



Design Review Subcommittee (DRSC)

Meeting Date: January 28, 2015

PLANNER: Cliff Jones, Associate Planner *CJ*

SUBJECT: **PRE-APP 14-412, Verizon at 629 Camino De Los Mares**, a request to review design, massing, height, and scale of four proposed cupolas atop an office building which would conceal cellular antennae. The site is located at 629 Camino De Los Mares within the Community Commercial (CC2) zoning district.

BACKGROUND:

Project Description

The applicant, Verizon Wireless, proposes to construct four cupolas atop a commercial building to house new cellular antennae. The purpose of this pre-application review is to obtain feedback from the Design Review Subcommittee regarding the potential design, massing, height, and scale of the project.

Why is DRSC Review Required?

Design Review is not required for a Pre-Application review, but it is available if applicants desire it. The applicant requested DRSC review to help assess the feasibility of the project, the project's compatibility with City Design Guidelines and the neighborhood, and to determine whether to proceed with a formal application.

Site Data

The project site is a 47,019 square foot lot, which contains a three story office building at 629 Camino De Los Mares. The office building is a Cotemporary architecture with a Spanish influence. The project site is located within the Community Commercial (CC2) zone and abuts commercial uses across Calle Agua to the east, commercial uses across Camino De Los Mares, residential uses to the west, and residential uses across Calle La Quinta to the north.

ANALYSIS:

The proposed cupolas are 47.5 feet tall, which are two and a half feet above the height of the existing 45 foot tall roof parapet and the 45 foot height limit of the CC2 zone. The zoning ordinance allows cellular antenna projects to exceed the height limitation of the zone provided the use does not negatively impact surrounding land uses and meets Conditional Use Permit (CUP) findings. The appropriate height limitation for cellular

antenna projects exceeding the height limitation of the zone is determined through the discretionary review process.

Cupola Design

The design of the cupolas matches the architecture of the building. The cupolas are proposed to be clad with white stucco and have red s-tile atop a parapet roof. The cupolas have walls on three sides except the side facing inward towards the roof.

RECOMMENDATIONS:

The following are staff's initial comments on the building height, scale, massing and design and do not include the detailed design recommendations typical of discretionary application review.

Building Height, Scale, and Mass:

1. The applicant has not provided substantial evidence why the 2.5' projection of the cupolas above the height limit is necessary. Sufficient evidence is needed to demonstrate why the project cannot meet the existing height standard and why alternative designs or sites are not possible.
2. Staff support of a cellular cupola above the height limit is dependent upon the applicant demonstrating the following: 1) the cupolas are an architectural enhancement to the building design that improves the appearance of the neighborhood; 2) the cupola designs do not have negative impacts upon surrounding uses; and 3) cellular antennas cannot not be concealed within the cupolas without the request to exceed the height limitation.

Cupola Design:

3. The cupolas should have walls on all four sides and a parapet roof to match the existing architecture of the building. Additionally, the cupolas should span the width of the building element below it for architectural symmetry. Refer to Image 1 below for reference.

Image 1 – Cupola Design Should Span Width of Architectural Element Below



4. To improve the architecture of the building and to comply with Design Guidelines, the existing roof and proposed cupolas should have a traditional barrel tile roof with mortar packing. Additionally, the wood siding of the building should be painted a dark brown color. These subtle design changes coupled with attractive cupolas could improve the overall look of the building.
5. Additional visual analysis tools from different perspectives are requested with future discretionary application review so staff and the DRSC can further evaluate the project design, height, scale, and mass. Staff seeks DRSC input on whether additional visual analysis tools are necessary.

Staff seeks DRSC comments and any additional recommendations.

Attachments:

1. Location Map
2. Visual Simulations Plans

LOCATION MAP



PRE-APP 14-412, Verizon at 629 Camino De Los Mares
Mares
629 Camino De Los Mares



No scale 

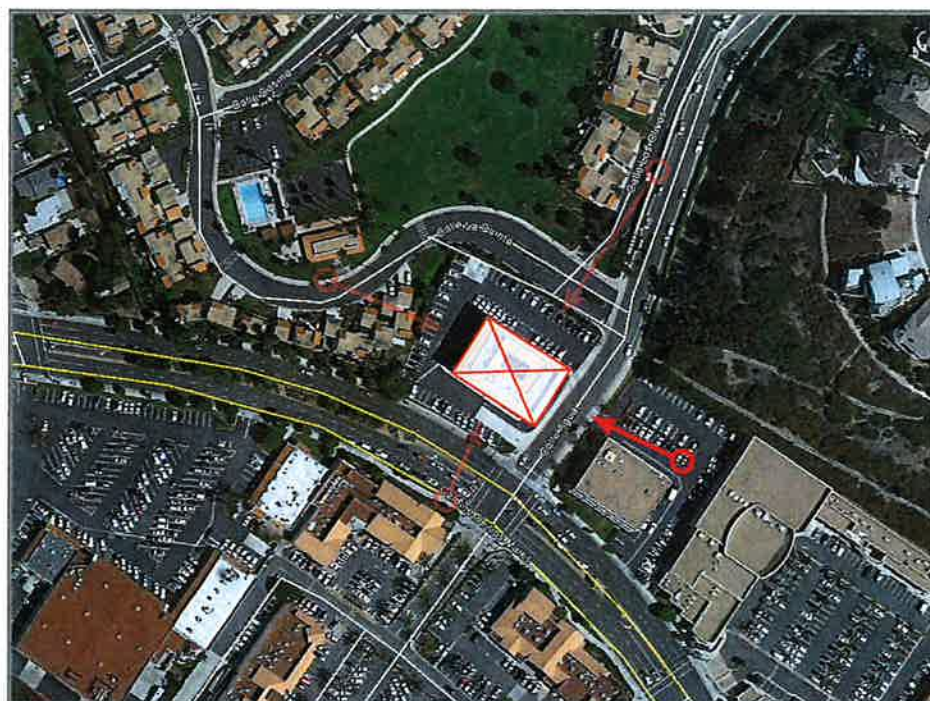


MADRIGAL

629 CAMINO DE LOS MARES SAN CLEMENTE CA 92673



VIEW 1



LOCATION

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EXISTING



PROPOSED

LOOKING NORTHWEST FROM ADJACENT PARKING LOT



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629 CAMINO DE LOS MARES SAN CLEMENTE CA 92673



VIEW 2



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM CALLE AGUA

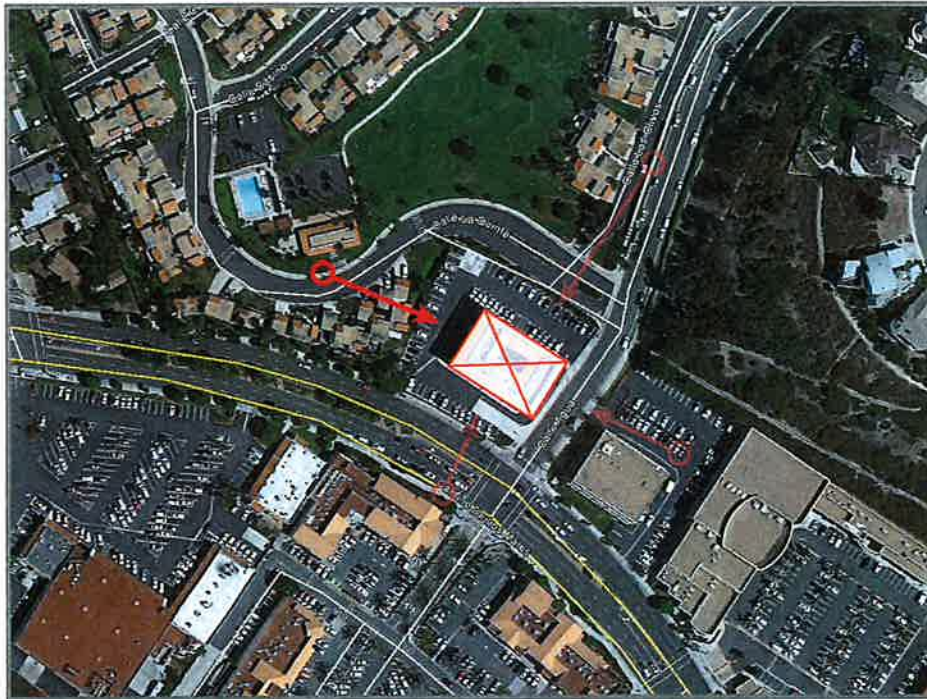


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629 CAMINO DE LOS MARES SAN CLEMENTE CA 92673



VIEW 3



LOCATION

©2014 Google Maps



EXISTING



PROPOSED CUPOLA

PROPOSED

LOOKING SOUTHEAST FROM CALLE LA QUINTA

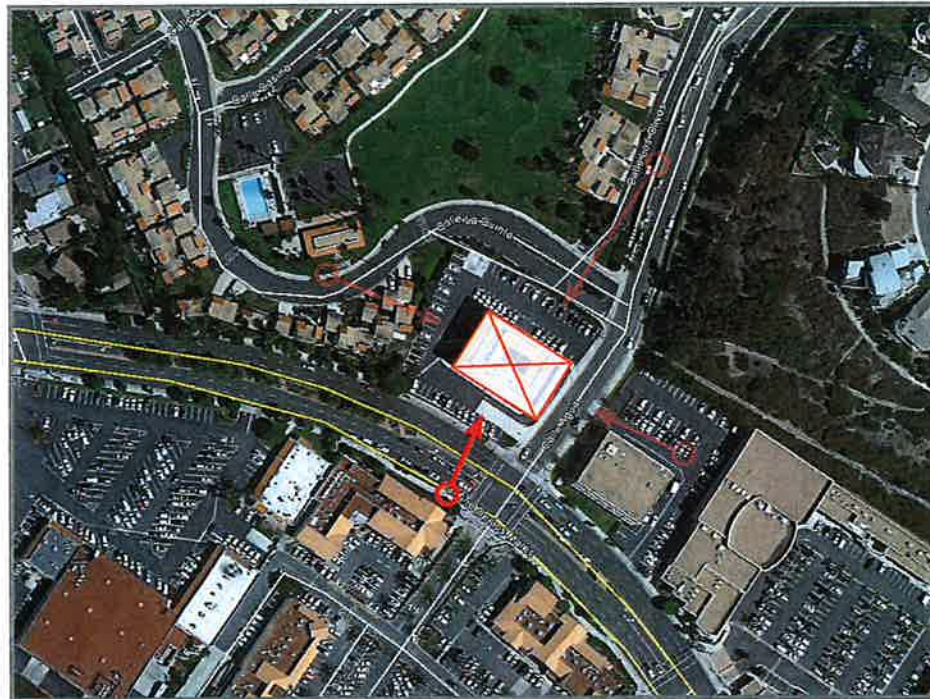


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VIEW 4



LOCATION

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EXISTING



PROPOSED

LOOKING NORTHEAST FROM CAMINO DE LOS MARES