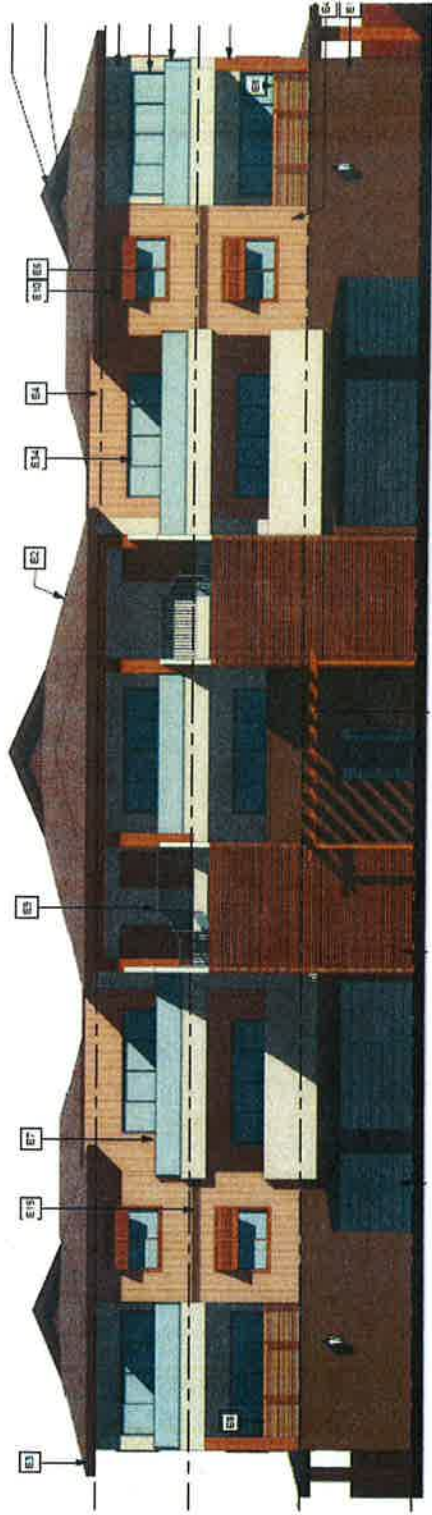
Previous Side Elevation



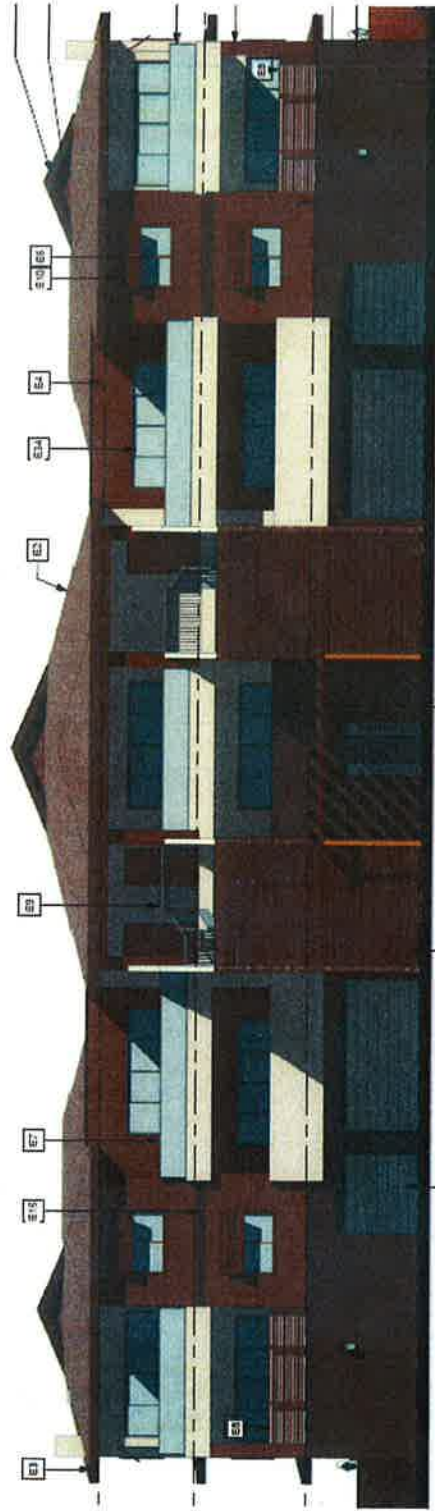
Proposed Side Elevation



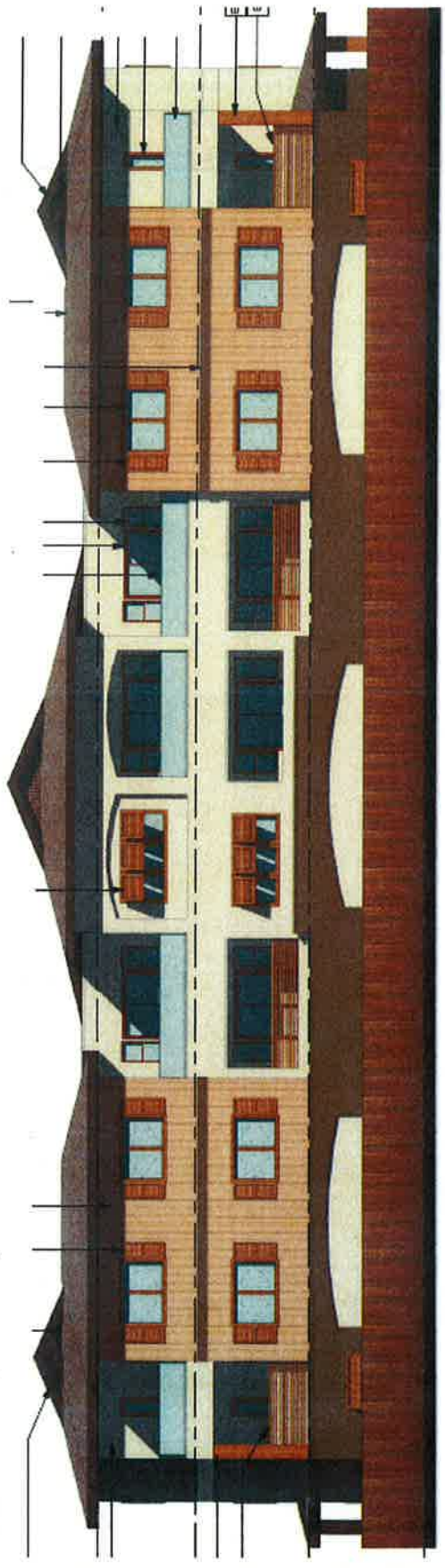
Previous Front Elevation



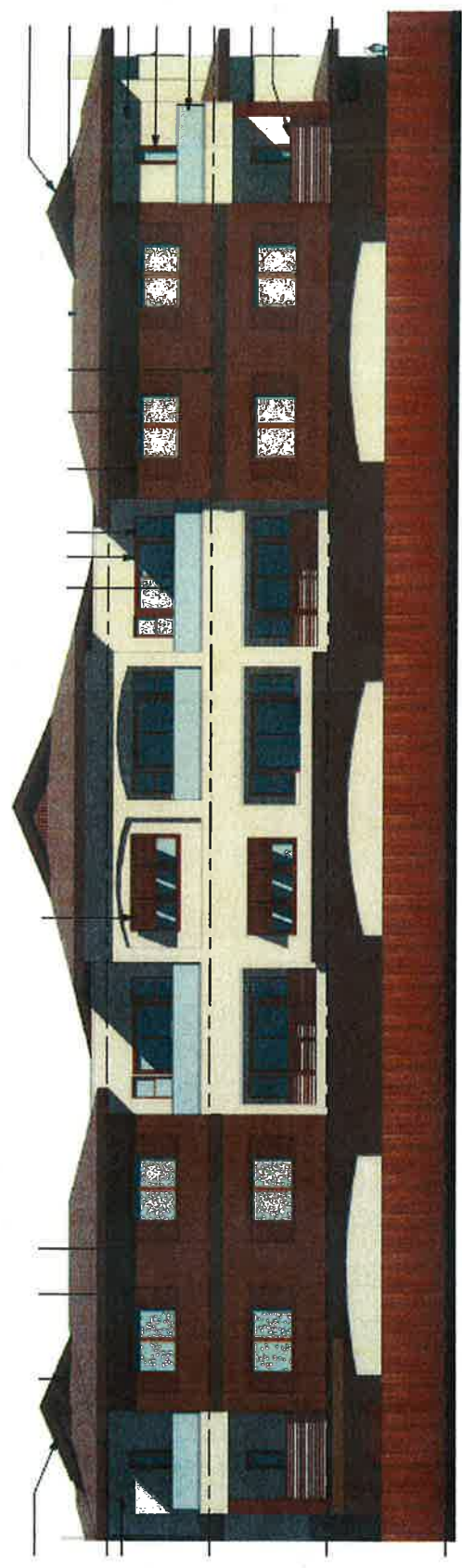
Proposed Front Elevation



Previous Rear Elevation



Proposed Rear Elevation



Gregg, Amber

From: Lunaarchitects <lunaarchitects@aol.com>
Sent: Tuesday, July 15, 2014 8:01 AM
To: Gregg, Amber
Cc: chris@melia-homes.com
Subject: Revisions to Surf Condos

Good morning Amber, (Top of the Morning)

Following is a listing of the significant changes to the plans based upon our interpretation of DRSC comments. It is our impression that most of their concerns had to do with additional setbacks desired at the upper level particularly on the side elevations as well as a desire to define the livable units as well. Here is what we did;

Site-First Floor:

- Removed the first level side yard columns
- Moved the first level side yard roofs back to comply with the 66" requirement.
- Recessed the entry doors at the first level and added arches over the doors to add a sense on entry.
- Added additional light fixtures along the side first level entrances.
- Added additional common open space at the rear corners of the site with benches. (See revised landscape plan)
- Added two trellis elements connecting the park and the common space.

Second Floor:

- Revised window openings and patterns
- Added a roof element which accentuates the break between the second and third levels

Third Floor:

- Moved an internal stairway inward to reduce the mass of the third level
- Moved the exterior wall of the living area inward to reduce mass at the third level
- Added a fireplace framing two smaller windows which further defines these units
- Provided more roof steps to provide interest and create undulation
- Added awnings over smaller windows

Our team felt that it was not appropriate to add a gate and intercom along the side yards as this path is used to access the park for all of the other units.

Overall we are hopeful that these revisions meets with staff's and DRSC's goals. If you can think of additional improvements or refinements please let us know and we can incorporate hopefully before Wed. Plans will be arriving within the next few minutes together with renderings.

All the Best,

Michael Luna

MICHAEL LUNA & ASSOCIATES, ARCHITECTS
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San Clemente, CA 92672