



Design Review Subcommittee (DRSC)

Meeting Date: June 10, 2015

PLANNER: Amber Gregg, Associate Planner *AG*

SUBJECT: **Architectural Permit 14-389/Variance 14-474/Conditional Use Permit 14-475 – Capistrano Shores Wall and Landscaping** a request to consider a variance for a decorative block wall with accent columns in excess of six feet in height between the railroad tracks and the Capistrano Shores Mobile Homes Park, along with a Conditional Use Permit to allow the accessory structures, landscaping, and utility improvements in an open space zone at 1880 N. El Camino Real within the Open Space zoning district and Coastal Zone Overlay (OS2-S2-CZ).

BACKGROUND:

Project Description

Capistrano Shores is a mobile home park with 90 units. The applicant is requesting to construct a wall along the railroad right-of-way in excess of six feet in height, as well as to allow accessory structures, landscaping, and utility improvements.

Why is DRSC Review Required?

The project is located in the Privately Owned Shoreline zoning district and the Coastal Zone Overlay (OS2-S2-CZ.) Per Zoning Ordinance Section 17.44.020, a Conditional Use Permit (CUP) is required for unclassified uses, which include accessory buildings. Per Zoning Ordinance Section 17.16.100, an Architectural Permit (AP) is required for new accessory buildings on a non-residential site; the proposed site is within the railroad right-of-way. The purpose and intent of the AP is to provide for architectural review of certain development to ensure compliance with the General Plan and the City's Design Guidelines. The purpose of DRSC review is to ensure that new structures comply with the General Plan Urban Design Element and the City's Design Guidelines. Determination of the appropriateness of the requested variance is not within the purview of the DRSC. However, the site design and architecture are.

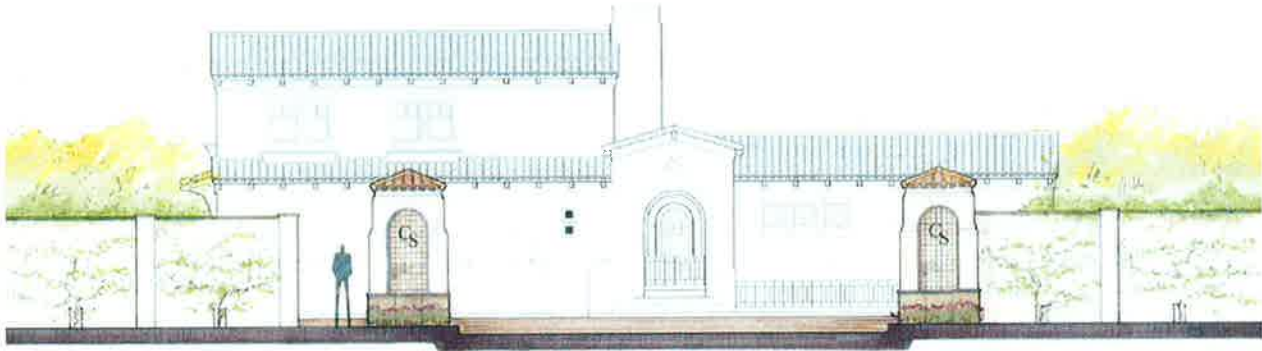
Site Data

The proposed project site is a portion of railroad right-of-way that the applicant, Capistrano Shores Inc., has leased from the Orange County Transportation Authority (OCTA).

ANALYSIS:

The project includes the construction of an eight-foot tall decorative smooth white stucco wall spanning the length of the Park; approximately 3,615 feet according to the City's GIS. At the main entrance the applicant is proposing to have two entry monuments flanking the drive aisle (See Exhibit 1.) Although signage is shown on the plans, it is not part of this application and will be reviewed at a later date.

Exhibit 1: Main Entry



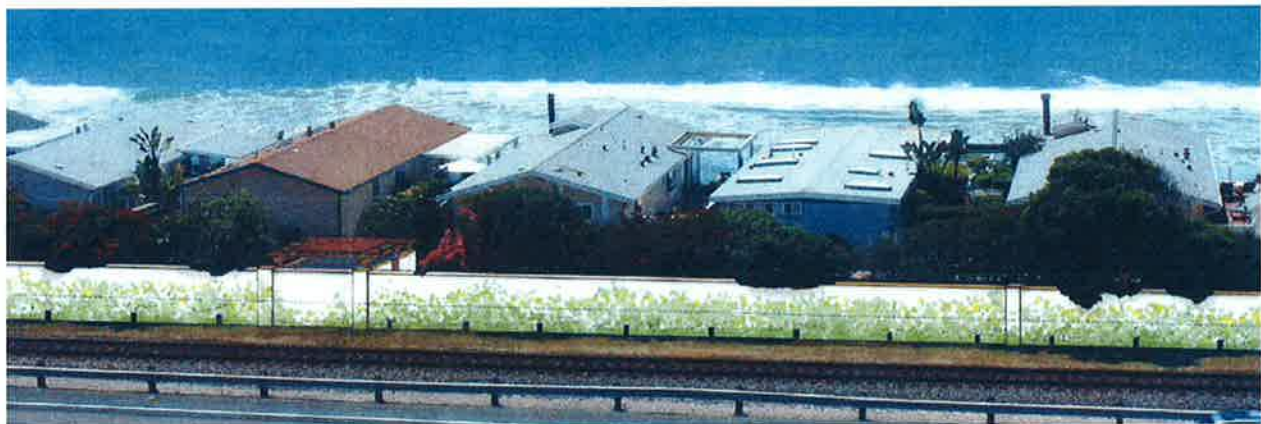
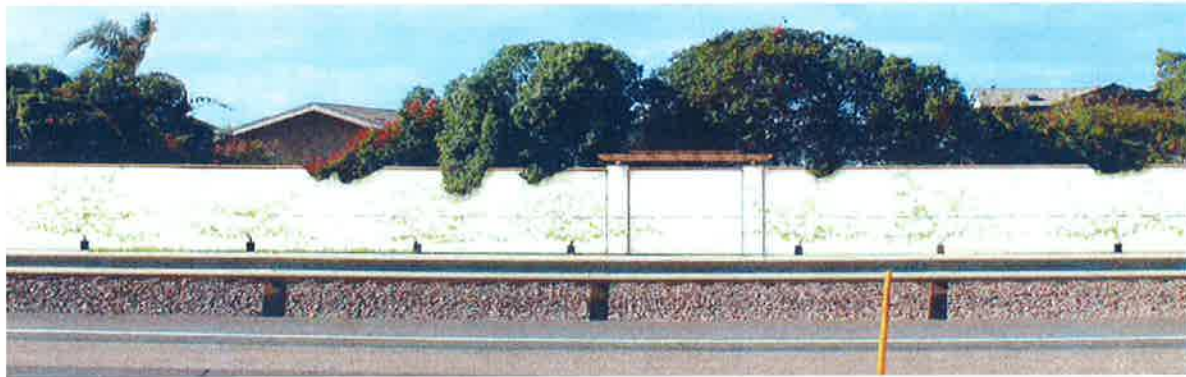
The applicant also proposes 16 trash enclosures, decorative lighting along the drive aisle, landscaping on the interior side of the wall and at the main entry. Decorative hardscape is also proposed, interlocking pavers will be installed at: the main entry, crossings in front of all trash enclosures, and a pedestrian walkway on the side of the drive aisle. For additional information please refer to the plans.

Architecture

The elevations include an eight-foot tall smooth white stucco wall with decorative cap, columns, and vines. At the main entry, the applicant proposes two accent columns taller than the wall standing 11'1" tall and five-feet wide. The entry columns propose a two-piece red tile cap. Arched insets with tile inlay will house future signs.

Articulation in the wall will be provided by a set of two columns visible from El Camino Real with a trellis on top that covers the trash enclosure located on the mobile home side of the wall. The element occurs every 185-300 feet. In the larger spans the applicant is proposing an additional single column for additional articulation. See Exhibit 2 for details.

Exhibit 2: Columns and Trellis



**The columns are shown in the renderings but need to be added to the plans prior to Planning Commission.*

Landscaping

The applicant proposes landscaping on the Park side of the wall with vine pockets installed every 10 feet on center. The vine pockets will span the width of the wall allowing the vine to grow on the railroad side of the wall facing El Camino Real.

On the interior of the park the applicant is proposing a landscape planter, approximately three feet wide, along the entire length of the wall. The planter area will include contiguous plantings of ground cover and trees. The trees along the wall are particularly important as they will grow tall and will add greenery to the railroad side of the wall as the canopies fill in.

RECOMMENDATIONS:

Staff is looking for direction on the proposed wall. Previous discussions concerning the aesthetics of the wall have been centered on architectural articulation or additional landscaping to breakup the massing of the wall. Initially the applicant indicated landscaping could not be supported by the Orange County Transportation Authority

(OCTA.) Since then, the applicant has received permission for landscaping on the railroad side of the wall and has worked with OCTA to develop the proposed application. The applicant purposes a smooth white stucco wall with vine pockets ten feet on center, with articulation provided in the form of columns and trellises. The frequency of the vine pockets will allow the landscaping to grow in quickly, covering a majority of the wall. Additional columns between the long spaces also provides visual breaks in the structure.

Staff is supportive of the proposed plan and believes that the vines every ten feet will help with the establishment and growth of the landscaping of the wall. The landscaped wall also helps mitigate previous DRSC and Planning Commission concerns regarding the white mass of the wall. Staff seeks DRSC comments and welcomes any feedback.

Attachments:

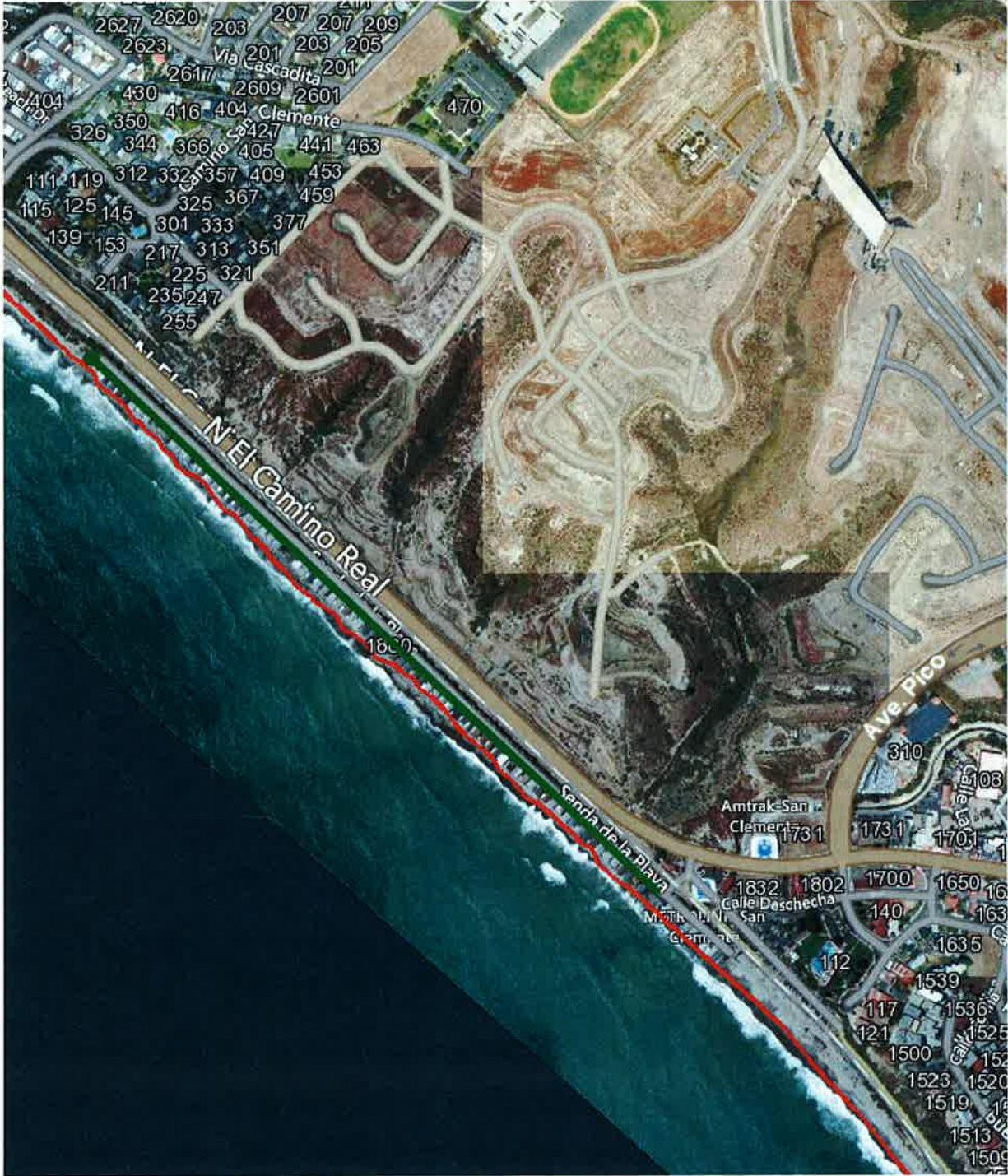
1. Location Map
Colored Elevations and View Simulation
Full Size Plans



ATTACHMENT 1

LOCATION MAP

Capistrano Shores Wall, landscaping, and Accessory Structures
1880 N. El Camino Real



No scale