



Design Review Subcommittee (DRSC)

Meeting Date: October 14, 2015

PLANNER: Adam Atamian, Associate Planner

A handwritten signature in blue ink, appearing to be "A", is written next to the name Adam Atamian.

SUBJECT: **Minor Architectural Permit 15-268, Ocean View Plaza Escalator Modifications**, a request to consider covering four exterior escalators with stucco-finished walls to match the center's exterior, located at 638 Camino De Los Mares.

BACKGROUND:

Project Description

The property owner, Brixmor Property Group, proposes to decommission the exterior escalators at the Ocean View Plaza shopping center by enclosing them within stucco-finished structures that mimic the center's exterior design. The applicant proposes to install landscaping pots on top of these structures.

Why is DRSC Review Required?

Per Zoning Ordinance Section 17.16.100.E, the proposed exterior alterations require design review by the Design Review Subcommittee (DRSC). This is to ensure the architectural treatment of the project complies with the City's Design Guidelines and the general appearance of the proposal is in keeping with the character of the development.

Site Data

The project site is the 12.9 acre Ocean View Plaza shopping center. There are two sets of escalators located in the western and eastern portions of the development, where the project is proposed. These areas are slightly visible from the public right-of-way, however, the closest escalator to a street is approximately 485 feet away.

Ocean View Plaza was approved under Site Plan Review 88-21. The permit required architectural elements to be consistent throughout the property, such as stucco finish and color. Minor Architectural Permits have been approved allowing certain architectural changes to be made, such as adding awnings and changing the paint color palette.

ANALYSIS:

The Ocean View Plaza shopping center was built with four exterior escalators that have recently fallen into disrepair. The applicant proposes to remove them from use by building framed structures, with stucco finishes, around the escalators to mimic the look of the adjacent building elements. The proposed design includes landscaped pots on some portions of the new structures.

While there are no City design policies that would stipulate the use of escalators, there are a few Design Guidelines that impact how this type of structure should be removed from a commercial site.

The Design Guidelines state that commercial “building and site design should follow basic principles of Spanish Colonial Revival architecture” (II.C.2). In this scenario, these principles require that exterior building forms, materials, colors and architectural details be consistent with the underlying contemporary Spanish Colonial architectural design approved for the center. The original site design features ample pedestrian access to somewhat hidden second and third floor areas of the center. The pedestrian access provided on-site, in the project areas, features two sets of escalators in close proximity to two sets of stairs. To provide visual interest and break up the massing of these access ways, the site includes thick walls that are stucco-finished and which step up between the stairs and the escalators. Many of these walls incorporate landscaped planters or pots on the steps.

Figures 1 through 4, provided in Attachment 2, show the existing site conditions at both escalator areas of the center, along with visual simulations of how the project would alter the site. Please note that the visual simulations do not include the proposed landscaping pots, only a basic representation of the framed, stucco-finished walls to cover up the escalators.

The proposed design to cover up the escalators does not follow basic principles of Spanish design. The existing stepped walls between the stairs and escalators serve to define and orient the pedestrian space. The proposed project, while tying into the existing design, detracts from the original site design because the walls would be transformed from site accent features into substantial structures. These structures will not increase “pedestrian circulation”, provide “opportunities for outdoor activities”, nor “define outdoor spaces” (II.6).

Instead, the covered escalators increase the perceived building mass of the shopping center, reduce the visual connection between pedestrians and the shops, and restrict the amount of useable open space. Additionally, on the west escalators, the new structure separates the pedestrian circulation route from the bottom to the top floor because the two remaining staircases would not be in close proximity to one another.

RECOMMENDATIONS:

The Design Guidelines state that, "Site walls and planters should blend with the development's architecture so they appear to be extensions of the buildings" (II.D.2). Ultimately, this project changes walls that help to orient the pedestrian experience and circulation within the shopping center into large sections of building mass that do not serve to improve the pedestrian experience.

To increase the project's consistency with the basic principles of site design specified in the City's Design Guidelines, staff recommends that the applicant modify the proposal to consist of one of the following options (listed in descending order of staff preference):

1. Install additional stairs. This option would involve the complete removal of the escalators and would include the removal of some of the walls that currently separate the escalators from the stairs. This option would maintain the ample pedestrian circulation that originally existed on the site by providing stairs where the escalators are now, and maintain a visually inviting and apparent path for shoppers.
2. Create new courtyard/ public spaces. This option would involve the complete removal of the escalators and associated walls. This would require that most of the affected areas be regraded, and that new hardscape and landscaping is installed to create open areas that can be used as additional outdoor restaurant seating or sitting areas. This option enhances the functionality of the site, providing additional public areas.
3. Install new landscaping. This option would involve the complete removal of the escalators and would include the removal of some of the walls that currently separate the escalators from the stairs. This would require that new hardscape and landscaping is installed to create stepping, landscaped planters near the existing grades of the escalators. This option reduces pedestrian access areas, but increases the site landscaping to help reduce the apparent building mass of the center.

Attachments:

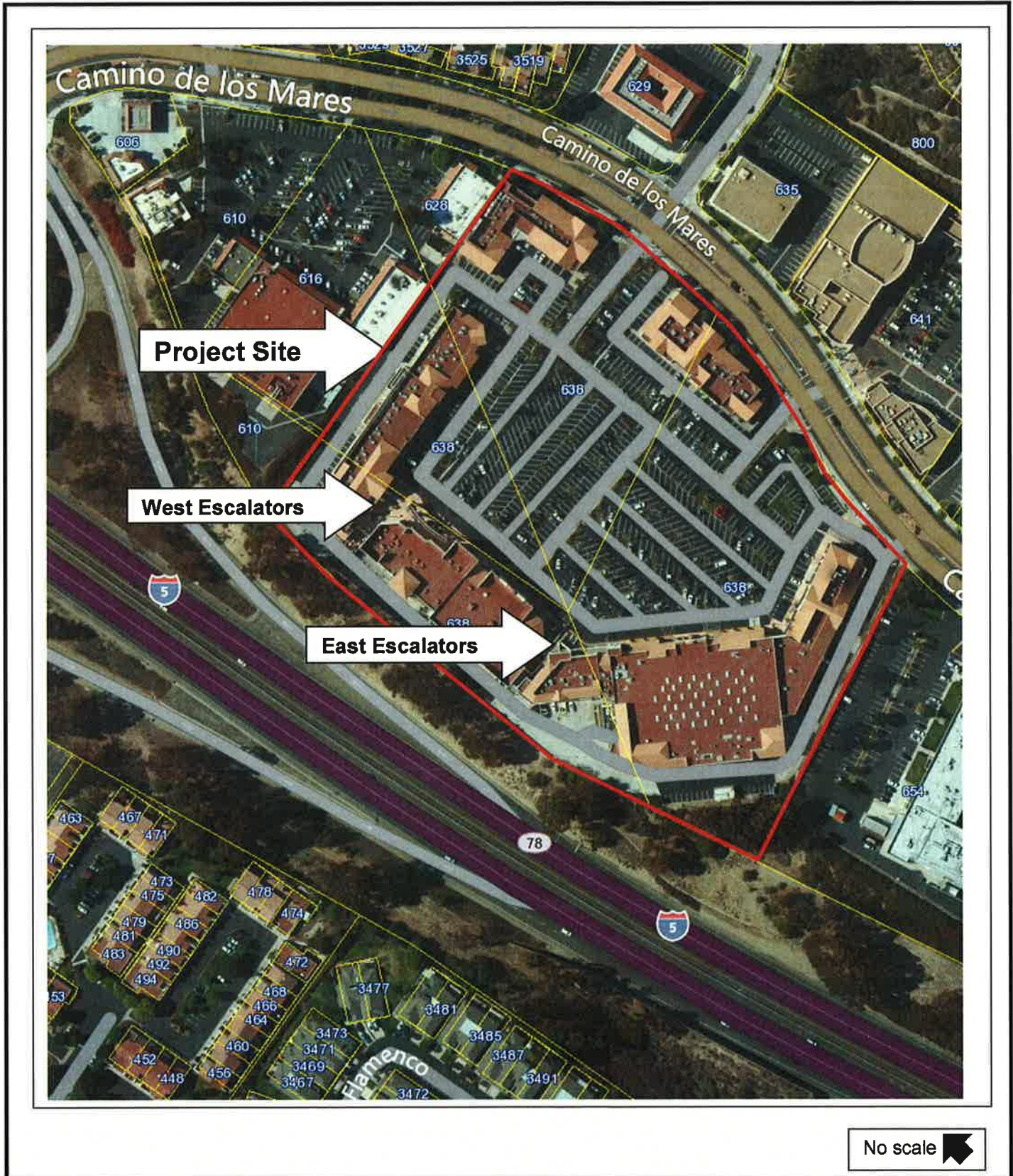
1. Location Map
2. Visual Simulations of Project Areas
Plans



ATTACHMENT 1

LOCATION MAP

Minor Architectural Permit 15-268, Ocean View Plaza Escalator Modifications
638 Camino De Los Mares



ATTACHMENT 2

Figure 1 – East Escalator Existing



Figure 2 – East Escalator Proposed



Figure 3 – West Escalator Existing

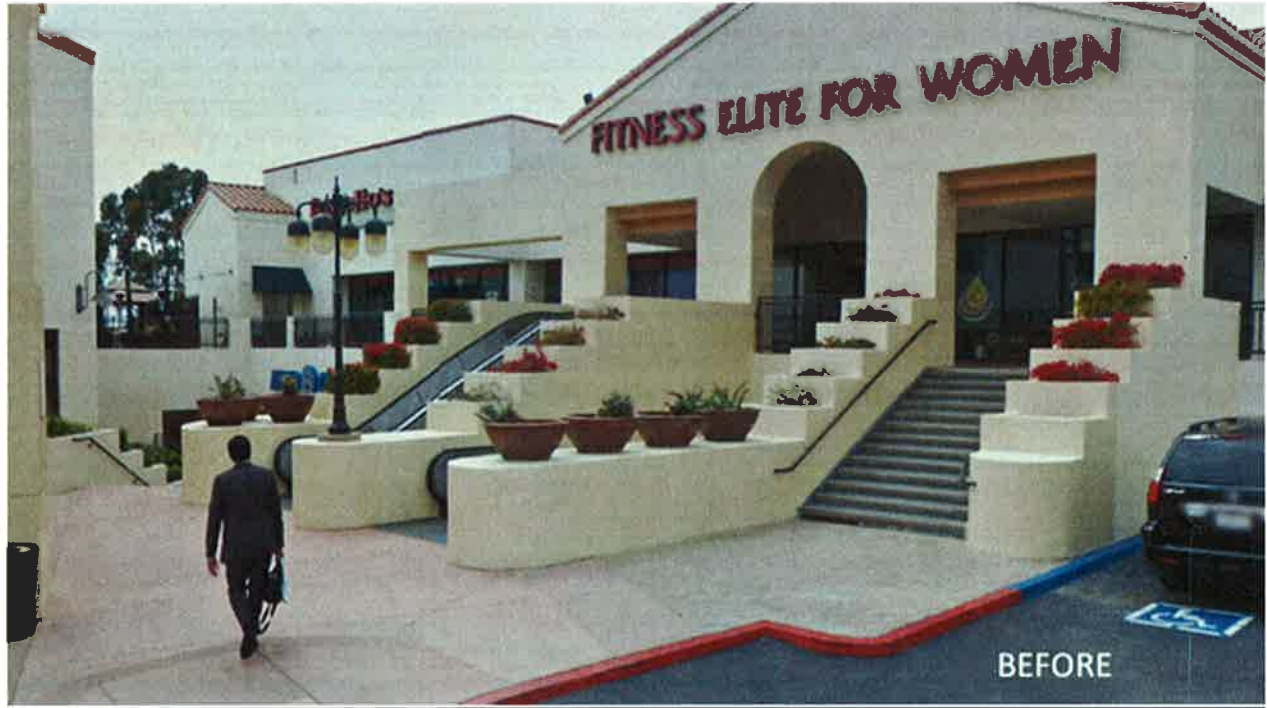
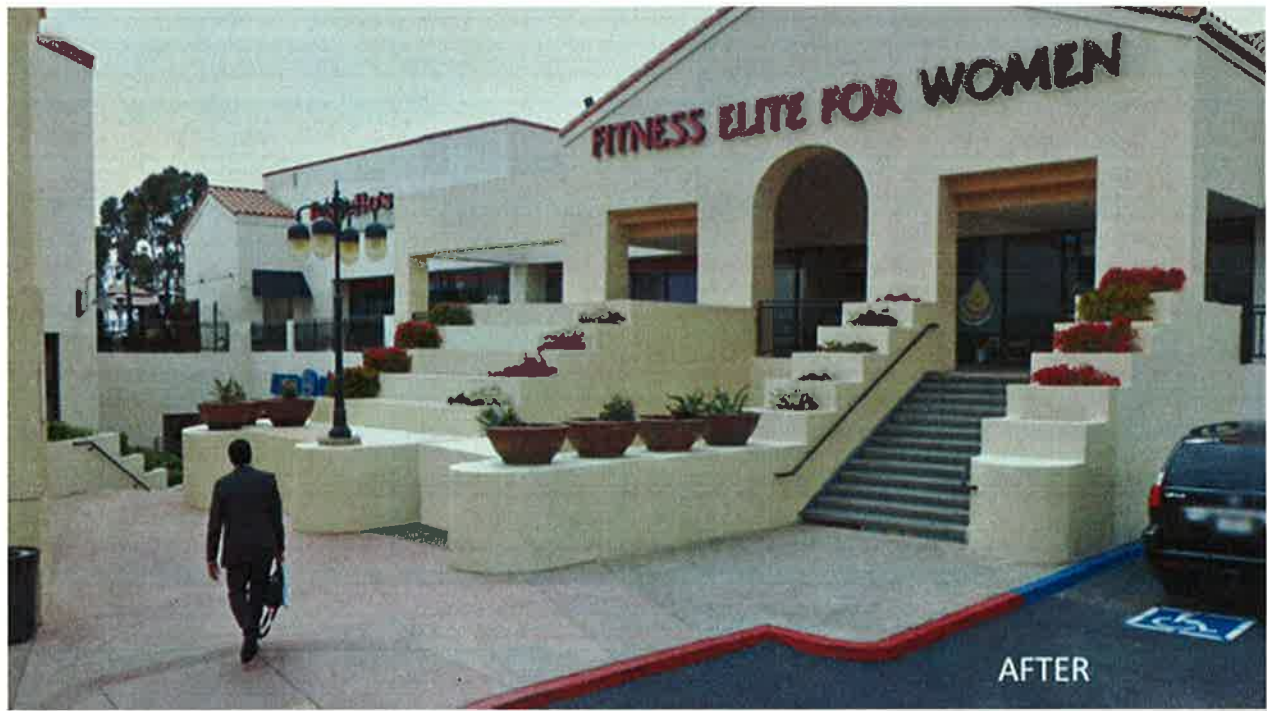


Figure 4 – West Escalator Proposed



OCEAN VIEW PLAZA

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PROFESSIONAL STAMP(S):



CONSULTANT:

SYMBOL LEGEND	GENERAL NOTES	PROJECT INFORMATION	BUILDING QUALIFICATION	SHEET INDEX						
<p>BUILDING SECTION</p> <p>WALL SECTION</p> <p>GRID LINE</p> <p>ELEVATION DATUM</p> <p>EXTERIOR ELEVATION</p> <p>INTERIOR ELEVATION</p> <p>EGRESS ELEMENT TAG</p> <p>EGRESS AREA TAG</p> <p>ROOM TAG</p> <p>CEILING TAG</p> <p>ASSEMBLY TAG</p> <p>KEYNOTE</p> <p>DEMOLITION KEYNOTE</p> <p>EXISTING CONSTRUCTION KEYNOTE</p> <p>EXTERIOR MATERIALS TAG</p> <p>1. Symbol Legend 1/4" = 1'-0"</p>	<p>1. THE CONTRACTOR SHALL FIELD VERIFY AND COMPARE ALL EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO STRUCTURES, MECHANICAL, PLUMBING, ELECTRICAL, EQUIPMENT, UTILITY SIZE AND LOCATION, UTILITY POINTS OF CONNECTIONS, AND ALL OTHER EXISTING SYSTEMS AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ALL DISCREPANCIES OR CONFLICTS. DO NOT PROCEED WITH WORK IN THE AREA OF DISCREPANCY OR CONFLICT UNTIL DIRECTION IS GIVEN BY ARCHITECT. IF CONTRACTOR PROCEEDS WITHOUT DIRECTION FROM THE ARCHITECT, IT SHALL BE AT CONTRACTOR'S RISK AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION. VERIFICATION OF EXISTING CONDITIONS SHALL BE MADE FROM SOURCES AVAILABLE TO THE CONTRACTOR, SUCH AS BUT NOT LIMITED TO, UTILITY COMPANIES, CONTRACT DOCUMENTS, THE OWNER, SITE INVESTIGATION REPORTS, ETC. IN NO WAY SHALL ANY DOCUMENTATION RECEIVED BY THE CONTRACTOR RELIEVE HIM OF THE RESPONSIBILITY OF PERFORMING HIS OWN FIELD INVESTIGATION.</p> <p>2. THE CONTRACTOR SHALL PROVIDE ALL WORK, MATERIALS, METHODS, ETC., IN ACCORDANCE WITH THE CODES LISTED IN THESE DOCUMENTS. IT SHALL BE THE CONTRACTOR'S AND HIS EMPLOYEES' RESPONSIBILITY TO BE FAMILIAR WITH ALL CODES AND ORDINANCES, CITY OR STATE, AS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT, WHERE ANY CONFLICTS OCCUR BETWEEN FEDERAL, STATE AND LOCAL LAWS, CODES, ORDINANCES, AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN.</p> <p>3. THE DRAWINGS HAVE BEEN DETAIL IN COMPLIANCE WITH THE AGENCIES LISTED IN THESE DOCUMENTS. IF AN ALTERNATE OR SUBSTITUTED MATERIAL IS ACCEPTED AS AN EQUAL BY THE GENERAL CONTRACTOR, HE WILL ASSUME THE RESPONSIBILITY FOR WHATEVER CONSTRUCTION MODIFICATION AND/OR ADDITIONAL COSTS ARE REQUIRED BY REASON OF THIS ACCEPTANCE. THE CONTRACTOR SHALL STIPULATE THAT ALL PROPOSED SUBSTITUTIONS ARE EQUAL IN PERFORMANCE AND COMPLY WITH APPLICABLE CODES AND REGULATIONS. CONTRACTOR'S SUBSTITUTION OF ALTERNATE MATERIALS OR SYSTEMS SHALL BE AT NO ADDITIONAL COST TO OWNER.</p> <p>4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY AND PERMANENT PORTABLE FIRE EXTINGUISHERS, GOVERNING CODES AND FIRE DEPARTMENT FIELD INSPECTORS SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT PORTABLE FIRE EXTINGUISHERS.</p> <p>5. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS (OR ACCESS DOORS) AS REQUIRED BY GOVERNING AGENCIES FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. PROVIDE APPROVED ASSEMBLIES WITH SELF-CLOSING DEVICES IN ONE (1) HOUR RATED CONSTRUCTION.</p> <p>6. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING AND BRACING AS REQUIRED FOR ALL DEMOLITION AND NEW WORK AS REQUIRED. CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR REPAIR AND/OR REPLACEMENT OF DAMAGED AREAS, INCLUDING BUT NOT NECESSARILY LIMITED TO, STRUCTURE, FINISHES, EQUIPMENT AND FURNISHINGS IF DAMAGE OF ANY KIND OCCURS AS RESULT OF IMPROPER OR INADEQUATE SHORING OR BRACING.</p> <p>7. ALL PENETRATIONS AT FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED WITH APPROVED FIRE ASSEMBLIES.</p> <p>8. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PEDESTRIAN AND VEHICULAR PROTECTION BARRICADES, TEMPORARY GUARD RAIL, AND/OR CANOPIES AS REQUIRED BY THE LOCAL AUTHORITIES OR AS NECESSARY FOR PEDESTRIAN AND VEHICULAR SAFETY.</p> <p>9. ALL EXPOSED ELECTRICAL EQUIPMENT, CONDUITS, PLUMBING LINES, ETC., SHALL BE PAINTED WITH WHITE COATS OF PAINT TO MATCH THE ADJACENT SURFACES.</p> <p>10. THE GENERAL CONTRACTOR SHALL COORDINATE ALL SLEEVING FOR IRRIGATION LINES AND CONDUITS UNDER SIDEWALKS, DRIVEWAYS, ETC., PRIOR TO POURING CONCRETE OR LAYING ASPHALT PAVING.</p> <p>11. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL THE BUILDING ADDRESS AND SUITE UNIT ADDRESS PER CITY AND FIRE DEPARTMENT REQUIREMENTS.</p> <p>12. THE GENERAL CONTRACTOR IS TO OBTAIN TENANT'S LATEST CRITERIA DRAWINGS AND/OR TENANT'S CONTRACTOR DRAWINGS FOR EXACT LOCATION OF ALL PLUMBING, MECHANICAL AND ELECTRICAL ROUGH-IN, STUD-UPS, ETC. THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM TENANT'S REPRESENTATIVE, PRIOR TO POURING CONCRETE FLOOR SLAB OR APPLYING FINISHES ON WALLS.</p> <p>13. THE GENERAL CONTRACTOR SHALL VERIFY WITH OWNER THE LOCATIONS OF TENANT WALLS, DOORS AND TOILET ROOMS AS SHOWN ON THIS SET ARE ACCEPTABLE PRIOR TO PROCEEDING WITH WORK.</p> <p>14. THE CONTRACTOR SHALL PROVIDE BLOCKING IN WALLS WHERE GRAB BARS, HAND RAILS, CASEWORK, AND OTHER EQUIPMENT THAT REQUIRES A RIGID AND SECURE ATTACHMENT.</p> <p>15. "TYPICAL" MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION OR DETAIL NOTED, WHEN A DETAIL OR NOTE IS IDENTIFIED AS "TYPICAL", CONTRACTOR SHALL APPLY THIS DETAIL OR NOTE TO EVERY LIKE CONDITION, WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE. VERIFY DIMENSIONS AND ORIENTATION ON PLANS.</p> <p>16. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION OR DETAIL NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS.</p> <p>17. A CHEMICAL CLASSIFICATION AND HAZARDOUS MATERIALS COMPLIANCE PLAN SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO ANY HAZARDOUS MATERIALS BEING STORED OR USED ON SITE.</p> <p>18. CONTRACTOR SHALL COMPLY WITH AND PROVIDE VERIFICATION OF COMPLIANCE WITH CALIFORNIA NON-RESIDENTIAL MANDATORY MEASURES. SEE SHEETS T2.0, T2.1, AND SHEET T2.2.</p> <p>CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS OR ADJOINING PROPERTY FOR THE DURATION OF THE CONSTRUCTION PROJECT. CBC 3301.2. REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES AND SANITARY SARGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING ALTERATIONS, REPAIRS OR ADDITIONS TO ANY BUILDING OR STRUCTURE. CBC 3301.1. NO FILL OR OTHER SURCHARGE LOADS SHALL BE PLACED ADJACENT TO ANY BUILDING OR STRUCTURE UNLESS SUCH STRUCTURE OR BUILDING IS CAPABLE OF WITHSTANDING THE ADDITIONAL LOADS CAUSED BY THE FILL OR SURCHARGE. CBC 3304.1.2. SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY THIS CHAPTER AND TABLE 3306.1. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC. CBC 3306.1. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION SHALL BE PROVIDED FOR FOOTINGS AND FOUNDATIONS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. CBC 3307.1</p> <p>THE PROPOSED COVER UP OF THE ESCALATORS WILL HAVE NO BEARING ON SOUTH COAST WATER DISTRICT. ANY DISTRICT FICK THESE ARE OUTSIDE OF THIS PROPOSED AREA.</p>	<p>PROJECT DESCRIPTION: THE PROJECT INCLUDES THE SEALING AND CAPPING OF (4) EXISTING EXTERIOR ESCALATORS, PATCH AND REPAIR EXISTING / ADJACENT AREAS TO MATCH EXISTING, NO INCREASE OF S.F. AREA.</p> <p>DEFERRED SUBMITTALS: DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE REGISTERED DESIGN PROFESSIONAL (RDP) IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON THE CONSTRUCTION DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE RDP WHO SHALL REVIEW THEM PRIOR TO FORWARDING THEM TO THE CITY WITH A NOTATION INDICATING THAT THE DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. (CHAPTER 1, DIVISION II, SECTION 107.3.1.1 OF THE 2013 CBC)</p> <p>PROJECT ADDRESS: OCEAN VIEW PLAZA 638 CAMINO DE LOS MARES SAN CLEMENTE, CA 92672</p> <p>LEGAL DESCRIPTION: LOT 4 AND 5, TRACT 5851 LOT 6 AND 7, TRACT 1127</p>	<p>BUILDING CODES USED: ALL WORK, MATERIALS, METHODS, ETC., SHALL CONFORM TO ALL GOVERNING BUILDING CODES, ORDINANCES, REGULATIONS AND AGENCIES. 2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA FIRE CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA GREEN BUILDING STANDARDS 1886 CITY OF SAN CLEMENTE ZONING ORDINANCE DATED 1986 2007 PLANNING COMMISSION RESOLUTION NO PG 14-048</p> <p>ZONING INFORMATION: CURRENT LAND USE ZONE: C-2 (RETAIL, COMMERCIAL) PROPOSED LAND USE ZONE: C-2 (RETAIL, COMMERCIAL)</p>	<p>TITLE SHEETS: T1.0 TITLE SHEET T1.2 CITY OF SAN CLEMENTE FORMS T2.0 CAL GREEN T2.1 CAL GREEN</p> <p>ARCHITECTURAL: BD.1 EXISTING SITE PLAN A0.0 DETAILS A1.0 EXISTING PLAN A1.1 WEST ESCALATORS A1.2 EAST ESCALATORS</p> <p>CLIENT: Brixmore Property Group 3636 Nobel Dr. Suite 300 San Diego, CA 92122 T. (858) 202-1114</p> <p>CLIENT PROJECT #: OCEAN VIEW PLAZA</p> <p>638 CAMINO DE LOS MARES San Clemente, CA 92672</p> <p>PUBLIC AGENCY SUBMITTAL: 06.25.2015 ISSUED FOR BIDDING: 00.00.0000 ISSUED FOR CONSTRUCTION: 00.00.0000</p> <p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>PLN CHCK CORR</td> <td>8/05/15</td> </tr> </tbody> </table> <p>NADEL PROJECT # 10681 PROJECT DATE: 00.00.0000 DRAWING TITLE: TITLE SHEET</p>	NO.	DESCRIPTION	DATE	1	PLN CHCK CORR	8/05/15
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<p>STRUCTURAL ENGINEER: KEN OKAMOTO AND ASSOCIATES, INC. 3185-F AIRWAY AVE. COSTA MESA, CA 92622 PH: (714) 444-2422 FAX: (714) 444-2122 CONTACT: KEN OKAMOTO E-MAIL: KEN@KENOKAMOTO.COM</p> <p>ELECTRICAL ENGINEER:</p>			<p>BLDG. DEPT. SUBMITTAL</p> <p style="text-align: right; font-size: 2em;">T1.0</p>							