



Design Review Subcommittee (DRSC)

Meeting Date: July 27, 2015

PLANNER: Amber Gregg, Associate Planner *AGG*

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 which include decorative trash and transformer enclosures, decorative hardscape for point of entry and pedestrian pathways, and new landscaping.

DRSC Review

The project was previously reviewed by the Design Review Subcommittee (DRSC) on June 10, 2015. A copy of the staff report is provided under Attachment 2. Comments were provided to the applicant and the applicant has submitted the revised plans to address the stated concerns. A more detailed account of DRSC's review and their comments are provided later in this report.

Site Data

The proposed improvements are all within the railroad right-of-way. The applicant, Capistrano Shores Inc., has completed a lease agreement with the Orange County Transportation Authority (OCTA) to allow the encroachment and construct the requested improvements.

ANALYSIS:

The following is a list of DRSC’s previous concerns and the applicant’s response. A letter from the applicant on how they modified the plans to address DRSC’s concerns is provided under Attachment 3.

Table 2 - DRSC concerns and project modifications

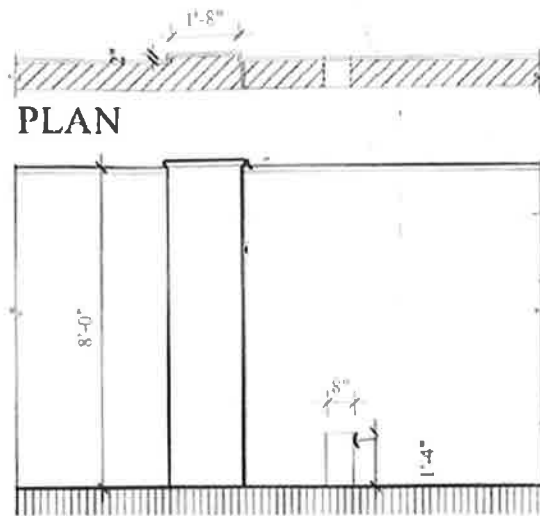
<i>DRSC Concerns</i>	<i>Project modifications</i>
<p>Concerned about tree species and the potential for the trees to grow up to 75 feet in height (in the case of the New Zealand Christmas Tree). Asked the applicant to revisit plant pallet and look at more variation of trees with canopies that would top out at 15-20 feet in height, and to create groupings of trees so there are several of the same species in a row.</p>	<p><i>Modified.</i> The applicant has modified the tree pallet and grouped trees in sets of two to three. The tree pallet still calls for the New Zealand Christmas Tree, Marina Strawberry Tree and Carrotwood, and now incorporates the Black Peppermint Willow and Pink Melaleuca. The applicant’s landscape architect will be attending the meeting and will specifically address the concerns about tree height, and will make a quick presentation at the DRSC meeting.</p>
<p>Concerned about the lack of variation of the wall and the lack of elements to help break up the long mass. There are long segments without variation and there is no rhythmic pattern to the trellis or column element.</p>	<p><i>Modified.</i> In addition to the trellis structures, the applicant has incorporated a column with a flat roof tile cap in a rhythmic pattern as well as modified the wall height. The architectural elements will be spaced so there is an architectural element every 50-75 feet, and the wall is broken up into section varying from 7.5’-8 fee in height. In addition the trellis structure has been raised from eight feet to ten feet so it is more visible when viewed from El Camino Real. A detail of the column is provided later in this report.</p>
<p>Ensure that in all respects the wall is in proportion and to scale with proposed heights and massing. Also asked applicant to review wall cap width and suggesting increasing it to be in scale with eight-foot wall.</p>	<p><i>Portions Modified.</i> The proposed width of the columns have been increased from 1’-8” to 3’-6”, but have been raised to nine feet in height. The applicant discussed increasing the wall cap from 2” to 3.5” and their architect believed that the 2” cap is a preferred aesthetic choice.</p>
<p>Please provide a full elevation of the wall.</p>	<p><i>Provided.</i> See architectural plans.</p>
<p>Modify entry columns so they are incorporated with the wall.</p>	<p><i>Modified as requested.</i> The columns are now incorporated and a pedestrian entrance is provided via an archway.</p>

DRSC Concerns	Project modifications
Consider revising the entry paver design to reflect a softer blend. Suggested looking at pavers in the surrounding area to blend with North Beach entry by Avenida Estation.	Modified. The applicant is proposing a mix of colors (50% terra cotta/brown and 50% buff/charcoal) in a herringbone design.

The following exhibits show the dimensions of the proposed and previous column as well as the entry column. Please refer to plans for additional details.

Exhibit 1 - Previous and Proposed Details

Previous



Proposed

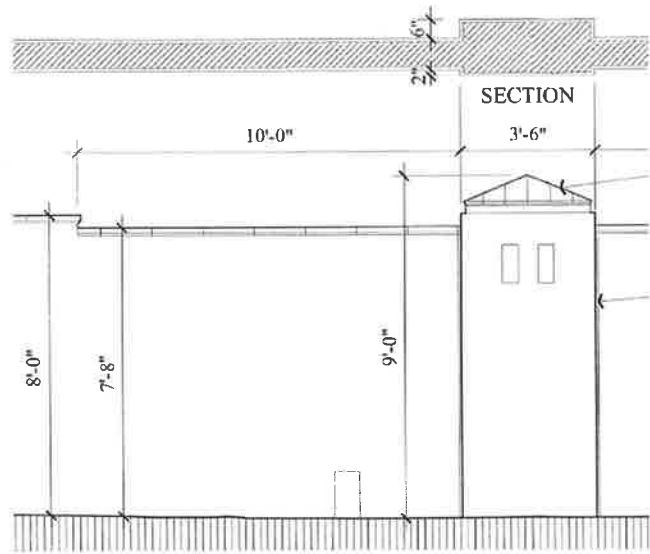
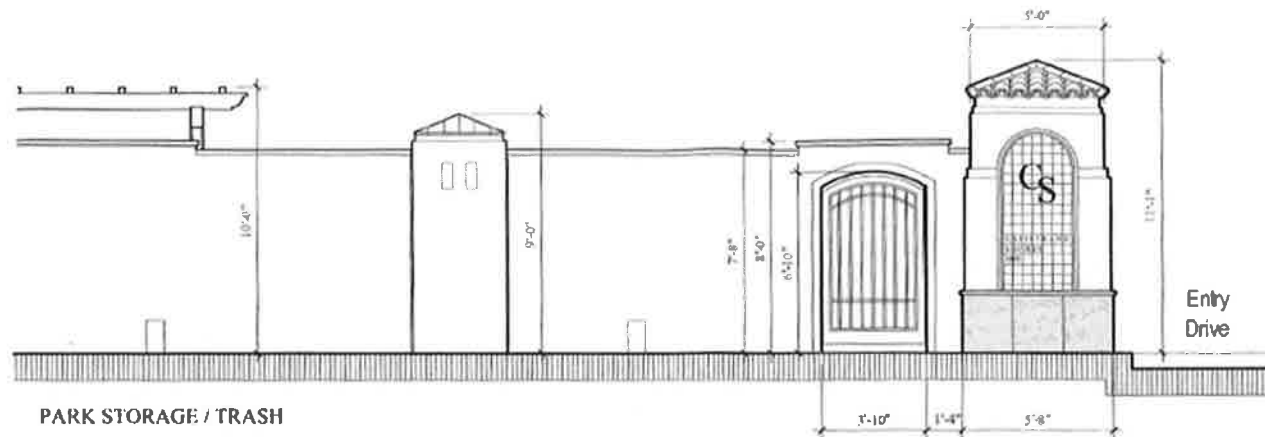


Exhibit 2 – Proposed Entry Column with Trellis and Accent Column Detail



RECOMMENDATIONS:

The proposed modifications have improved the overall aesthetics and massing of the wall. The modified pavers is a softer design than the previously proposed geometric pattern. Staff has concerns about the landscaping, but the landscape architect will be present to address concerns.

Staff is also concerned with the flat tiles proposed for the columns of the wall, and would want to see a detail of the proposed application. Staff recommends a traditional single barrel roof tile with mortar packing cap to match the entry columns, or a flat column cap to help reduce the height of the detail. Staff seeks DRSC's comments on the modifications and welcomes any feedback.

Attachments:

1. Location Map
2. DRSC Report June 5, 2015
3. Letter from applicant, response to comments

Plans



LOCATION MAP

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



No scale



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.

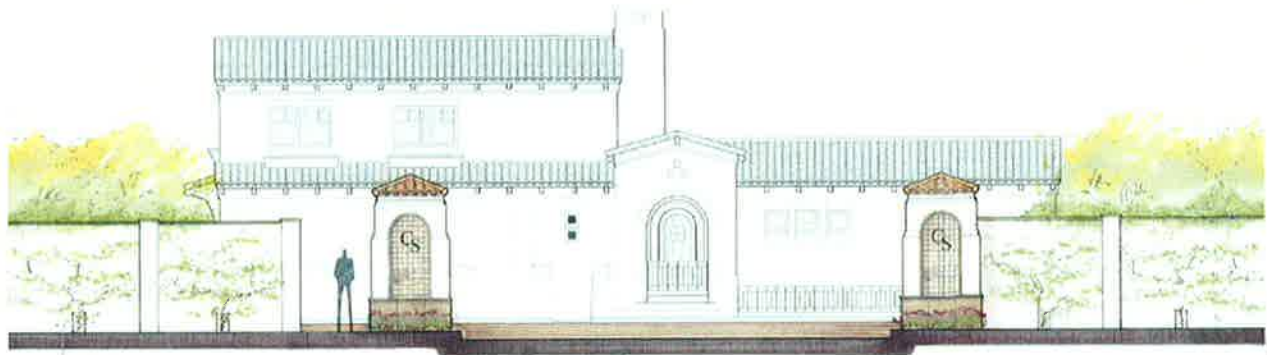
Site Data

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



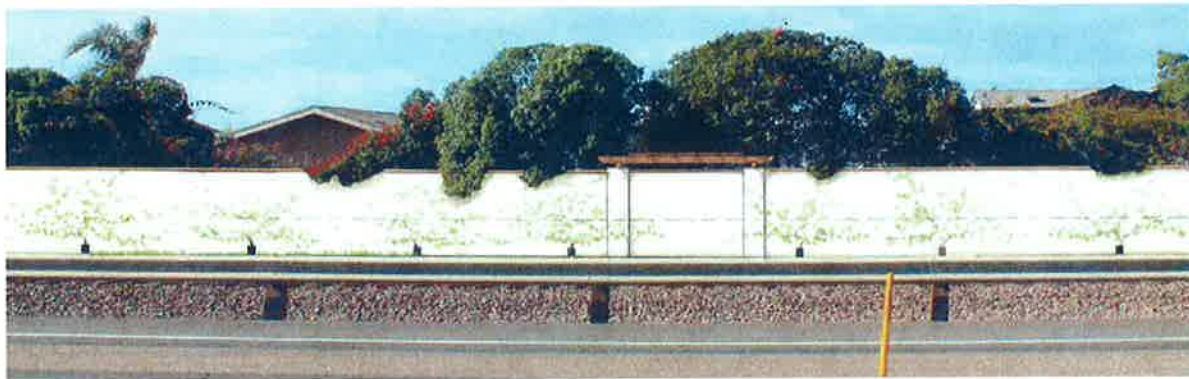
The applicant also proposes 16 trash enclosures, decorative lighting along the drive aisle, landscaping on the interior side of the wall and at the main entry. Decorative hardscape is also proposed, interlocking pavers will be installed at: the main entry, crossings in front of all trash enclosures, 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 3

From: Eric Anderson [<mailto:eanderson@caposhores.com>]
Sent: Friday, June 12, 2015 11:44 AM
To: Gregg, Amber
Cc: Eric Wills
Subject: Actions Items from 6/10/15 DRSC Meeting- Phase II

Good afternoon Amber,

I have put together a "to do list" from our last DRSC meeting. Can you please review the below and let me know if you have any corrections or additions.

Landscape Plans:

1. Amber to speak with Pat Murphy and bring him up to speed on comments back from DRSC. Once Pat is up to speed CSI's will put their landscape architect (RHDO) in touch with Pat. **Completed**
2. Take a second look at the New Zealand Christmas Tree. Concerned it might be too large for the area if not trimmed accordingly, also concerned the tree would unsightly/weird with an 8' tall, bare trunk. **Landscape Architect to address at meeting**
3. Explore the red trumpet and strawberry tree. **Revised tree palette**
4. Edit landscape plans to have more variation i.e., 5-6 varieties of trees grouped together ranging in heights between 15' – 20'. No monolithic design, want to avoid a hedge look. **Completed**
5. Provide a detailed explanation on how the trees will be able to successfully grow in the small area and how the area will not be a root ball given all the vines, trees and shrubs planted in such a small space. **Landscape Architect has prepared an exhibit and provide a quick presentation at the DRSC meeting.**

Wall Plans:

1. We need to further address the variation requirement of the wall. The DRSC all feel it needs more sections or elements to break up the long run of the wall. **Completed**
3. Suggested breaking up wall heights e.g., every other column span dropping from 8' to 6'. **Please see suggested revision.**
4. Change plans to reflect all trellises to be raised up to 10'. **Completed**
5. Add more width to all columns (Bart said 1'8" wide column for 8' wall seemed reasonable)
6. 3.5" precast cap on wall vs. 2". **We talked to our architect and he does not believe this will look good and the 2" cap will look better.** Make cap color match Ole Hanson adobe color. **Completed**
7. Need to provide a full elevation of the wall. Want to see where every column is placed and their spans and would like it all to scale. **Completed**
8. Cannot have a stand-alone column or it is considered a signage monument. **Please see suggested revision.**

Additional miscellaneous items:

1. Revise entry paver design to reflect a more soft blend and Spanish colonial colors with pavers and would like it to blend with north beach entry by estacion. **Completed**
2. Correct plans to reflect solid roof in trash enclosures mounted to bottom of overhead trellis. **Completed**

We will get to work on these items right away. Can you please provide the next few DRSC deadlines. Please review the above closely and let me know if there are any details we have overlooked.