



Design Review Subcommittee (DRSC)

Meeting Date: March 25, 2015

PLANNER: Cliff Jones, Associate Planner 

SUBJECT: **CUP 15-024 / MCHP 15-025, Hamilton's Restaurant**, a request to consider the remodel of a one-story restaurant building at 201 Avenida Del Mar.

BACKGROUND:

Project Description

The applicant proposes to remodel the building at 201 Avenida Del Mar to a Spanish Colonial Revival (SCR) architectural style and operate a restaurant use within the building. The building was most recently occupied by The Shore restaurant. 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?

A Minor Cultural Heritage Permit is required because the project includes exterior modifications to a non-residential structure located within the Architectural Overlay and abuts a historic property at the rear of the property at 209 Avenida Granada. Attachment 2 is a description of the historic property. A Conditional Use Permit is required because the project include a request for full service of alcohol. The DRSC is tasked to ensure development in the Architectural Overlay is compatible and harmonious with the surrounding neighborhood, and review the project for consistency with the Design Guidelines. DRSC comments will be forwarded to the Planning Commission.

Development Standards

No expansion of the building footprint or height is proposed. The applicant proposes to maintain the approved seat count for the restaurant building, which is 106 indoors seats and 16 outdoor seats. The project meets required development standards.

ANALYSIS:

The building fronts Avenida Del Mar and North Ola Vista. A nineteen space parking lot, fronting Avenida Granada, serves the restaurant building and an adjoining building to the south, which contains a real estate office and the United States Post Office. The restaurant is accessible from the rear parking lot and from the building front entry on

Avenida Del Mar. The surrounding area includes low-scale commercial development on Avenida Del Mar and predominately residential development to the rear, along Avenida Granada. The proposal to modify the building to a Spanish Colonial Revival (SCR) architectural style is consistent with the requirements of the Architectural Overlay that prescribes SCR style for major building remodels.

Design Guidelines / Henry Lenny Design Guidelines / General Plan Consistency

Staff evaluation of the project’s consistency with Design Guidelines, Henry Lenny Design Guidelines, and the Centennial General Plan, is provided in Table 1 below.

Table 1 – Project consistency with Design Guidelines, Henry Lenny Design Guidelines and the Centennial General Plan

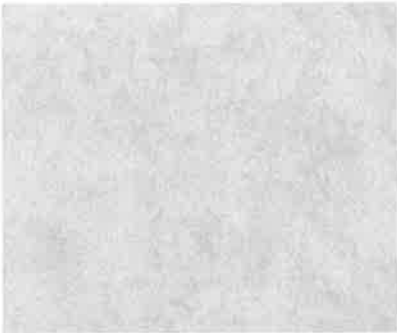
Design Guideline or Centennial General Plan Policy	Project Consistency
<i>Design Guidelines II.C.2.</i> Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture	Mostly consistent. Building forms, materials, colors and architectural details generally follow SCR style. However, 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. A patio is provided that wraps the front of the building fronting Avenida Del Mar and North Ola Vista.
<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.	Inconsistent. The windows and doors should be recessed a minimum of 12" to 18" as suggested.
<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.	Consistent. The project provides outdoor dining space that wraps the front of the building fronting Avenida Del Mar and North Ola Vista, which is outside the pedestrian path of travel.




Design Guideline or General Plan Policy	Project Consistency
<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>Inconsistent. Bicycle parking should be considered at the rear of the building near the rear restaurant entry.</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 architectural treatment compliments the Spanish Colonial Revival architecture of the District and the historic buildings within the District. The restaurant use will attract a variety of customers who will see the historic resources of the District.</p>

RECOMMENDATIONS:

Due to the project’s prominent location in the heart of the Central Business District and Architectural Overlay, and the precedent it may set, high quality architecture is required. The following comments provided in Table 2 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

Recommendation	Sample Image
<p>1. A smooth white stucco finish should be applied to the building as opposed to maintaining the existing white sand finish.</p>	

Recommendation	Sample Image
2. A full parapet roof should be provided around the roof element.	Image to be provided at DRSC meeting.
3. Details need to be provided for proposed cornice detail. Cornice detail should be simple in design.	
4. A sample of the windows/doors is needed for staff evaluation. The windows and doors should be constructed of wood or steel, have lites, and recessed a minimum of 12" to 18" as suggested in the Henry Lenny Design Guidelines.	
5. Traditional wrought-iron lighting should be provided within the outdoor dining area.	

6. Additional design emphasis should be added to the front and rear door entrance. This can be accomplished in many ways such as a stone, tile, or scalloped stucco at door entry along with traditional wrought-iron lighting.



7. Wrought iron design should be simple.



8. Consider adding Catalina style ceramic tile to low plaster walls to add color and richness.



9. Glazed pots are recommended at front entry, consistent with SCR style, as opposed to more modern rectangular or square planters. If a rectangular or square planter box is preferred, it should incorporate a traditional stucco finish.



10. The trellis and supporting columns should be substantial in size. Plans need to specify size. Wood should be rough & resawn and painted dark brown.







11. Traditional awnings with wrought-iron supports should be utilized.



12. Signage should be traditional in appearance consisting of sand blasted wood, painted signage, or pinned metal letters. Goose neck lighting is a preferred exterior illumination type.



Recommendation	Sample Image
<p>13. Tile sample is needed for the decorative tile proposed around the Bank of America ATM. Staff recommends utilizing Catalina style ceramic tile.</p>	
<p>14. Details are needed for the proposed terra cotta pavers.</p>	
<p>15. Plaque. A decorative tile or metal plaque near the building entry can be considered to honor Hamilton Cotton, which the restaurant is being named after.</p>	 <p>IN COMMEMORATION OF THE VISIT OF THE SHIP ALERT TO SANTA BARBARA IN JANUARY 1836 AT WHICH TIME RICHARD HENRY DANA WAS ENTERTAINED IN THIS HOUSE AS DESCRIBED IN TWO YEARS BEFORE THE MAST.</p>
<p>16. The trash enclosure could benefit from a smooth stucco finish and traditional looking metal gates.</p>	

17. If outdoor heating is proposed it should be incorporated in the design of the trellis and/or building.



CONCLUSION

Staff seeks DRSC concurrence with the above recommendations and welcomes additional input. DRSC comments on the project's design will help ensure a project of the highest quality. DRSC comments will be forwarded to the Planning Commission for consideration.

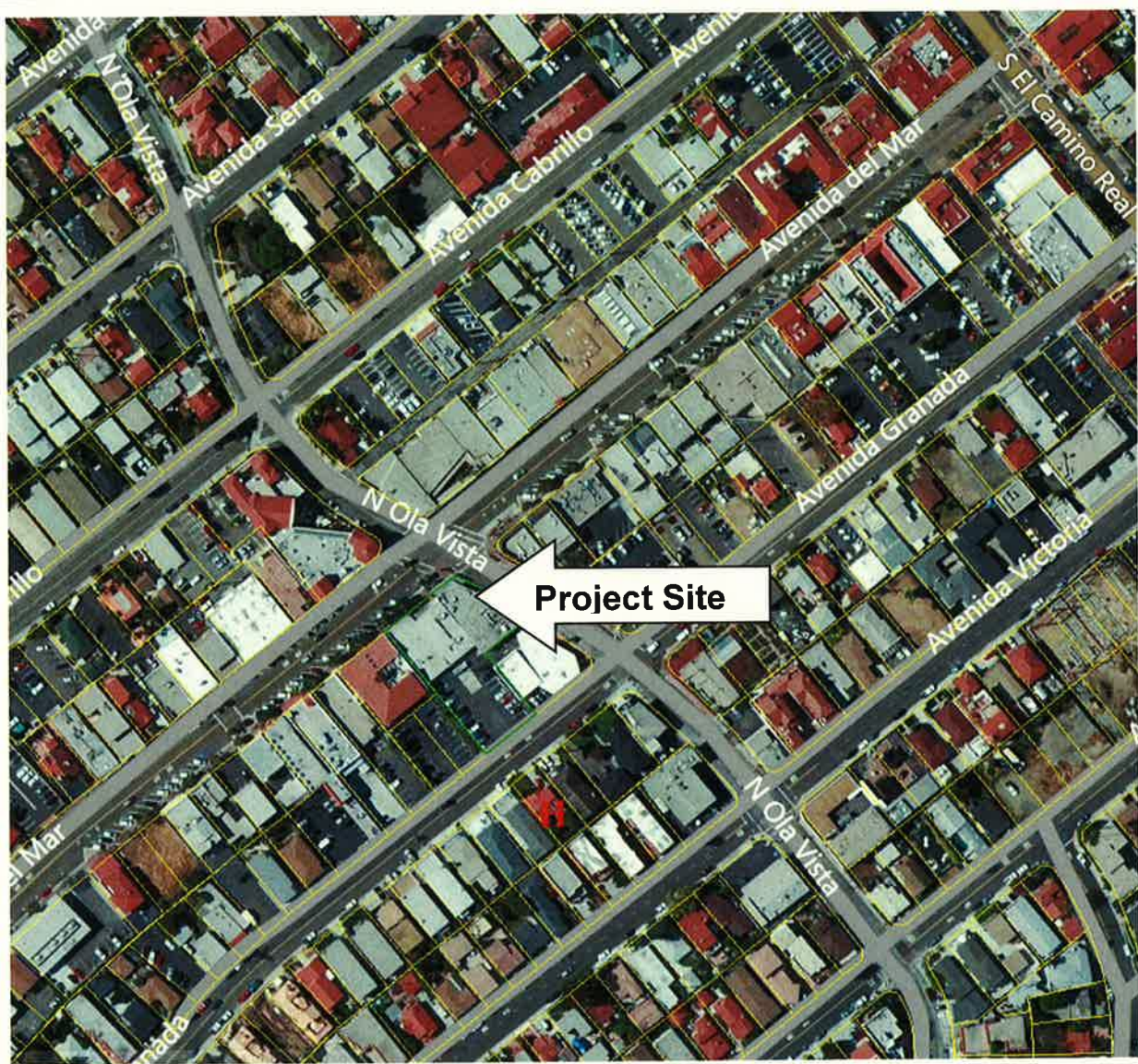
Attachments:

1. Location Map
2. DPR Form for 209 Avenida Granada Plans



LOCATION MAP

CUP 15-024 / MCHP 15-025, Hamilton's Restaurant
201 Avenida Del Mar



No scale

PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: 209 AVENIDA GRANADA

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Orange
and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 209 Avenida Granada City San Clemente Zip 92672

d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-113-42

P3a. Description:

The property contains a one-story single family residence with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a low-pitch front-gable and side-gable roof with clay tiles and exposed rafter tails. The exterior walls are clad with original smooth stucco. A partial-width covered entry porch supported by wood supports and including wood balustrades is situated at the western side of the residence. The fenestration consists of original double-hung, casement and fixed wood windows throughout the residence. The attached garage appears to have a non-original door. The residence is in good condition. Its integrity is good.

P3b. Resources Attributes: 02 Single Family Property

P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Description of Photo:

North elevation, south view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

1945 (E) Tax assessor

P7. Owner and Address:

Van Slyke, Oakley E.
243 Avenida La Cuesta

P8. Recorded by:

Historic Resources Group, 1728
Whitley Avenue, Hollywood, CA
90028

P9. Date Recorded: 9/19/2006

P10. Survey Type:

City of San Clemente Historic
Resources Survey Update

P11. Report Citation: None.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other:

DPR 523A (1/95) HRG

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 5D

Resource Name or #: 209 AVENIDA GRANADA

- B1. Historic Name: (Unknown)
- B2. Common Name: (Unknown)
- B3. Original Use: Single-family residential
- B4. Present Use: Single-family residential
- B5. Architectural Style: Spanish Colonial Revival
- B6. Construction History: Unknown.

- B7. Moved? No Yes Unknown Date: Original Location:
- B8. Related Features: Attached garage.

- B9a. Architect: (Unknown) b. Builder: (Unknown)
- B10. Significance: Theme San Clemente in the '30s and '40s Area City of San Clemente
Period of Significance 1937-1949 Property Type Residential Applicable Criteria A

This one-story single family residence was built in 1945. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential local historic district under Criterion A for its association with the San Clemente in the '30s and '40s. It is recommended for retention on the Historic Structures List.

- B11. Additional Resource Attributes: 02 Single Family Property
- B12. References: Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann & Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA
Date of Evaluation: 9/19/2006

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or #: 209 AVENIDA GRANADA

Recorded by: Historic Resources Group

Date: 9/19/2006

Continuation Update

Photographs of the Subject Property, Continued:

