



Design Review Subcommittee (DRSC)

Meeting Date: May 25, 2016

PLANNER: Cliff Jones, Associate Planner

SUBJECT: **CHP 16-089, Wyman Duplex**, a request to remodel and expand a residential duplex located at 257 Avenida Del Mar. The project is located in the Mixed Use zoning district and Architectural and Coastal Zone overlays (MU3.3-A-CZ), and is located across the street from the historic City Community Center.

BACKGROUND:

The subject site is 4,212 square feet improved with a duplex constructed in 1978. The site is located at the intersection of Avenida Del Mar and Calle Seville, which is an informal gateway to the Downtown from the Pier Bowl area. In November of 2015 the zoning ordinance was amended to permit "stand-alone" residential uses in the MU3.3 zone. Previously, stand-alone residential uses were not permitted in the zone and could not be expanded. Surrounding developments are entirely residential with the exception of the historic Community Center located across Avenida Del Mar. Attachment 1 is a site plan and Attachment 2 is a description of the historic Community Center. Exhibit 1 shows the development.

Exhibit 1: Existing Duplex



Why DRSC Review is Required

A Cultural Heritage Permit is required because the project is a major remodel in the Architectural Overlay and the project abuts the historic Community Center. The DRSC is tasked to ensure development in the Architectural Overlay is compatible and harmonious with the surrounding neighborhood, review the project for consistency with the Design Guidelines, and evaluate the project to ensure it does not have negative impacts to the historic structure. DRSC comments will be forwarded to the Planning Commission.

Development Standards

Table 1 outlines how the project complies with the development standards of the Mixed Use (MU3.1-A) Zone.

Table 1 –Compliance with MU3.1-A Zone

	Allowed	Provided
Required Parking (Minimum): Duplex	4 covered spaces	4 covered spaces
Parking Location	Parking is to be located behind buildings or side of buildings when parking behind buildings is impossible	Parking is located behind the building in tandem garages.
Required Setbacks		
Front	0'	15'
Front to Garage	18'	18'
Left Side	0'	3'-10"
Right Side	0'	3'-9"
Rear		
Lot Coverage (Maximum)	100%	56.7%
Height (Maximum)	2 stories 26' PL and 33' max	2 stories 18.2' PL and 23.95' max
Density (Maximum)	2 dwelling units	2 dwelling units

ANALYSIS:

The applicant is proposing an exterior façade remodel closer to Spanish Colonial Revival architecture, and an addition expanding the duplex from 2,617 square feet to 3,389 square feet. The project includes the addition of roof decks for each unit as well.

Site Design

The existing structure is setback significantly from the street. The additional square footage will bring the development closer to the public right of way and add an outdoor patio to the front of the development. The setback is similar to adjacent residential development in the area and generally follows the front and side yard setbacks of the residential medium zoning.

Architecture

The applicant is proposing a design that would make the building more consistent with, but not fully convert to, Spanish Colonial Revival style. The roof will be modified to a traditional low pitch with single barrel tiles and 25% random mortar packing, smooth white stucco walls with decorative dark stained wood features and wrought iron accents.

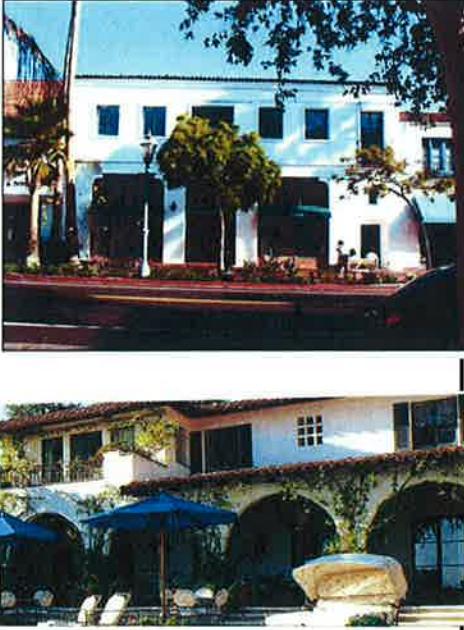
Historic Resource

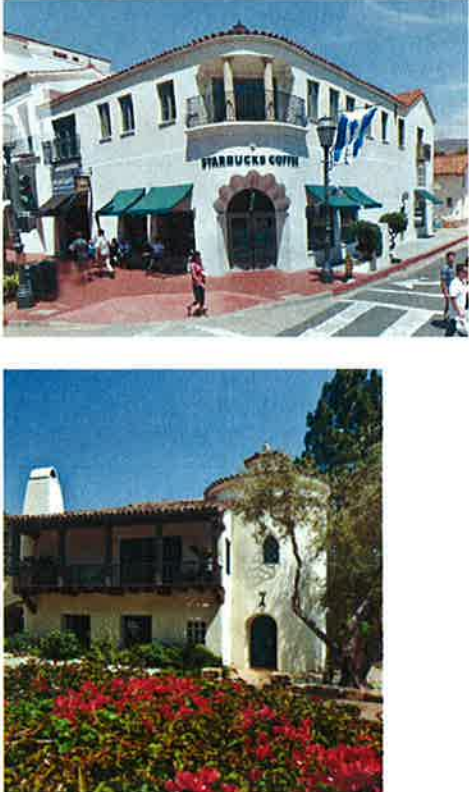
The Community Center building is located at 100 E Calle Seville/242 Avenida Del Mar. Notable features of this Spanish Colonial Revival building include: 1) the main one-story building, with hip, clay tile roof and a wraparound porch which extends along both sides of the main building; 2) a stucco chimney situated in the front gable of the hipped roof, with decorative brick flue; and, 3) a rounded two-story tower located at the Calle Seville rear corner of the property. The original structure was largely destroyed by fire in 1971, except for the Ole Hanson Room along Avenida Del Mar. The facility was substantially rebuilt and expanded in 1972. The project design does not have negative massing impacts on the historic Community Center because the project is located across the street and its height and mass are in scale with surrounding development. A conversion to Spanish Colonial Revival architecture at the project site would compliment the architecture of the historic resource.



RECOMMENDATIONS:

The location of the project is at a prominent intersection of the community that serves as an informal gateway to the Downtown from the Pier Bowl area. Due to the project's prominent location, high quality Spanish Colonial Revival architecture and attention to site planning is necessary. Development at this intersection will set the tone for future development in the area. 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. The architecture of the building does not follow the basic principles of Spanish Colonial Revival (SCR) architecture. The project should be substantially modified so that it complies with SCR architecture. Development at this intersection will set the tone for future development in the area. Specific attention should be provided to building proportions and openings.</p>	<p><i>Design Guidelines II.C.2.</i> Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture</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><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>No specific image provided. Multiple design solutions are available.</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 deck and second story overhang, both on the right side of the building, appear heavier than the floor below. The deck could be removed and replaced with a Juliet balcony to reduce the weighted</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>	

<p>appearance at the front and improve the proportions. On the right side, the architect should explore design solutions to reduce the perceived weight of the second floor and improve those proportions.</p>		
<p>Recommendations for Improvement</p>	<p>Design Guideline or General Plan Policy</p>	<p>Example(s) of Suggested Detail</p>
<p>3. On the left side of the building the first floor area below the roof deck/second story mass appears squeezed. Multiple design solutions are available.</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>	<p>No specific image provided. Multiple design solutions are available.</p>
<p>4. Design emphasis should be added to the building. The location of the building at this intersection provides an opportunity for a focal architectural feature (e.g. entry, turret, etc.).</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.</p>	

Recommendations for Improvement	Design Guideline or General Plan Policy	Example(s) of Suggested Detail
<p>5. The windows and doors should be recessed 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>	
<p>6. The plans show horizontal lines on the building that appears like expansion joints. These should be removed.</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>No image available.</p>
<p>7. 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 detail sheets and/or product cut sheets related to lights, tiles, wrought-iron, doors, windows, and other detail elements.

CONCLUSION

It is a community goal and benefit when developments remodel to Spanish Colonial Revival in the Architectural Overlay. The remodel will improve the pedestrian experience and overall streetscape, but needs to be modified to be traditional Spanish Colonial Revival architecture to enhance the Spanish Village by the Sea character and meet the Architectural Overlay requirements. Staff recommends the applicant modify the design to a traditional Spanish Colonial Revival architectural style as the project is located at an informal gateway to the Downtown from the Pier Bowl area and development at the intersection will set the tone for future development in the area.

Attachments:

1. Location Map
2. DPR Form for 100 E Calle Seville/242 Avenida Del Mar
Plans



LOCATION MAP

Pre-App, Wyman Duplex
257 Avenida Del Mar



PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

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Resource Name or #: 100 N CALLE SEVILLE

P1. Other Identifier: Community Center / Community Clubhouse

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 E Calle Seville/242 Avenida Del Mar City San Clemente Zip 92672

d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-111-55

P3a. Description:

The property contains a one-story community center with an irregular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has low-pitched gable-on-hip, flat and conical tower roofs with non-original clay tiles and exposed structural elements, including exposed rafter tails and projecting roof beams. The exterior walls are clad with non-original stucco. The property is defined by the main one-story building, with hip, clay tile roof and a wraparound porch which extends along both sides of the main building, with heavy stucco porch supports, non-original metal balustrades and some original Mexican tile. A small portion of this porch has been enclosed. A stucco chimney is situated in the front gable of the hipped roof, with decorative brick flue. A rounded two-story tower is located at the Calle Seville rear corner of the property, and a substantial one-story addition is located at the rear of the property. The fenestration consists of both original and non-original windows throughout the building. The original structure was largely destroyed by fire in 1971, except for the Ole Hanson Room along Avenida Del Mar. The facility was substantially rebuilt and expanded in 1972. The building is in good condition. Its integrity is fair.

P3b. Resources Attributes: 13 Community Center/Social Hall

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



P5b. Description of Photo:

South elevation, north view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

1927 (F)

P7. Owner and Address:

City Of San Clemente
100 Avenida Presidio, San Clemente Ca
92672- 3100

P8. Recorded by:

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

P9. Date Recorded: 9/21/2006

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:

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: 100 N CALLE SEVILLE

- B1. Historic Name: Community Clubhouse
- B2. Common Name: Community Center
- B3. Original Use: Community center
- B4. Present Use: Community Center
- B5. Architectural Style: Spanish Colonial Revival
- B6. Construction History:

- B7. Moved? No Yes Unknown Date: Original Location:
- B8. Related Features:

- B9a. Architect: J. Wilmer Hershey; Richard Sears; W.E. Hill b. Builder: (Unknown)
- B10. Significance: Theme Ole Hanson/Spanish Village by the Sea Area City of San Clemente
Period of Significance 1925-1936 Property Type Commercial Applicable Criteria A

This two-story commercial building was built for the City of San Clemente in 1927. It was designed by J. Wilmer Hershey, Richard Sears, and W.E. Hill, and is one of the first buildings erected in San Clemente. This property is a unique example of the Spanish Colonial Revival style as represented in San Clemente. The property appears eligible at the local level individually and as a contributor to a potential historic district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development. It is recommended for retention on the Historic Structures List. It is recommended for retention on the Historic Structures List.

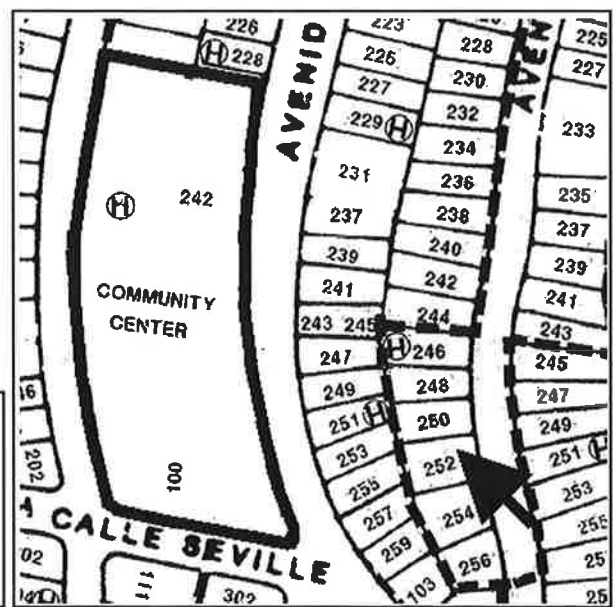
B11. Additional Resource Attributes: 13 Community Center/Social Hall

B12. References:

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA
Date of Evaluation: 9/21/2006

(This space reserved for official comments.)



CONTINUATION SHEET

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Resource Name or #: 100 N CALLE SEVILLE

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation Update

Photographs of the Subject Property, Continued:

