



Design Review Subcommittee (DRSC)

Meeting Date: October 14, 2015

PLANNER: Cliff Jones, Associate Planner *[Signature]*

SUBJECT: Conditional Use Permit 15-071 / Site Plan Permit 15-072 / Architectural Permit 15-073, Raya's Paradise, a request to consider a 40 unit assisted living facility at 101 Avenida Calafia.

BACKGROUND:

Project Description

The project proposal is a 40 bedroom assisted living facility for dementia and Alzheimer's patients. The first floor will care for dementia and Alzheimer's residents, and the second floor will care for mild cognitive impaired residents. It is anticipated that the majority of occupants would be seniors. The two story building is designed in the Spanish Colonial Revival architectural style and includes tower elements for the roof serving elevator and stairway.

The project includes a request for an Abandonment Permit to abandon a sewer easement that runs through the property. An Architectural Permit is required to ensure the project complies with the General Plan Urban Design Element and City Design Guidelines. A Site Plan Permit is required for all new nonresidential developments. A Conditional Use Permit is required for the use in the Community Commercial Zone (CC3).

Why is DRSC Review Required?

The DRSC is tasked to ensure development is compatible with the surrounding neighborhood, and to review the project for consistency with General Plan policies and Design Guidelines that relate to various visual impact issues. DRSC comments will be forwarded to the Planning Commission and the Planning Commission will make a recommendation to the City Council. The City Council is the final decision making body because of the abandonment permit. The project also requires the approval of the California Coastal Commission.

Site Data

The site is a vacant 28,111 square foot corner lot with frontage along Avenida Calafia and Avenida Del Presidente. The vacant lot is visible when exiting Interstate 5 from the south. Minimal ocean view is visible over the project site for a very short interval when driving south and north on Interstate 5. The primary ocean view when exiting the freeway is

down Avenida Calafia. Image 1 below demonstrates the ocean view visible when exiting Avenida Calafia from a driver's perspective.

Image 1: Ocean View Visible When Exiting Avenida Calafia



The site is zoned Community Commercial (CC3). Adjacent uses include residential to the west, the Interstate 5 to the north, a hotel to the east, and residential and San Clemente State Park to the south.

Development Standards

Table 1 outlines the project's compliance with the development standards of the Community Commercial (CC3) zone. As seen in Table 1, the project requires modification to meet both the street side yard setback and landscape requirements for parking areas, which requires ten foot setbacks. The project also requires review of a parking study to verify the project meets parking requirements and the applicant needs to demonstrate compliance with landscape requirements.

Table 1 –Compliance with MU3.1-CB-A Zone

	Allowed	Provided
Required Setbacks		
Front (Ave. Presidente)	10' *	17'-6"
Street Side (Ave. Calafia)	10' *	6'-11"
Side (Private Road)	0'	4'-6"
Rear	0'	6'
Floor Area Commercial	.70	.46
Lot Coverage (Maximum)	80%	46%
Height (Maximum)	45', 37' plate line and three stories	36.82', 23' plate line, and two stories
Parking	Parking Study Required	Parking Study to be Provided
Landscape	One 15 gallon tree per 25 lineal feet of frontage 20% of site to be landscaped 10 foot landscape setback area required between street and parking area	Applicant needs to demonstrate compliance Project modifications required to meet the landscape setback area requirements

* According to Section 17.64.060.C.6. If parking is between a building and the street, a minimum ten (10) foot landscaped setback area shall be required between the street and the parking area.

ANALYSIS:

The project request is to permit a 40 bedroom assisted living facility. The primary façade and access is oriented towards Avenida Del Presidente. Parking for the project is proposed both on grade at the front of the site and within the subterranean parking garage. Full time valet service is provided to all guests of the facility. The valet will greet visitors at the entrance and will then move the vehicle on site via the ramp to the basement. Visitors will then later pick up their vehicle in the basement after their visit. Given the dementia and Alzheimer's condition of the residents, residents will not drive cars. A parking study is being prepared to determine the appropriate parking standard for the use.



Community gathering areas are provided on both floors for the residents. Outdoor recreation space for the residents includes a community outdoor deck above the parking garage and an ocean view roof top deck. Minimal landscape is provided atop the decks with the majority of the landscape located around the perimeter of the building fronting Avenida Calafia, Avenida Del Presidente, and a private road that accesses the San Clement Hotel. The subterranean basement houses most of the parking and the storage, trash, and building mechanical and services/systems.


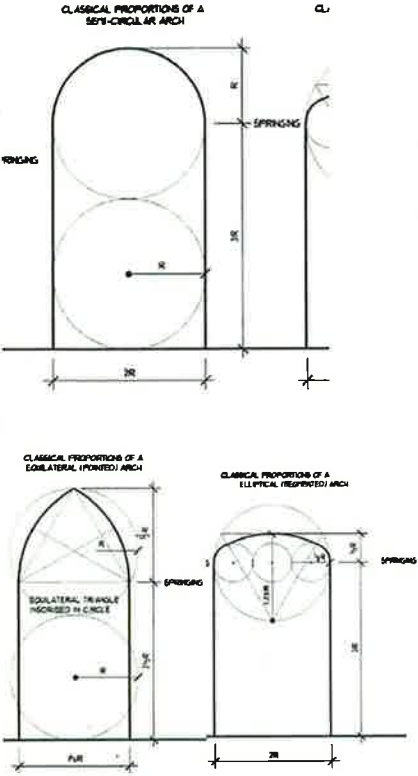

RECOMMENDATIONS:




Due to the project’s prominent location at a Gateway to the City from Interstate 5, high quality Spanish Colonial Revival architecture and attention to site planning is required. In terms of design quality, the Gateways section of the General Plan Urban Design Element requires that new gateway area development include, “high quality design for buildings at visually significant gateway areas,” that includes, “appropriate entry design elements” that promote the Spanish Village by the Sea design identity. The following recommendations provided in Table 2 are aimed at bringing the project further in line with the General Plan Goals, Design Guidelines, and improve the project’s architectural quality.


Table 2 – Recommendations for Improvement



Recommendations for Improvement	Design Guideline or General Plan Policy	Example(s) of Suggested Detail
<p>1. Design emphasis should be added at the north corner of the building. This corner is an opportunity for a focal architectural feature (e.g. entry, turret, etc.) and is the primary corner of the building visible when exiting I-5.</p> <p>Focal planting should be provided at the northern corner of the site. This corner is one of the primary views when exiting I-5.</p>	<p><i>Urban Design Gateway Goal:</i> Create clearly marked and aesthetically pleasing entry points into San Clemente and its many unique neighborhoods and districts, and ensure that such gateways incorporate quality architecture, historic resources, distinctive landscaping, signage and streetscape features that create a sense of arrival and reinforce the City’s identity and unique architectural character.</p> <p><i>UD-2.01. Architecture/Design Quality.</i> We require high quality design for buildings at visually significant locations in gateway areas. New buildings and major remodels in Gateway areas adjacent to or opposite I-5</p>	




	<p>offramps, as shown in Figure UD-1 [link to pdf figure], shall follow Spanish Colonial Revival architectural style, except where otherwise specified in the Design Guidelines and other adopted policies.</p> <p><i>UD-2.02. Spanish Village by the Sea Design Identity.</i> We require new gateway area development to include appropriate entry design elements (e.g., Spanish Colonial Revival and Spanish architecture, landscaping, signage, lighting, streetscape furniture) unless otherwise specified in the Design Guidelines, Focus Area goals and policies (e.g., Los Molinos or Surf Zone areas, which have more eclectic design character).</p>	
<p>Recommendations for Improvement</p>	<p>Design Guideline or General Plan Policy</p>	<p>Example(s) of Suggested Detail</p>
<p>2. The first floor plate height should appear taller than the second floor plate height to create a more traditional look. The plans should be revised accordingly.</p> <p>In particular, the French doors on the second floor with smaller windows below make the second floor appear heavier.</p>	<p><i>Henry Lenny Design Guidelines; Mass, Bulk, Scale & Proportion.</i> Avoid having equal plate heights on all floors. First floor should have the tallest plate height, followed by the second and the third.</p>	



Recommendations for Improvement	Design Guideline or General Plan Policy	Example(s) of Suggested Detail
<p>3. The towers that conceal the elevators are considerably wide and should be narrowed. Additionally, the recessed arches within the towers are squatty and should be elongated, removed, or revised to two arches on each tower elevation.</p>	<p><i>Design Guidelines II.C.3.c.</i> Theme towers may be permitted, where appropriate, as an architectural element.</p>	
<p>4. The main entry has an arch with incorrect proportions. The arch should be revised in accordance with the Henry Lenny Design Guidelines. Additional design emphasis could be added to the entry such as a stone surround.</p>	<p><i>Henry Lenny Design Guidelines</i> Correct Proportions of an Arch</p> 	

Recommendations for Improvement	Design Guideline or General Plan Policy	Example(s) of Suggested Detail
<p>5. The arcade at front of the building should be deeper to give a more traditional look. Currently it is four feet.</p>	<p><i>UD-2.01. Architecture/Design Quality.</i> We require high quality design for buildings at visually significant locations in gateway areas. New buildings and major remodels in Gateway areas adjacent to or opposite I-5 offramps, as shown in Figure UD-1 [link to pdf figure], shall follow Spanish Colonial Revival architectural style, except where otherwise specified in the Design Guidelines and other adopted policies.</p>	
<p>6. The semicircular tall arches on the west elevation (Avenida Calafia) appear too tall and therefore unstable. A cantilevered deck would be more appropriate for this elevation.</p>	<p><i>Henry Lenny Design Guidelines.</i> It was not possible to design semi-circular arches very close together with spindly columns. Arches neglecting to respect this fact appear to be unstable and therefore untraditional.</p> <p>⚠ Conditions to Avoid ⚠</p> 	

Recommendations for Improvement	Design Guideline or General Plan Policy	Example(s) of Suggested Detail
<p>7. The roof pitch of the circular tower on the southeast side of the building should be increased to appear more traditional.</p>	<p><i>UD-2.01. Architecture/Design Quality.</i> We require high quality design for buildings at visually significant locations in gateway areas.</p>	
<p>8. The building wall supporting the community deck on the south elevation does not have any articulation or landscape to buffer its appearance. Landscape and articulation should be provided along this wall.</p>	<p><i>Design Guidelines II.C.3.</i> Avoid long and unrelieved wall planes.</p> <p><i>Design Gudielines.II.A.6</i> Use planting to define outdoor spaces, soften the impact of buildings and parking areas, screen parking and service areas from public view and create visual linkages to neighboring development.</p>	<p>No Image Available.</p>
<p>9. Additional planting should be provided on the community deck, roof deck, and south elevation. Without planting these decks can get very hot as</p>	<p><i>Design Guidelines II.D.2.</i> Trees may be planted within courtyards to create shade and define spaces. Perimeter plants may be used to soften union between paving and building. Where it is not possible to plant trees, trellises and arbors should be used to provide shade and</p>	<p>No Image Available.</p>

<p>they have southerly exposure.</p>	<p>pedestrian scale. Courtyard fountains with seating areas nearby are encouraged.</p>	
<p>Recommendations for Improvement</p>	<p>Design Guideline or General Plan Policy</p>	<p>Example(s) of Suggested Detail</p>
<p>10. Awnings or roof overhangs should be added to the south facing window/door openings as these rooms will receive all day sun.</p>	<p><i>Design Guidelines II.A.</i> The quality of site design is an important part of a project's impact on the community.</p>	
<p>11. The windows and doors should be recessed a minimum of 12" to 18" as suggested in the Henry Lenny Design Guidelines.</p>	<p><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.</p>	

Recommendations for Improvement	Design Guideline or General Plan Policy	Example(s) of Suggested Detail
<p>12. The wood columns supporting the roof on the second floor should include corbel details.</p>	<p><i>Design Guidelines II.C.2</i> The historic image and identity of the community is reinforced through the design of buildings that reflect the traditions of California's Spanish Colonial Revival.</p>	
<p>13. Columns should be square and not L shaped to give a traditional appearance.</p>	<p>Same As Above</p>	<p>No Image Available.</p>
<p>14. The wrought-iron is ornate. Applicant should consider adding Spanish tile to stair risers at prominent entry points or where visible from public right-of-way.</p>	<p>Same As Above</p>	
<p>15. Wrought iron design should be simple. Staff recommends a wrought iron rail pattern of 2 straight bars then 1 twist.</p>	<p>Same As Above</p>	

Recommendations for Improvement	Design Guideline or General Plan Policy	Example(s) of Suggested Detail
<p>16. The project should incorporate exposed rafter tails. Rafter tails should be scaled up to be appropriate with the scale of building.</p> <p>Rafter tails should be rough & resawn and painted or stained dark brown.</p>	<p><i>Design Guidelines II.C.2</i> The historic image and identity of the community is reinforced through the design of buildings that reflect the traditions of California’s Spanish Colonial Revival.</p>	
<p>17. Fascia board should be removed to expose rafter tails.</p>	<p>Same As Above</p>	<p>No Image Available.</p>
<p>18. Detail needs to be provided regarding the location of gutters, downspouts and any applicable filters. Staff recommends these be located within the building wall if possible.</p>	<p>Same As Above</p>	

General Recommendations:

In addition to the above, staff recommends details and/or product cut sheets related to lights, tiles, awnings, spires, and the fountain be provided for review by staff and the DRSC.

CONCLUSION

Staff seeks DRSC concurrence with the above recommendations and welcomes additional input. DRSC comments on the project’s design will help ensure the highest quality project. Staff recommends the project return to the DRSC after recommended modifications are incorporated.

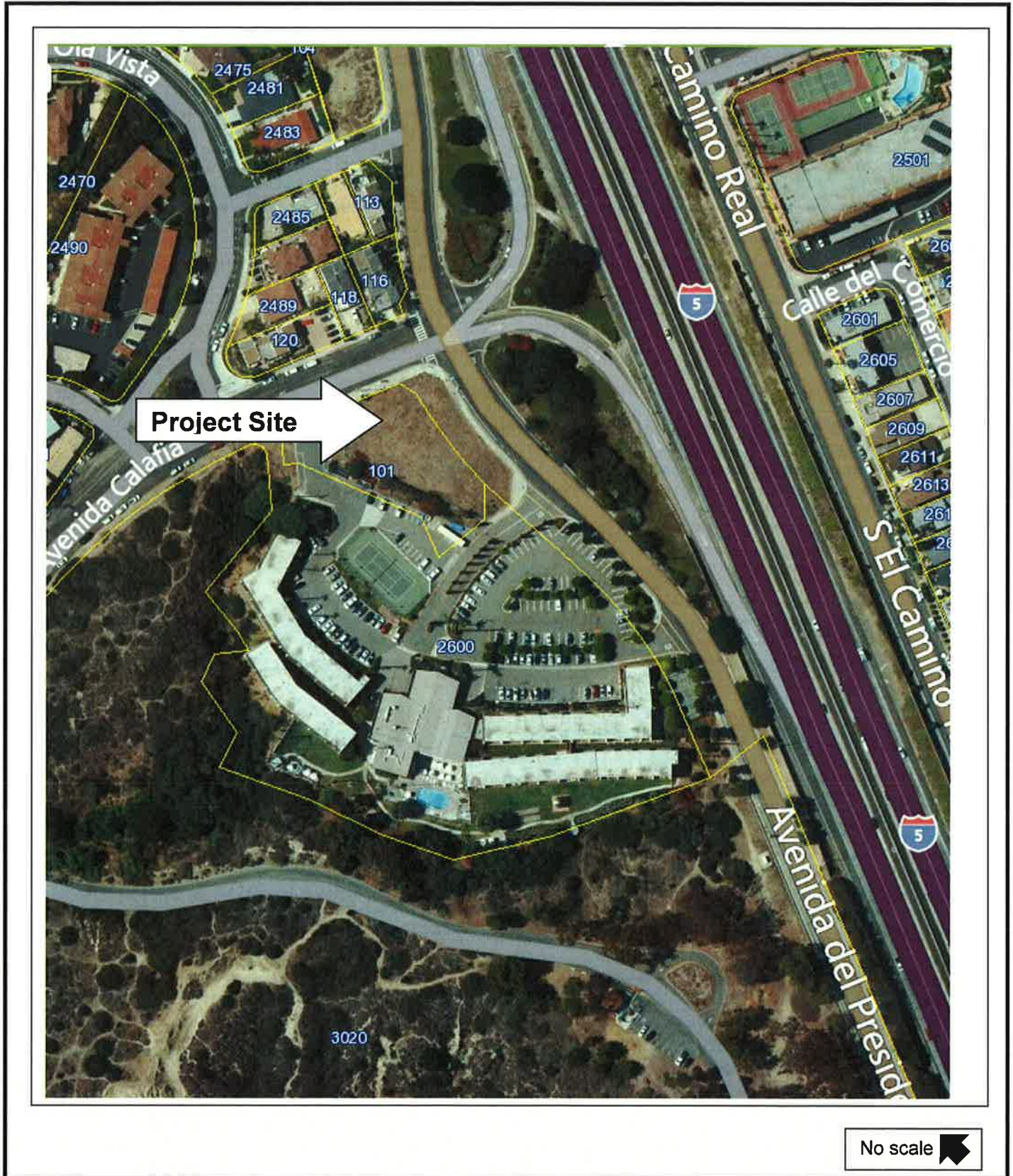
Attachments:

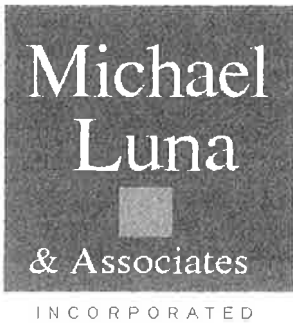
1. Location Map
2. Photos of Existing conditions
3. Visual Simulations
Plans



LOCATION MAP

CUP 15-071 / SPP 15-072 / AP 15-073, Raya's Paradise
101 Avenida Calafia





March 2nd, 2015

Raya's Paradise Residential Care Center
101 Avenida Califia, San Clemente, CA 9267

PHOTO KEY MAP

1531

North

El Camino Real

Suite A

San

Clemente,

California

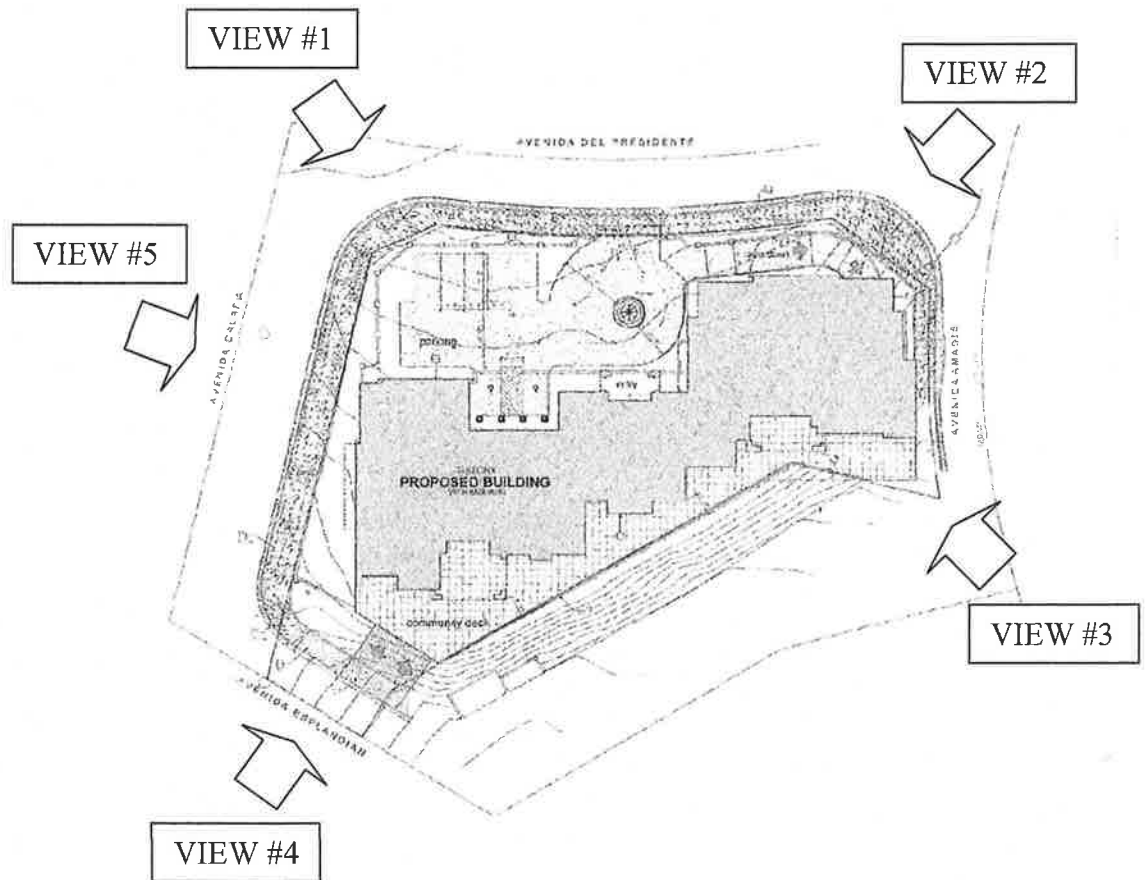
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**Raya's
Paradise
Residential
Care
Community**

View Analysis

I-5 Freeway
Offramp

Before



After



Before



After



531
North
El Camino Real
Suite A

San Clemente
California
9672

Phone: (949) 493 5200
Fax: (949) 493 5238

**Raya's
Paradise
Residential
Care
Community**

View Analysis

Avenida Del Presidente
(Middle of Site)

