



# Design Review Subcommittee (DRSC)

Meeting Date: November 11, 2015

**PLANNER:** Sean Nicholas, Associate Planner *SN*

**SUBJECT:** Architectural Permit 15-131/ Site Plan Permit 15-315, Los Mares Façade Remodel, a request to remodel an existing commercial building and add additional types of tenants at 635 Camino De Los Mares in the Community Commercial (CC2) Zoning District.

## **BACKGROUND:**

### ***Project Description***

The project proposes to update the façade of an existing 28,000 square foot office building. The office building, built in 1978, is a stepping pattern design, with multiple functional balconies, and buttresses at the corners. Consistent with the requirements of the General Plan the improvements will be Spanish in nature and will change the entire character of the building.

### ***Why DRSC Review is Required?***

Design Review Subcommittee (DRSC) review is required because the project needs an Architectural Permit. DRSC review is to ensure consistency with the City's Design Guidelines and General Plan requirement that Spanish architecture be used at City gateways.

## **ANALYSIS:**

### ***Development Standards***

Table 1 outlines the project's compliance with the Community Commercial (CC2) zoning district development standards.

**Table 1- Development Standards**

	<b>Zoning Ordinance Requirements</b>	<b>Proposed</b>	<b>Compliance with the Municipal Code</b>
Building Height Maximum	45'	43'-6"	Yes
Setbacks (Minimum):			
• Front	0'	13'	Yes
• Side Yard	0'	16'(from street)	Yes
• Rear Yard	0'	120'	Yes

	Zoning Ordinance Requirements	Proposed	Compliance with the Municipal Code
Lot Coverage (Minimum):	60%	17%	Yes
Floor Area Ratio	.50	.47	Yes
Landscaping	15%	18%	Yes
Required Parking (Minimum):	TBD*	79 spaces	TBD*

*\*Applicant has submitted a joint parking analysis that is under review, and a definitive seat count/restaurant use has not been finalized, but will be presented to Planning Commission.*

**Architectural Permit (AP)**

The project site is located adjacent to the main entrance of Ocean View Plaza (Trader Joes/Ralphs shopping center). The project is to redesign the building to be Spanish, consistent with the General Plan gateway requirements. The design approach is a contemporary Spanish with details including: tower elements to highlight the entrances into the building, smooth white stucco, deep inset windows and doors, red tile roof, stone veneer accents, and trellis features throughout. Standard conditions of approval will be included associated with the stucco and tile roof applications. As a component of the project, the applicant is going to expand the tenancy of the building to include a bank and a restaurant use on the first floor. The second and third floor will be office space. Currently the building is all office space. Associated with the restaurant space, the applicant is proposing to create an outdoor dining area under the proposed trellis structure. Image 1 is what the building currently looks like, and Image 2 is the proposed elevation by the applicant.

**Image 1: Existing Building**



**Image 2: Proposed Elevation**



**Site Plan Permit (SPP)**

The applicant is keeping the existing site plan as it generally exists today. The proposal will give the building a new exterior face lift, and include some site plan modifications. Restriping is proposed and will modify the layout of the existing parking lot. By doing this, they have increased the number of parking spaces. The applicant has also added some modified circulation to the parking lot. The redesign includes two trellis structures and improved landscaping. One proposed trellis structure is on the backside of the building and will create some covered parking. The other proposed trellis is on the front of the building and will create some outdoor partially covered seating (the trellis structure has open slats) with increased landscaping around the seating area.

**Design Guidelines**

Table 2 is an analysis of the project’s consistency with the Design Guidelines.

**Table 2 – Design Guidelines**

<b>Design Guideline or Policy</b>	<b>Project Consistency</b>	<b>Comments</b>
<i>Relationship to Neighboring Development II.B “All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood.”</i>	Consistent. The existing building is a unique design, and the proposed modifications will be more in character with the surrounding developments and General Plan requirements.	Staff has made recommendations below to further enhance the design and bring it more in line with the City’s Design Guidelines.
<i>Building Form II.B.3 “Carefully design rear and side</i>	Consistent. The applicant has proposed elements and entry	With the recommendations below, staff is supportive of the

Design Guideline or Policy	Project Consistency	Comments
<p>facades to be compatible with the principal facades of the building. All building elevations will be evaluated in City review.”</p>	<p>features on all sides of the building, including entry towers to highlight the main entrances into the development, trellis features, and window elements.</p>	<p>project design, and the efforts the applicant has made to design a building with five-sided architecture.</p>
<p><b>Architectural Character II.C</b>                      “The Guidelines also recognize that contemporary interpretation of the city’s “Spanish Colonial Revival” architecture may be acceptable if the interpretation incorporates the basic principles of the “Spanish Colonial Revival” design vocabulary.</p>	<p>Consistent. The location of the project in the community requires Spanish architecture, and the applicant has been working with staff to develop a project consistent with those requirements.</p>	<p>The applicant has come in with a project that is a contemporary form of Spanish architecture, but has several traditional components. With the recommendations below incorporated into the design, staff is supportive of the project architecture.</p>

**RECOMMENDATIONS:**

Staff recommends the following design modifications to improve the project’s consistency with the Design Guidelines:

1. **Trellis structure material**-Consistent with the design guidelines, staff recommends utilizing a wood material rather than metal.
2. **Small trellis features above the windows**-Staff recommends the applicant utilize either a wood trellis structure, similar to recommendation 1, or go to a traditional wrought iron and cloth awning.
3. **Tower elements**-Staff recommends a rafter tail element be added to the towers, to provide a traditional architectural element and provide appropriate massing and visual support to the top of the towers. Image 3 shows an example of where the rafter tails need to be located.

**Image 3: Example Rafter Tail Location**

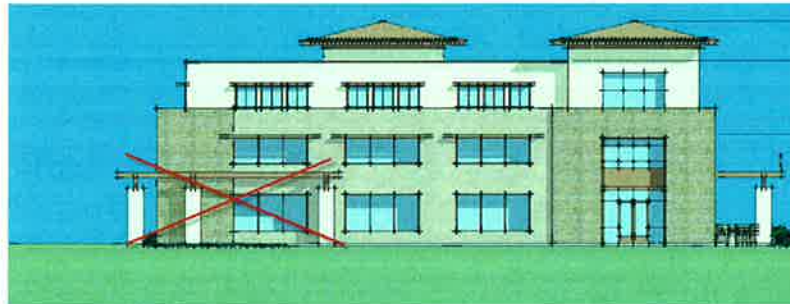




RIGHT ELEVATION

4. **Trellis structures size**-Staff is supportive of the structures, but the size needs to be reduced. Exhibit 1 below shows the area that staff recommends removing of the trellis structures, and reorienting the structural columns accordingly. By removing this, will provide a better sense of balance to the feature, and will give the trellis a more traditional look.

**Exhibit 1: Areas of Trellis Removal**



LEFT ELEVATION



RIGHT ELEVATION

5. **Address**-The address should be black or bronze colored and pin mounted to the building.
6. **Building color**-Generally staff is supportive of the building color as there are earth tones and white buildings surrounding the development. An item for the DRSC is should the building be all white with the wood and stone veneer providing the only accent, or the two tone building color acceptable. Utilizing all white would reduce the contemporary feel of the building.
7. **Parapets**-The applicant should use a more decorative parapet cap for the project to provide some more details and design elements.

Overall, staff is supportive of the design approach taken by the applicant's architect. Staff has been working with the applicant for several months prior to submittal, and the applicant has been very open to staff's recommendations in taking the design in a Spanish direction consistent with City requirements. With the recommendations above, and any additional DRSC comments, staff is supportive of the project moving forward to Planning Commission. Staff is seeking DRSC concurrence with the above recommendations and welcomes additional comments.

***Attachments:***

1. Location Map  
Plans





# LOCATION MAP

AP 15-131/SPP 15-315, Los Mares Façade Remodel  
635 Camino De Los Mares

