




Design Review Subcommittee (DRSC)

Meeting Date: July 29, 2015

PLANNER: Cliff Jones, Associate Planner 

SUBJECT: **MCUP 15-111 / MCHP 15-112, Tamarindo Restaurant**, a request to consider the remodel of a one-story commercial building and beer and wine for two future restaurant uses at 108-110 South El Camino Real.

BACKGROUND:

Project Description

The applicant proposes to remodel the building at 108-110 South El Camino Real to make it more compatible with Spanish Colonial Revival architecture and operate two restaurant uses within the building. A sit-down restaurant is proposed for 110 South El Camino Real and a take-out restaurant is proposed for 108 South El Camino Real. The building was previously occupied by a retail market at 110 South El Camino Real and women's clothing store at 108 South El Camino Real. The project is in the Mixed Use zone, Central Business, Architectural and Coastal Overlays, MU3.1-CB-A-CZ. Surrounding land uses include commercial and office 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 historic properties to the west side, front and rear of the property at 100 South El Camino Real, 105-107 South El Camino Real, and 101-103 Avenida Del Mar respectively. Attachments 2-4 are descriptions of the historic properties. A Minor Conditional Use Permit is required because the project include a request for beer and wine for the restaurant at 110 South El Camino Real. 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 Zoning Administrator.

ANALYSIS:

The project site is located within the Architectural Overlay, which specifies Spanish Colonial Revival (SCR) architectural style. The Zoning Ordinance acknowledges that in certain cases, it may not always be practical, with minor changes, to convert a non-Spanish building into a true SCR building. Due to the buildings modern architectural style and the proposed exterior improvements are quite minor, it is not practical to do a full

conversion to SCR style. So in this case, given the project scope, the goal is to make the building more compatible with the design goals of the Architectural Overlay; not to make it into a SCR building. The design does incorporate traditional materials on the building that make it more compatible with the Architectural Overlay and abutting historic buildings.

Exterior building and site changes include:

- 1) repair and repaint existing stucco surface to a smooth white stucco finish;
- 2) remove the fabric awning along the front elevation;
- 3) thicken white stucco canopy along front elevation to add visual mass;
- 4) remove aluminum storefront and replace with wood doors and windows;
- 5) install potted plants to serve as barrier between outdoor dining area and sidewalk;
- 6) install recessed lighting in canopy ceiling and floor of outdoor dining patio;
- 7) install cement tile flooring in outdoor dining patio and rear entry;
- 8) extend white stucco parapet wall facing the alley to screen mechanical equipment from view;
- 9) install aluminum windows and doors along alley façade;
- 10) restripe parking spaces accessed from alley;
- 11) install landscape planter facing rear alley;
- 12) install bicycle parking facing alley;
- 13) construct a trash enclosure facing alley;
- 14) install wheel chair lift along alley façade;
- 15) construct a block wall at rear to screen service entry. Wall is finished with smooth white stucco and stucco grates; and
- 16) Install wall lighting along rear alley facade.

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
<p><i>Design Guidelines II.C.2.</i> Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture</p>	<p>Partially consistent. As a partial remodel to a contemporary building there are limitations that prevent a full SCR form. The materials, colors and architectural details chosen are generally harmonious with SCR style. However, recommendations to improve the design of the building are provided within the Recommendations section below.</p>
<p><i>Design Guidelines II.C.3.</i> Incorporate defined outdoor spaces, including courtyards, patios, plazas and courtyards</p>	<p>Partially Consistent. A patio is provided that fronts South El Camino Real. However, it is covered and not a traditional outdoor courtyard, plaza, or patio space open to the sky.</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 fronting South El Camino Real, which is outside the pedestrian path of travel.</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. Bicycle parking is proposed at the rear of the building.</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 entire building.</p>	
<p>2. A cornice detail should be added to the front and rear parapets. Cornice detail should be simple in design.</p>	
<p>3. Wood doors/windows should be provided along the front elevation and they should have lites. Steel door and aluminum windows at the rear are acceptable provided their finish and detailing is consistent with a wood doors/window. They should have traditional profiles, recessed, and the aluminum windows should have lites.</p>	

Recommendation	Sample Image
<p>4. The parapet wall and canopy are a modern design. Applicant should explore ways to screen this modern feature.</p> <p>Simply replacing the fabric awning could achieve this goal. Other options include the addition of a tile mansard roof, or replacing the canopy with a wood trellis.</p>	 <p>The sample images for recommendation 4 show three different ways to screen a modern canopy. The top-left image shows a building with a red fabric awning. The top-right image shows a building with a white tile mansard roof. The bottom image shows a building with a wood trellis structure over the canopy.</p>
<p>5. The 8" white stucco columns supporting the canopy should be thickened to visually support the canopy mass above.</p>	 <p>The sample images for recommendation 5 show two examples of thickened white stucco columns supporting a canopy. The left image shows a close-up of the columns in a garden setting. The right image shows a wider view of the canopy structure with the thickened columns.</p>
<p>6. Staff recommends terra cotta paver flooring for the front courtyard. The cement tile flooring is a less traditional application and is more appropriate for the rear alley façade where it will have less visibility.</p>	 <p>The sample image for recommendation 6 shows a courtyard area with terra cotta paver flooring. The courtyard is surrounded by lush greenery and has a white building in the background.</p>

Recommendation	Sample Image
<p>7. Traditional wrought-iron lighting should be provided for the project. Recessed lighting within courtyard canopy and outdoor patio floor is a modern design, not a traditional Spanish Colonial Revival feature and should be eliminated.</p>	
<p>8. Traditional wrought-iron should be utilized for rear service entry handrails.</p>	
<p>9. The design details of the trash enclosure are unclear. The trash enclosure could benefit from a smooth stucco finish, traditional looking metal gates, and wood trellis atop.</p>	

Recommendation	Sample Image
<p>10. Additional design emphasis should be added to the front and rear façade. This can be achieved by adding Catalina style ceramic tile, stone, traditional wrought-iron lighting, or other materials. In particular, Catalina style tile can be added below the fixed windows of the front façade and to the low planter walls facing the alley.</p>	
<p>11. 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. The proposed goose neck lighting application is modern and should project off the face off the canopy face to appear traditional in design.</p>	

Recommendation	Sample Image
12. Wheel chair lift should be finished in a black color.	No image available.
13. A preliminary landscape plan should be prepared for the project.	No image available.
14. The "stucco grates" proposed within the white stucco screen should be arranged in a traditional fashion or eliminated.	No image available.
15. Landscape proposed within sidewalk area should be eliminated.	No image available.

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 Zoning Administrator for consideration.

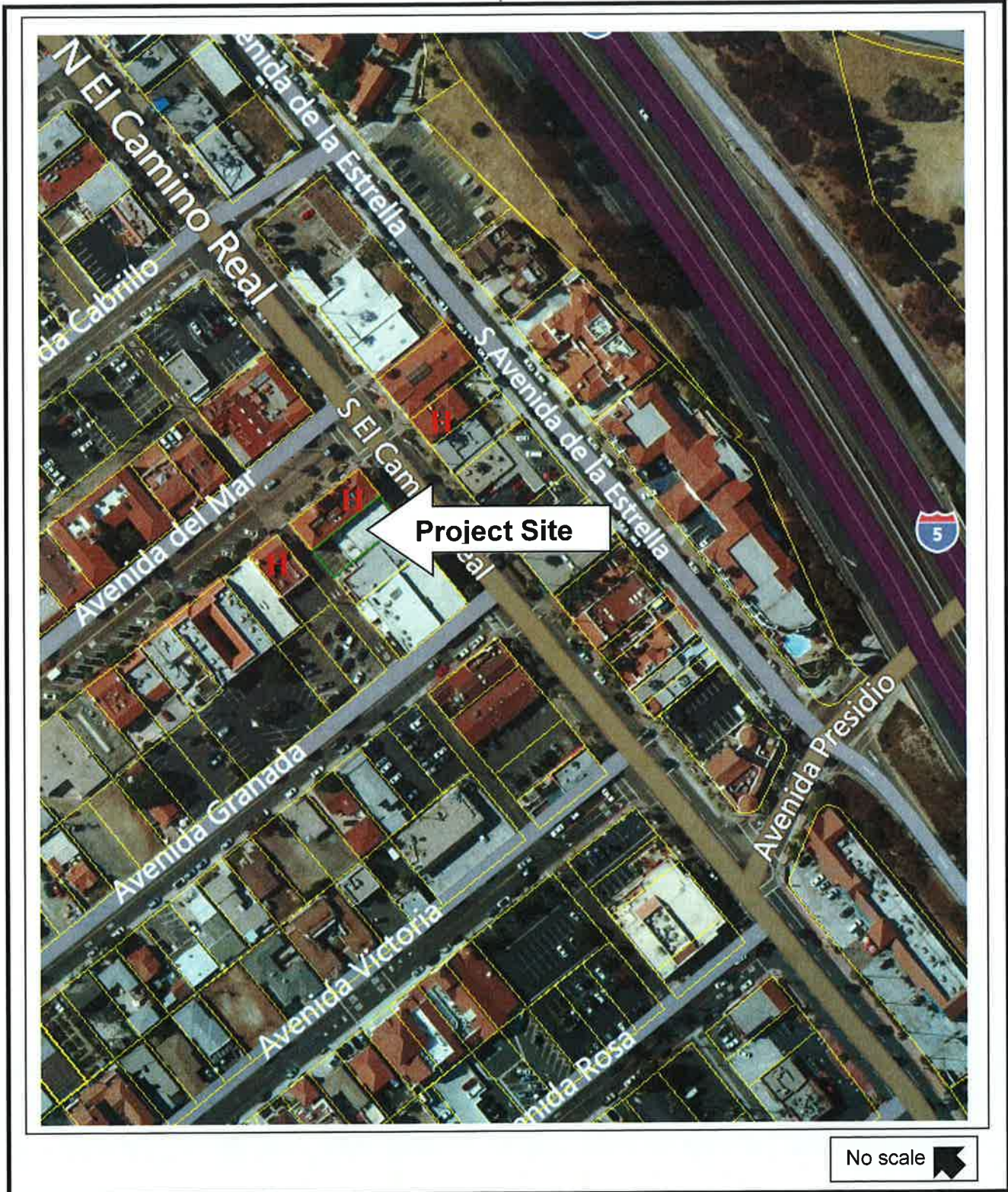
Attachments:

1. Location Map
2. DPR Form for 100 South El Camino Real
3. DPR Form for 105-107 South El Camino Real
4. DPR Form for 101-103 Avenida Del Mar Plans



LOCATION MAP

CUP 15-111 / MCHP 15-112, Tamarindo Restaurant
108-110 South El Camino Real



Primar
HRI#
Trinomial
NRHP Status Code 3D

PRIMARY RECORD

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: 100 S EL CAMINO REAL

- P1. Other Identifier: Bartlett Building
- 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 100 S El Camino Real/91-99 Avenida Del Mar City San Clemente Zip 92672
d. UTM: Zone ; mE/ mN
- e. Other Locational Data: Assessor Parcel Number: 058-082-19

P3a. Description:
The property contains a two-story commercial building with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a hip roof with clay tiles and exposed rafter tails. The exterior walls are clad with smooth stucco. The primary (east) facade is three bays wide and symmetrically arranged, with three regularly-spaced rectangular openings in each story. A stucco-clad turret with a clay tile-clad gable roof extends from the southernmost corner of the facade. Alterations include non-original doors, though the door openings appear original. The fenestration consists of original wood divided-light double-casement windows on the front and side elevations of the second level, and original storefront openings on the front and side elevations of the first level. Non-original canvas awnings shelter the openings on the street facade. The building is in good condition. Its integrity is good after a recent renovation to repair fire damage.

- P3b. Resources Attributes: 06 Commercial Building, 1-3 stories
- P4. Resources Present: Building Structure Object Site District Element of District Other



- P5b. Description of Photo: East elevation, west view. May 2006.
- P6. Date Constructed/Sources: Historic Both Prehistoric
1926 (E) Tax Assessor
- P7. Owner and Address: Pier Group Llc
6 Del Valle, Orinda Ca 94563- 2009
- P8. Recorded by: Historic Resources Group, 1728 Whitley Avenue, Hollywood, CA 90028
- P9. Date Recorded: 9/18/2006
- 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:

CONTINUATION SHEET

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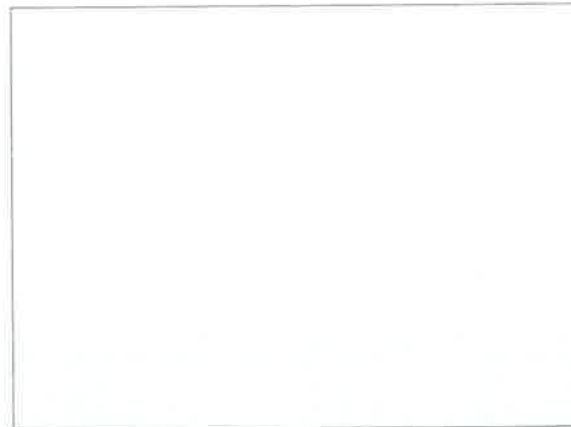
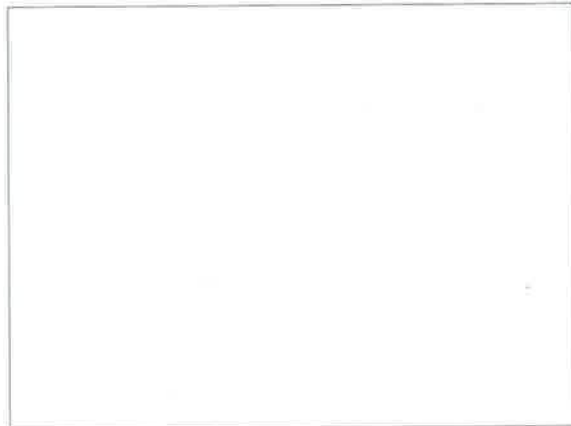
Resource Name or #: 100 S EL CAMINO REAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

Photographs of the Subject Property, Continued:



PRIMARY RECORD

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: 105-107 S EL CAMINO REAL

- P1. Other Identifier: Sun West / Law Offices of Donald S Dench
- 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 105-107 S El Camino Real City San Clemente Zip 92672
d. UTM: Zone ; mE/ mN
- e. Other Locational Data: Assessor Parcel Number: 692-402-03

P3a. Description:

The property contains a two-story commercial building with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a low-pitch hip roof with clay tiles. The exterior walls are clad with smooth stucco. The primary (west) facade is three bays wide and symmetrically arranged. The ground level is characterized by a large recessed arched opening that contains the building's main entrance. The entrance is composed of a non-original projecting entry vestibule flanked by two non-original divided-light wood doors. The outer bays each contain a large fixed picture window. The upper level features a small centered window and two larger outer windows. The fenestration consists of non-original vinyl windows throughout the building. The building is in good condition. Its integrity is fair.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

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



P5b. Description of Photo:

West elevation, east view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

1929 (F) Building Permit

P7. Owner and Address:

Hook, John D.
105 S El Camino Real

P8. Recorded by:

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

P9. Date Recorded: 9/18/2006

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:

CONTINUATION SHEET

Page 3 of 3

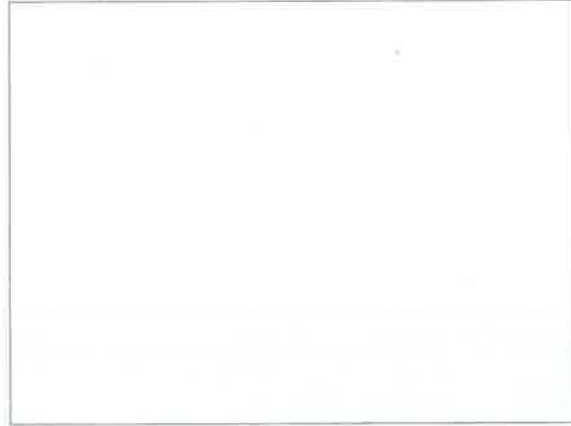
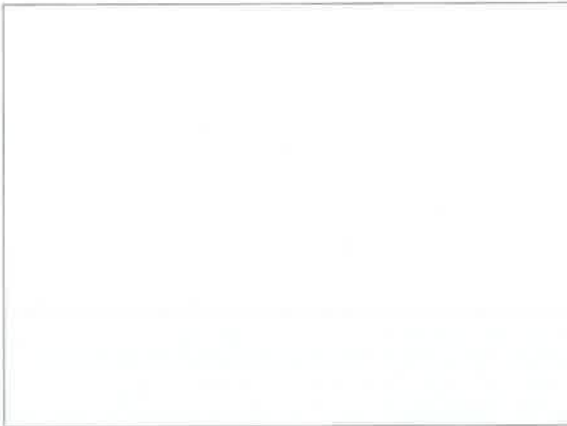
Resource Name or #: 105-107 S EL CAMINO REAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

Photographs of the Subject Property, Continued:



PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: 101-103 AVENIDA DEL MAR

- P1. Other Identifier:** Latham Building / Post Office Building
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 101-103 Avenida Del Mar City San Clemente Zip 92672
d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-082-18

P3a. Description:

The property contains a one- and two-story commercial building with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a low-pitched gable-side roof over the two-story portion with clay tiles and exposed structural elements, including exposed rafter tails and projecting roof beams; the one-story portion has a flat roof. The exterior walls are clad with smooth stucco. The fenestration consists of both original and non-original wood and steel windows throughout the building. The street level facade is defined by two elongated rounded arched storefront openings, flanked by a rectangular window on the left and an arched opening to a stairwell. The second floor exhibits a slightly projecting, partial width balcony, covered by an extension of the side-gabled roof with stucco post supports and non-original metal balustrade. A stucco chimney with an arched cap exists at an end wall. The building is in good condition. Its integrity is good.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

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

1926 (E) Tax Assessor

P7. Owner and Address:

Scibelli, Dale M. P O Box 3443, San Clemente
Ca 92674- 3443

P8. Recorded by:

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

P9. Date Recorded: 9/18/2006

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

CONTINUATION SHEET

Page 3 of 3

Resource Name or #: 101-103 AVENIDA DEL MAR

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

Photographs of the Subject Property:

