



Design Review Subcommittee (DRSC)

Meeting Date: March 11, 2015

PLANNER: Cliff Jones, Associate Planner 

SUBJECT: **SPP 14-490/ CUP 14-491/ CHP 14-492, Simmzy's Restaurant**, a request to consider the construction of a two-story restaurant building on the vacant lots at 225 Avenida Del Mar.

BACKGROUND:

Project Description

The applicant proposes a new building on the two vacant lots at 225 Avenida Del Mar (APN 058-112-17 and 058-112-18). The proposal is to construct a two-story 2,425 square foot commercial building that would contain a Simmzy's restaurant. Simmzy's restaurants are located in Manhattan Beach and Long Beach. The project is in the Mixed Use zone, Central Business, Architectural and Coastal Overlays, MU3.1-CB-A (CZ). Surrounding land uses include residential, office and commercial uses.

Why is DRSC Review Required?

The DRSC is tasked to ensure development in the Architectural Overlay is compatible with the surrounding neighborhood, and to review the project for consistency with Design Guidelines. DRSC comments will be forwarded to the Planning Commission. The Planning Commission is the final decision making body for the two-story development unless appealed by the City Council. The project also requires the approval of the California Coastal Commission.

A Cultural Heritage Permit is required because the project is located within the Architectural Overlay District and abuts a historic property. A Site Plan Permit is required for all new nonresidential developments. A Conditional Use Permit is required because the project includes: 1) a request for full service of alcohol; and 2) a request to apply the small lot development standards for lots less than 12,000 square feet in the MU3.1 Zone. The specific findings for approval of the CUP are provided in Attachment 2.

Development Standards

Table 1 outlines the project's compliance with the development standards of the Mixed Use zone. As seen in Table 1, the project requires additional details to very compliance with the landscape requirements and requires a reduction of five seats to meet paling requirements.

Table 1 –Compliance with MU3.1-CB-A Zone

	Allowed	Provided
Required Setbacks		
Front	0'	0'
Side (left)	0'	0'
Side (right)	0'	22'-8"
Rear	0'	60'-8"
Floor Area Commercial	.75	.30
Lot Coverage (Maximum)	100%	28%
Height (Maximum)	33', 26' plate line and two-stories	28.9', 23' plate line, and two stories
Parking	13 spaces total (65 seats/ 1 per 5 seats = 13 spaces) 16 outdoor seats allowed without providing additional parking spaces	12 spaces total (5 seat reduction needed for compliance) 16 outdoor seats proposed
Landscape	Four 15 gallon (minimum size) trees 30% urban open area on both levels; 25% landscape	Four 24" box trees Applicant needs to demonstrate compliance

ANALYSIS:

The 8,000 square foot site includes two vacant lots, each measuring 40 feet wide by 100 feet deep. The surrounding area includes low-scale commercial development on Avenida Del Mar and predominately residential development to the rear, along Avenida Granada. A historic structure located at 229 Avenida Del Mar, which includes a one-story element at the street and two-story element setback 24 feet from the street, abuts the site to the southwest.

The proposed two-story building features Spanish Colonial Revival style architecture and measures 28.9'. A surface level parking lot at the rear of the building contains 12 parking

spaces and one NEV/ bicycle parking space. The required driveway to the parking lot would eliminate four on-street public parking spaces.



Design Guidelines / Henry Lenny Design Guidelines / General Plan Consistency


Staff evaluation of the project’s consistency with Design Guidelines, Henry Lenny Design Guidelines, and Centennial General Plan, is provided in Table 2 below.

Table 2 – Project consistency with Design Guidelines, Henry Lenny Design Guidelines and Centennial General Plan

Design Guideline or Centennial General Plan Policy	Project Consistency
<i>Design Guidelines II.B.3.</i> Building scale, mass, and form compatible w/ adjacent development.	<p>Consistent. The project design is two-stories as are the adjacent buildings.</p> <p>The site plan respects the arrangement of buildings surrounding the site. The proposed building is setback 60’-8” to the closest residential property at the rear, 22’-8” to the adjacent historical property, and is setback on the first and second floors to accommodate patios fronting Avenida Del Mar.</p> <p>The applicant will need to provide visual simulations that show the project in relationship to adjacent buildings fronting Avenida Del Mar.</p>
<i>Design Guidelines II.C.3.b.</i> Reduce the perceived height and bulk of large structures by dividing the building mass into smaller scale components.	<p>Consistent. The second story is setback 10 feet from the front property line and includes an outdoor patio area, which both reduce the perceived mass of the second story.</p>
<i>Design Guidelines II.C.3.</i> Articulate building forms and elevations by dividing building mass into smaller-scale components.	<p>Consistent. The outdoor patios, second floor setback, arched openings, and separate building components create shadow and recess thereby adding architectural interest to the building.</p>
<i>Design Guidelines II.C.3.</i> Varied roof heights are encouraged.	<p>Consistent. The roof heights of the first and second floor are different.</p>

Design Guideline or General Plan Policy	Project Consistency
<i>Design Guidelines II.C.2.</i> The building's forms are one, two and three stories with low pitched red tile hip, gable and shed roofs. The building forms often step to the topography.	Consistent. The building is two stories and includes varied low-pitched roofs.
<i>Design Guidelines II.C.2.</i> Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture	Mostly consistent. Building forms, materials, colors and architectural details generally follow SCR style. However, the building reads a bit contemporary with openings that are more horizontally oriented than vertically oriented. Recommendations to improve the design of the building are provided within the Recommendations section below.
<i>Design Guidelines II.C.3.</i> Incorporate defined outdoor spaces, including courtyards, patios, plazas and courtyards	Consistent. Two patios are provided for outdoor dining.
<i>Design Guidelines II.D.2.</i> Trees may be planted within courtyards to create shade and define spaces. Perimeter plants may be used to soften union between paving and building. Where it is not possible to plant trees, trellises and arbors should be used to provide shade and pedestrian scale. Courtyard fountains with seating areas nearby are encouraged.	Somewhat consistent. Plantings are provided along Avenida Del Mar. No fountains are proposed. Recommendations to improve consistency are provided within the Recommendations section below.
<i>Henry Lenny Design Guidelines; Mass, Bulk, Scale & Proportion.</i> Regardless of building size, eliminating the mass [on the lower floor] with too many break ups can cause the building to look unstable.	Inconsistent. The project mass on the second floor appears greater than the first floor. Additional mass should be provided on the first floor.

	
<p>Design Guideline or General Plan Policy</p>	<p>Project Consistency</p>
<p><i>Henry Lenny Design Guidelines; Mass, Bulk, Scale & Proportion.</i> Avoid having equal plate heights on all floors. First floor should have the tallest plate height, followed by the second and the third.</p>	<p>Inconsistent. The plate height of the first and second floor appear to be the same. First floor plate height should appear taller than the second floor plate height as shown in the image to the left.</p>
	<p>Inconsistent. The windows and doors should be recessed a minimum of 12” to 18” as suggested and as shown in the image to the left.</p>
<p><i>Henry Lenny Design Guidelines; Wall Openings.</i> Windows and doors should be set toward the interior allowing the wall thickness to be revealed on the exterior of the building. Walls should be no thinner than 12”. An 18” wall is ideal.</p>	


	
<p>Design Guideline or General Plan Policy</p>	<p>Project Consistency</p>
<p><i>Urban Design Policy 5.10. Scale and Massing.</i> We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.</p>	<p>Consistent. The two-story project is consistent with the mass of two-story developments permitted in the Downtown area.</p>
<p><i>Land Use Policy, Outdoor Dining. 11.04.</i> We encourage the development of outdoor dining and other similar uses which do not impede pedestrian use of the sidewalks.</p>	<p>Consistent. The project provides outdoor dining space on the first and second floor patios.</p>
<p><i>Urban Design Policy, Storefronts, 5.22.</i> We encourage continuous storefronts in the Downtown Core, with driveways and curb cuts on Avenida Del Mar and El Camino Real discouraged unless no alternative access ways exist.</p>	<p>Consistent. The driveway and curb cut is required to access the parking. The applicant has indicated that they are unable to gain access from neighboring properties.</p>


<p><i>Mobility & Complete Streets Implementation Measure 7.</i> Update the Municipal Code to require end of trip bicycle facilities, as appropriate to the scale and use of the project, such as parking, lockers, and showers in new or major remodels of multi-family residential and non-residential sites.</p>	<p>Consistent. The project does provide accommodations for cyclists such as bicycle parking.</p>
<p><i>Historic Preservation, Standards & Regulations Goal.</i> Ensure the preservation, rehabilitation, restoration and adaptive reuse of buildings, sites, places, and districts with archaeological, historical, architectural, or cultural significance to San Clemente.</p>	<p>Consistent. The project preserves the adjacent historic resource by providing a 26.5’ setback from the adjacent historic resource. This ample setback ensures there are no negative massing impacts upon the historic resource. The restaurant use will attract a variety of customers who will see the historic resource.</p>



RECOMMENDATIONS:




The project, located in the heart of the Central Business District and Architectural Overlay, is the remaining vacant site on Avenida Del Mar. Due to the project’s prominent location and the precedent it may set, high quality architecture is required. The following comments provided in Table 3 are aimed at bringing the project further in line with the Design Guidelines and improve the project’s architectural quality.




Table 3 – Recommendations to Improve Architectural Quality



Architectural Detail	Summary of Detail	Recommendations for Improvement	Example(s) of Suggested Detail
First floor mass	Inadequate first floor mass is provided, which makes the building look unstable.	Additional mass should be provided on the first floor. This can be achieved with a stucco colonnade as shown in the image to the right.	

		<p>Additionally, the first floor plate height should appear taller than the second floor plate height.</p>	
<p>Architectural Detail</p>	<p>Summary of Detail</p>	<p>Recommendations for Improvement</p>	<p>Example(s) of Suggested Detail</p>
<p>Building entry</p>	<p>The building entry is understated.</p>	<p>Additional design emphasis should be added to the entry. This can be accomplished in many ways. Examples include roof pop up ornamentation (e.g. tower, finial, turret, and cupola) and carved stone or tile surround at entry.</p>	 <p>The image block contains three photographs. The top photo shows a close-up of a white building with a red-tiled cupola on its roof. The middle photo shows a Starbucks Coffee storefront with a white arched doorway and a tiled surround. The bottom photo shows a building with a blue arched doorway and a decorative stone surround.</p>

Architectural Detail	Summary of Detail	Recommendations for Improvement	Example(s) of Suggested Detail
Patis	Patio area ceiling finish and flooring type is not identified on the plans.	Exposed wood beams within the first floor patio area and terra cotta floor tiles would add richness to the project.	
Fountain	No fountain is proposed	Consider the installation of a wall fountain or free-standing fountain within the first and second floor patio areas as suggested within the Design Guidelines.	
Landscape	Plans do not demonstrate compliance with City's Landscape or Urban Open Area requirement.	Plans need to demonstrate compliance with landscape standards.	

Architectural Detail	Summary of Detail	Recommendations for Improvement	Example(s) of Suggested Detail
Windows and Doors	Aluminum clad wood windows and doors are proposed.	<p>A sample of the aluminum windows/doors is needed for staff evaluation.</p> <p>Windows and doors should have lites.</p> <p>The windows and doors should be recessed a minimum of 12" to 18" as suggested in the Henry Lenny Design Guidelines.</p>	 
Stairs	Details of the stairs are not provided.	Applicant should consider adding Spanish tile to the stair risers facing Avenida Del Mar.	

Architectural Detail	Summary of Detail	Recommendations for Improvement	Example(s) of Suggested Detail
Wrought-iron	Details of wrought-iron are ornate.	Wrought iron design should be simplified. A more common approach is to utilize a wrought iron rail pattern of 2 straight bars then 1 twist.	
Wood corbels	2x rafter tails proposed.	<p>The wood corbels below roof eaves should be 6" x 8" to be more appropriate with scale of building.</p> <p>Wood corbels should be rough & resawn and painted dark brown.</p>	
Wood fascia board	Wood fascia board covers roof eave.	Fascia board should be removed to espouse wood corbels.	
Chimney	Cardinal hat is provided atop chimney.	Detail needs to be provided related to chimney.	

Architectural Detail	Summary of Detail	Recommendations for Improvement	Example(s) of Suggested Detail
Gutters	Gutter detail is provided but location of gutter downspout and filter systems (if applicable) are not provided.	Detail needs to be provided regarding the location of downspouts and any applicable filters. Staff recommends these be located within the building wall if possible.	
Trash Enclosure	Trash enclosure details are not provided.	<p>CR&R review and approval of the trash enclosure is necessary.</p> <p>Staff recommends a Spanish Colonial Revival design trash enclosure similar to the one constructed by the City within the Avenida Granada parking lot.</p>	

CONCLUSION

Staff seeks DRSC concurrence with the above recommendations and welcomes additional input. DRSC comments on the project’s design will help ensure the highest quality project.

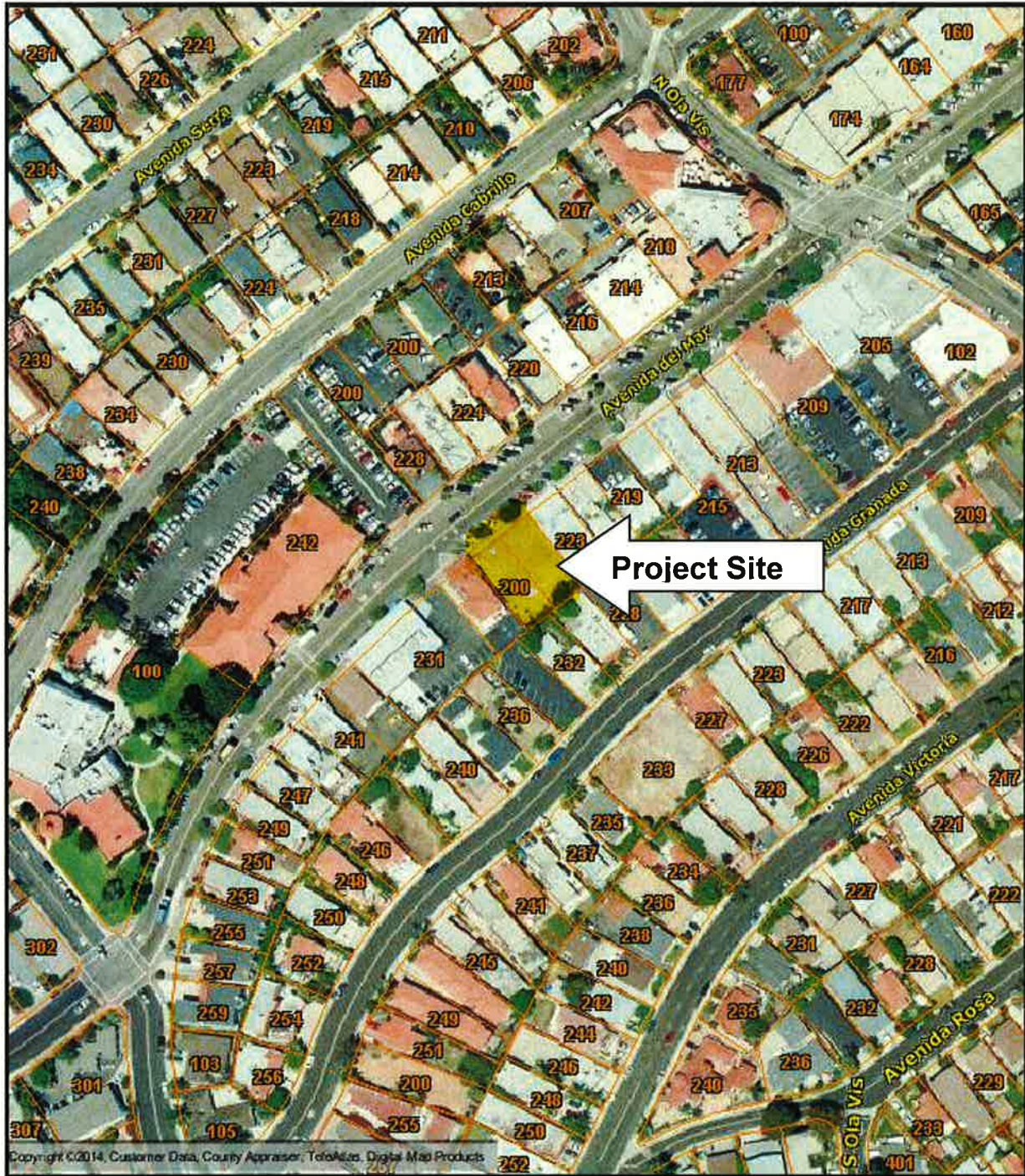
Attachments:

1. Location Map
2. CUP findings Plans



LOCATION MAP

SPP 14-490/ CUP 14-491/ CHP 14-492, Simmzy's Restaurant
225 Avenida Del Mar (APN 058-112-17 and 058-112-18)



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No scale

The following findings must be made for the CUP:

- a) Because of the limited size of the lot, the exception(s) is(are) reasonably necessary to accommodate development that fulfills the purpose and intent of the MU3 Zone and relevant overlay zones;
- b) The project meets the intent of the Design Guidelines of the City and all appropriate addendums as it relates to projects in this zone.
- c) The proposed use is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all the applicable provisions of this title, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed.
- d) The site is suitable for the type and intensity of use that is proposed.
- e) The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity.
- f) The proposed use will not negatively impact surrounding land uses.