



Design Review Subcommittee (DRSC)

Meeting Date: March 29, 2017

PLANNER: Liane Schuller, Contract Planner 

SUBJECT: **Site Plan Permit 16-018, Architectural Permit 16-026, Conditional Use Permit 16-027 and Discretionary Sign Permit 17-034 for Rancho San Clemente Tennis Club/Life Time Fitness**, a request to demolish an existing 11,000 square-foot clubhouse building and to construct a new 44,000 square-foot clubhouse building at 111 Avenida La Montana in the Rancho San Clemente Specific Plan area.

BACKGROUND:

On January 25, 2017, the Design Review Subcommittee (DRSC) reviewed the proposed project, and provided comments and recommendations to improve project consistency with the City's Design Guidelines. The minutes from the meeting are provided as Attachment 2. The project has been modified to address the DRSC comments and recommendations, as summarized in the Analysis section below.

Why is DRSC Review Required?

The proposed project will require Planning Commission approval of a Conditional Use Permit (CUP) because the proposed use represents an expansion and intensification of the existing tennis club. Additional required entitlements include a Site Plan Permit for the proposed physical site improvements; an Architectural Permit to ensure compliance with the City's General Plan and the Design Guidelines; and a Discretionary Sign Permit to ensure that signage is compatible with the proposed architecture and surrounding neighborhood.

As authorized by Municipal Code Section 17.12.025(B), the City Planner has referred this project to the Design Review Sub-Committee (DRSC) prior to Planning Commission review, in order to evaluate the project for compliance with the City's Design Guidelines and the applicable General Plan policies.

ANALYSIS:

Recommendations made at the initial DRSC hearing and the applicant's responses are summarized in Table 1 below:

Table 1 – DRSC Recommendations

Recommendation:	Applicant Response:
<p><u>East (Front) Elevation:</u></p> <p>1. The center archway (main entry) is overly wide and should be modified to reflect a more traditional design. The columns between the archways are too narrow in comparison, and should be modified to be proportionately compatible with the archways.</p>	<p>Modified. The main entry arches were modified to a more traditional design and evenly spaced such that the resulting columns are equal in width and more proportional relative to the openings.</p>
<p>2. The round medallion over the center archway is modern in design and should be replaced with a more traditional element.</p>	<p>Not modified. This feature is a portal reminiscent of the mission quadrafoil that was simplified to basic geometries for colonial design. This same detail is featured on local landmarks such as Ole Hanson Beach Club and the Hotel San Clemente.</p>
<p>3. The Elevation shows exterior doors centered in the archways flanking the main center arch. The floor plans however do not depict the doors as centered. Please revise the plans to be consistent, with all exterior doors centered in archways.</p>	<p>Modified. The elevations and floor plans have been corrected such that the doors are centered about the openings.</p>
<p>4. The Front Elevation includes two shed roofs which are not consistent with the architectural style and should be eliminated. Awnings could be considered at the windows to the right of the main entry. The shed roof to the left of the main entry should be eliminated in favor of a solid plane in line with the elements on either side of it.</p>	<p>Not modified. Applicant feels that the shed roof element is not uncommon in SCR design. Shed roofs have been retained to provide sun protection to offices and kids spaces. Applicant feels awnings at the suggested locations would interfere with proposed signage.</p>

Recommendation:	Applicant Response:
<p>5. The windows located under the shed roofs have a horizontal design; vertical windows are more typical of Spanish Colonial Revival architecture. Please modify the windows to have a vertical orientation, consistent with those used on the South elevation.</p>	<p>Modified. Windows to the right of the entry have been revised to a more vertical design. Window to the left has been revised to a smaller square opening consistent with three other windows found on other elevations.</p>
<p>6. The archways located on either end of the building are not proportional in size. Please modify these to classic proportions of a semi-circle arch. Alternatively, the arches at the far left, outside of the fitness room, could be revised to have a square opening with a decorative wood lentil. The arched windows at the far right, outside of the stairway and the storage kitchen, may be better framed with inset arches and decorative landscape, such as a centered specimen tree and decorative grills with climbing vines.</p>	<p>Modified. Archways to the left of the entry have been revised to semi-circular arch while windows on opposite side have been removed in favor of suggested inset archways with decorative grills for climbing vines.</p>
<p><u>North Elevation (facing Calle Del Cerro):</u></p> <p>7. Please review this Elevation against the Floor Plans, and revise the plans to be consistent.</p>	<p>Modified. Revised to be consistent.</p>
<p>8. Staff recommends using decorative wall grates and landscaping in place of what appears to be false windows with decorative grills. Exterior hardscape should be limited to necessary pathways. This will improve design authenticity.</p>	<p>Modified. Windows are not false, have been repositioned to coordinate with interior layout.</p>

Recommendation:	Applicant Response:
<p>9. The false rafter tails protruding from the wall above the square archway should be eliminated.</p>	<p>Eliminated.</p>
<p>10. The wood corbels in the square archway need to be proportionately increased in size and a detail provided. It may be more appropriate to use a foam detail with smooth white stucco.</p>	<p>Modified. Corbels increased in size. Foam detail with smooth stucco finish used on West Elevation.</p>
<p>11. The columns supporting the trellis should be carried up the full length of the vertical supports. Staff can provide a standard detail.</p>	<p>Not modified. Applicant desires to maximize views of stadium court, site and ocean. Has therefore declined to make suggested change.</p>
<p><u>West Elevation:</u></p> <p>12. The columns supporting the trellis should be carried up the full length of the vertical supports. Staff can provide a standard detail.</p>	<p>Not modified. Applicant desires to maximize views of stadium court, site and ocean. Has therefore declined to make suggested change.</p>
<p>13. Segmented arches were used sparingly in traditional design. Staff recommends utilizing them on the upper floor, but not on the lower. The lower floor should have less openings to visually support the weight of the upper floor. Reducing the number of arches on the lower floor will make the building look more grounded.</p>	<p>Partially modified. Applicant has expressed need to facilitate pedestrian movement and general operations by maintaining maximum openness. Segmented arches were eliminated in favor of square openings, plate line raised, upper level openings reduced in size and revised to a more vertical design. Guard rails will be solid stucco.</p>

Recommendation:	Applicant Response:
<p>(continued from above)</p> <p>Traditional Spanish Colonial Revival design also typically used taller plate lines on the first floors to visually balance the upper floors. The help improve the proportions, the Guardrails at the lower level could be solid stucco, which would lend additional visual mass to the ground floor.</p>	
<p>14. Provide 100% screening of rooftop equipment.</p>	<p>Modified as requested..</p>
<p>15. The main door on this Elevation should be more identifiable. Please review and enhance.</p>	<p>Modified. Entrance revised to be more prominent.</p>
<p>16. Wherever possible, exterior doors should be centered in archways.</p>	<p>See above.</p>
<p>17. The stucco breaks on the lower floor columns should be eliminated.</p>	<p>Modified as requested.</p>
<p><u>General Comments (all Elevations):</u></p> <p>18. The Floor Plans include doors that are not shown on the Elevations. Please review and revise plans to be consistent.</p>	<p>Modified. Revised to be consistent.</p>
<p>19. Roofing material should be single barrel tiles with 25% random mortar packing, except on the first two rows</p>	<p>Modified. Roofing will be two-piece mission sandcast tile from Redland Clay Tile which</p>

Recommendation:	Applicant Response:
and the rakes, where mortar packing should be 100%.	is a barrel roof tile associated with SCR style.
20. Please identify all roof pitches on the plans.	Done.
21. The width of the space between rafter tails should be no more than three times the width of the rafter. In no case should a fascia board be used in conjunction with rafter tails.	Modified. Rafter spacing reduced and fascia board removed.
22. Please provide roofing details to ensure traditional designs are implemented. Include gutter and downspout placement.	Provided. See Roof Plan and Elevations.
23. All columns should be proportionally accurate square columns and not "L" shaped. Columns should be a minimum of twelve (12) inches and preferably eighteen (18) inches in width, depending on the visual weight the opening is supporting.	Modified. Columns/piers on West and North Elevations will be 24" square; column elements that are part of the exterior wall assembly will be a minimum 12" in width.
24. Utility doors should be treated with a decorative wood cladding.	Partially modified. Egress doors on North and East elevations revised to wood plank. Utility doors on South Elevation proposed to be painted metal due to secondary location and anticipated wear.
25. Control joints may not be used. The applicant will need to consider alternative means and methods.	Understood.
26. Window insets are to be nine (9) inches. Exterior entry doors should have a twelve (12) inch inset on the	Understood.

Recommendation:	Applicant Response:
<p>Front and Rear Elevations; a three (3) inch inset may be used in areas not visible to the public.</p>	
<p>27. The exterior finish should be of white smooth stucco, in keeping with typical Spanish Colonial Revival vernacular. To incorporate some color and variation into the façade, a larger wainscot may be utilized.</p>	<p>Not modified. Applicant proposes light cream color stucco with smooth Santa Barbara/Monterey finish.</p>
<p>28. Astragal detailing is not consistent with Spanish Colonial Revival vernacular and should be removed.</p>	<p>Modified.</p>
<p>29. In order to emphasize window insets and to provide appropriate massing, windows should be continued to the ground with a kick plate, or shortened to provide a more substantial base.</p>	<p>Not modified. Applicant has declined to make this change based on expressed operational needs of facility.</p>
<p><u>Proposed canopy:</u></p> <p>30. A twenty-foot tall canvas shade canopy is proposed over the 4,685 square-foot turf area. The applicant indicates that the turf area will be used for outdoor fitness activities and that the canopy will provide desired sun protection. Staff is not supportive of the structure as it is not consistent with Spanish Colonial Revival design and because the location of the shade structure makes it highly visible from Calle del Cerro. Staff recommends additional large canopy trees and/or a traditional wood pergola be used to provide sun protection. For special events, a temporary tent may be utilized.</p>	<p>Modified. Canvas shade has been replaced with a screened pergola with a lower height and smaller area.</p>

<p><u>Trash Enclosure:</u></p> <p>31. The proposed trash enclosure currently includes a clay tile roof. If a tile roof is used, random mortar packing is required. Alternatively, a wood trellis may be used to screen the enclosure. Staff can provide a standard detail.</p>	<p>Modified. Trash enclosure roof revised to wood trellis.</p>
<p><u>Landscaping:</u></p> <p>32. The existing parking area provides a lush canopy that screens the parking lot and existing building from the surrounding residential neighborhood, particularly those homes that look over the site. Staff recommends that the same landscape configuration and similarly sized planting materials be used in the new parking areas to provide consistent and appropriate screening from the residences above. New and replacement trees should be a minimum 24" box in size.</p>	<p>The preliminary landscape plan has been forwarded to City Landscape Consultant Pat Murphy for review.</p>

SIGNAGE:

At initial DRSC hearing, staff had not yet evaluated the proposed signage for compliance with City standards. Based on subsequent review, Discretionary Sign Permit approval will be required for new non-residential building signage and for total signage in excess of 64 square feet.

The applicant has provided a plan sheet illustrating the four wall signs and three monument signs proposed for the site. Keynote 2 on the Site Plan shows the proposed placement of these signs.

Three wall signs are proposed on the East (Front) Elevation facing the parking lot. These signs will identify the fitness center, the spa and the café. A fourth wall sign on the North Elevation (facing Calle del Cerro) will identify the tennis center.

A monument sign is proposed adjacent to Calle del Cerro, just below Avenida Vista Montana. This monument sign was originally proposed at the intersection of the two streets and facing uphill. At staff's suggestion, the sign has been moved downhill from the corner

to help drivers entering the neighborhood to identify the location of the facility which is somewhat screened by the existing surrounding landscape.

A matching monument sign is proposed on one of the low walls framing the driveway on Avenida Vista Montana. Both monument signs consist of halo-lit, anodized bronze lettering attached to low, arched stucco walls painted to match the building with a tile base.

Table 1 summarizes the proposed signage.

Table 1 – Sign Summary

	Materials, lighting	Maximum Sign Dimensions and Size
Life Time Athletic wall sign on east elevation facing Avenida Vista Montana	Halo-lit, anodized aluminum, medium bronze finish	4'-6" x 12'-2", 54.75 sq.ft.
Life Time Café wall sign on east elevation facing Avenida Vista Montana	Halo-lit, anodized aluminum, medium bronze finish with black decorative symbol	13.5" x 11'-3", 14.90 sq.ft.
Life Time Spa wall sign on east elevation facing Avenida Vista Montana	Same as above	13.5" x 10'-1.5", 11.40 sq.ft.
Life Time Tennis wall sign on north elevation facing Calle del Cerro	Halo-lit, anodized aluminum, medium bronze finish	3'-7.5" x 12'-3", 44.40' sq.ft.
Life Time Athletic monument sign adjacent to driveway on Avenida Vista Montana	Halo-lit, anodized aluminum letters in medium bronze finish on smooth-stucco arched wall with tile base	2.5' x 6'-4", 15.85 sq.ft.
Life Time Athletic monument sign adjacent to Calle del Cerro	Same as above	3'-0" x 8'-1.25", 24.30 sq.ft.

Table 2 below identifies compliance with sign area and height requirements.

Table 2 –Height and Sizing Standards

<i>Signs</i>	<i>Allowed</i>	<i>Proposed</i>	<i>Complies with Standard</i>
Maximum sign area allowed per business	64 sq.ft. unless Discretionary Sign Permit approved	165.60 sq.ft.	Yes, subject to approval of Discretionary Sign Permit
Sign area per sign	64 sq.ft. maximum	54.57 sq. ft. maximum	Yes
Monument sign height	6'-0" allowed by-right; 10'-0" with discretionary permit	6'-0"	Yes

Summary Analysis:

The proposed signage complies with sign area requirements, subject to the approval of a Discretionary Sign Permit. The design and scale of the signs are proportional to the project site and the proposed building. The pin-mounted bronze metal lettering and smooth-stucco sign bases are complementary to the proposed Spanish Colonial Revival-style architecture. Staff does feel the tile base on the monument signs should be eliminated and this recommendation is included in the list of staff recommendations below.

RECOMMENDATION:

Staff supports the overall design of the project but does have the following recommendations to improve the architecture of the building and the project’s compliance with the Design Guidelines. These recommendations were previously made by the DRSC at the January 25, 2017 DRSC Meeting.

1. The columns supporting the trellis should be carried up the full length of the vertical supports. Staff can provide a standard detail.
2. Segmented arches were used sparingly in traditional design. Staff recommends utilizing them on the upper floor, but not on the lower. The lower floor should have less openings to visually support the weight of the upper floor. Reducing the number of arches on the lower floor will make the building look more grounded. Traditional Spanish Colonial Revival design also typically used taller plate lines on the first floors to visually balance the upper floors.
3. Eliminate “L” shaped” column elements at building corners.
4. Treat metal utility doors on South Elevation with decorative wood cladding

5. The exterior finish should be of white smooth stucco, in keeping with typical Spanish Colonial Revival vernacular. To incorporate some color and variation into the façade, a larger wainscot may be utilized.
6. Eliminate the tile base on the proposed monument signs.

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.

Attachments:

1. Location Map
2. DRSC Meeting Minutes – January 25, 2017 (excerpted)
3. DRSC Staff Report – January 25, 2017
Plans



LOCATION MAP

SPP 16-018/AP 16-026/CUP 16-027/DSP 17-034

Life Time Fitness

111 Avenida Vista Montana



These minutes were approved at the DRSC meet

**CITY OF SAN CLEMENTE
MINUTES OF THE SPECIAL MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
January 25, 2017**

Subcommittee Members Present: Wayne Eggleston, Michael Smith and Zhen Wu

Staff Present: City Planner Amber Gregg, Associate Planner Cliff Jones, Contract Planner Liane Schuller

1. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Site Plan Permit 16-018, Architectural Permit 16-026, Conditional Use Permit 16-027 and Discretionary Sign Permit 17-034 for Rancho San Clemente Tennis Club/Life Time Fitness (Schuller)

A request to allow demolition of an existing 11,000 square-foot clubhouse building and the construction of a new 44,000 square-foot clubhouse building at 111 Avenida Vista Montana in the Rancho San Clemente Specific Plan area.

Contract Planner Liane Schuller summarized the staff report and recommendations. The Design Review Sub-Committee (DRSC) made the following comments either individually or as a group

- Eliminate proposed canvas shade structure and replace with something in keeping with the Spanish Colonial Revival vernacular.
- Maintain park-like setting.
- Work with Staff to incorporate staff-recommended revisions and comments as listed in the DRSC staff report.
- Provide 100% screening of rooftop mechanical equipment.
- Provide Perspective Renderings for Planning Commission review.

The Subcommittee recommended the project return to the DRSC after the recommended modifications are incorporated.

3. NEW BUSINESS

None

4. OLD BUSINESS



Design Review Subcommittee (DRSC)

Meeting Date: January 25, 2017

PLANNER: Liane Schuller, Contract Planner

SUBJECT: **Site Plan Permit 16-018, Architectural Permit 16-026, Conditional Use Permit 16-027 and Discretionary Sign Permit 17-034 for Rancho San Clemente Tennis Club/Life Time Fitness,** a request to demolish an existing 11,000 square-foot clubhouse building and to construct a new 44,000 square-foot clubhouse building at 111 Avenida La Montana in the Rancho San Clemente Specific Plan area.

BACKGROUND:

The project site is a 10.39 acre site located at the corner of Calle del Cerro and Avenida Vista Montana. The property is identified as Private Open Space (OS2) under the Rancho San Clemente Specific Plan, and currently contains a tennis club which was approved by the City in 1985 (Use Permit 85-19). The existing tennis club includes 19 tennis courts, an 11,000 square-foot clubhouse, a swimming pool and basketball courts.

The surrounding neighborhood includes a mix of multiple- and single-family residential development, as well as an elementary school.

Project Description

The applicant proposes to demolish the existing clubhouse and to construct a new 44,000 square-foot building in essentially the same location. The number of tennis courts will be reduced from 19 to 13; the swimming pool and basketball courts will be removed to enlarge the existing parking area; a new pool area constructed on the other side of the property below the new building; and a covered outdoor exercise area added below the extended parking area, adjacent to Calle del Cerro.

The new building will contain many of the same uses that the existing clubhouse currently contains – restaurant, spa, locker rooms, child care, exercise rooms, pro shop and ancillary offices. The upgraded facility will have greater space dedicated to these uses, particularly the exercise rooms which will be expanded to include a variety of exercise classes and activities. The applicant anticipates offering yoga, pilates, cycling and other fitness classes, and has provided a sample schedule of when these activities are anticipated to occur. As is typical of most fitness facilities, classes are expected to take place predominately during morning and early evening hours.

Why DRSC Review is Required?

The proposed project will require Planning Commission approval of a Conditional Use Permit (CUP) because the proposed use represents an expansion and intensification of the existing tennis club. Additional required entitlements include a Site Plan Permit for the proposed physical site improvements; an Architectural Permit to ensure compliance with the City's General Plan and the Design Guidelines; and a Discretionary Sign Permit to ensure that signage is compatible with the proposed architecture and surrounding neighborhood.

As authorized by Municipal Code Section 17.12.025(B), the City Planner has referred this project to the Design Review Sub-Committee (DRSC) prior to Planning Commission review, in order to evaluate the project for compliance with the City's Design Guidelines and the applicable General Plan policies.

ANALYSIS:***Development Standards***

The only development standard in the Rancho San Clemente Open Space Zone is that all structures and/or parking areas are to be set back thirty (30) feet from any street. All other development standards are to be determined through the Site Plan Permit review process, and must conform to Section 304 II. (Scenic Highways) of the City's Design Guidelines.

Parking

The site plan shows several parking spaces that encroach into the required thirty (30) foot setback. These spaces will need to be relocated or removed.

The project as currently proposed provides 235 onsite parking spaces. The applicant has provided a preliminary schedule of fitness classes and staff will review the information provided to verify project compliance with the applicable parking standards.

Building Height

Although a maximum allowed height is not specified in the Rancho San Clemente Open Space Zone, the applicant indicates that the proposed building will not exceed the height of the existing building. Staff has requested that the outline of the existing building be shown as a dashed outline on the proposed Elevation Plans for comparison.

Design Guidelines

The Rancho San Clemente Specific Plan requires Spanish Colonial Revival architectural style. While the project generally reflects this architectural style, the

following recommendations are intended to enhance the Spanish Colonial Revival design to be more consistent with the Design Guidelines:

East (Front) Elevation:

1. The center archway (main entry) is overly wide and should be modified to reflect a more traditional design. The columns between the archways are too narrow in comparison, and should be modified to be proportionately compatible with the archways.
2. The round medallion over the center archway is modern in design and should be replaced with a more traditional element.
3. The Elevation shows exterior doors centered in the archways flanking the main center arch. The floor plans however do not depict the doors as centered. Please revise the plans to be consistent, with all exterior doors centered in archways.
4. The Front Elevation includes two shed roofs which are not consistent with the architectural style and should be eliminated. Awnings could be considered at the windows to the right of the main entry. The shed roof to the left of the main entry should be eliminated in favor of a solid plane in line with the elements on either side of it.
5. The windows located under the shed roofs have a horizontal design; vertical windows are more typical of Spanish Colonial Revival architecture. Please modify the windows to have a vertical orientation, consistent with those used on the South elevation.
6. The archways located on either end of the building are not proportional in size. Please modify these to classic proportions of a semi-circle arch. Alternatively, the arches at the far left, outside of the fitness room, could be revised to have a square opening with a decorative wood lenti. The arched windows at the far right, outside of the stairway and the storage kitchen, may be better framed with inset arches and decorative landscape, such as a centered specimen tree and decorative grills with climbing vines.

North Elevation (facing Calle Del Cerro):

7. Please review this Elevation against the Floor Plans, and revise the plans to be consistent.
8. Staff recommends using decorative wall grates and landscaping in place of what appears to be false windows with decorative grills. Exterior hardscape should be limited to necessary pathways. This will improve design authenticity.
9. The false rafter tails protruding from the wall above the square archway should be eliminated.

10. The wood corbels in the square archway need to be proportionately increased in size and a detail provided. It may be more appropriate to use a foam detail with smooth white stucco.
11. The columns supporting the trellis should be carried up the full length of the vertical supports. Staff can provide a standard detail.

West Elevation:

12. The columns supporting the trellis should be carried up the full length of the vertical supports. Staff can provide a standard detail.
13. Segmented arches were used sparingly in traditional design. Staff recommends utilizing them on the upper floor, but not on the lower. The lower floor should have less openings to visually support the weight of the upper floor. Reducing the number of arches on the lower floor will make the building look more grounded. Traditional Spanish Colonial Revival design also typically used taller plate lines on the first floors to visually balance the upper floors. The help improve the proportions, the Guardrails at the lower level could be solid stucco, which would lend additional visual mass to the ground floor.
14. The rooftop equipment screening should be shifted so as to not be visible from this Elevation.
15. The main door on this Elevation should be more identifiable. Please review and enhance.
16. Wherever possible, exterior doors should be centered in archways.
17. The stucco breaks on the lower floor columns should be eliminated.

General Comments (all Elevations):

18. The Floor Plans include doors that are not shown on the Elevations. Please review and revise plans to be consistent.
19. Roofing material should be single barrel tiles with 25% random mortar packing, except on the first two rows and the rakes, where mortar packing should be 100%.
20. Please identify all roof pitches on the plans.
21. The width of the space between rafter tails should be no more than three times the width of the rafter. In no case should a fascia board be used in conjunction with rafter tails.

22. Please provide roofing details to ensure traditional designs are implemented. Include gutter and downspout placement.
23. All columns should be proportionally accurate square columns and not "L" shaped. Columns should be a minimum of twelve (12) inches and preferably eighteen (18) inches in width, depending on the visual weight the opening is supporting.
24. Utility doors should be treated with a decorative wood cladding.
25. Control joints may not be used. The applicant will need to consider alternative means and methods.
26. Window insets are to be nine (9) inches. Exterior entry doors should have a twelve (12) inch inset on the Front and Rear Elevations; a three (3) inch inset may be used in areas not visible to the public.
27. The exterior finish should be of white smooth, in keeping with typical Spanish Colonial Revival vernacular. To incorporate some color and variation into the façade, a larger wainscot may be utilized.
28. Astragal detailing is not consistent with Spanish Colonial Revival vernacular and should be removed.
29. In order to emphasize window insets and to provide appropriate massing, windows should be continued to the ground with a kick plate, or shortened to provide a more substantial base.

Proposed canopy:

A twenty-foot tall canvas shade canopy is proposed over the 4,685 square-foot turf area. The applicant indicates that the turf area will be used for outdoor fitness activities and that the canopy will provide desired sun protection. Staff is not supportive of the structure as it is not consistent with Spanish Colonial Revival design and because the location of the shade structure makes it highly visible from Calle del Cerro. Staff recommends additional large canopy trees and/or a traditional wood pergola be used to provide sun protection. For special events, a temporary tent may be utilized.

Trash Enclosure:

The proposed trash enclosure currently includes a clay tile roof. If a tile roof is used, random mortar packing is required. Alternatively, a wood trellis may be used to screen the enclosure. Staff can provide a standard detail.

Landscaping:

The existing parking area provides a lush canopy that screens the parking lot and existing building from the surrounding residential neighborhood, particularly those homes that look over the site. Staff recommends that the same landscape configuration

and similarly sized planting materials be used in the new parking areas to provide consistent and appropriate screening from the residences above. New and replacement trees should be a minimum 24” box in size.

The preliminary landscape plan has been forwarded to City Landscape Consultant Pat Murphy for review.

Signage:

Discretionary approval of a Master Sign Permit will be required. The applicant has provided plans illustrating four wall signs and three monument signs proposed for the site. Keynote 2 on the site plan shows the proposed placement of these signs.

Three wall signs are proposed on the East (Front) Elevation facing the parking lot. These signs will identify the fitness center, the spa and the café. A fourth wall sign on the North Elevation (facing Calle del Cerro) will identify the tennis center.

A monument sign is proposed to be placed at the corner of Calle del Cerro and Avenida Vista Montana, which will be primarily visible to traffic travelling downhill towards Pico. The sign base is comprised of an arched stucco base with halo-lit, anodized bronze lettering. Smaller, matching monument signs are proposed on either side of the driveway on Avenida Vista Montana. All of the monument signs are proposed to have a tile base, which staff feels should be eliminated.

Staff has not yet determined project conformance with sign code standards. This will be reviewed and presented at a follow-up DRSC hearing.

General Plan Consistency

Table 1 outlines applicable General Plan policies that should be considered in reviewing the project, and describes staff’s evaluation of project consistency with those policies:

Table 1 – General Plan Policies

Policy	Project Consistency
<p>1. <u>BPR-Primary Goal</u>. San Clemente’s active and passive parks, recreational facilities and programs reflect our local culture and unique history, and benefit residents and local businesses by promoting health, safety and wellness and by fostering community interaction and pride. Our recreation facilities help</p>	<p>The proposed facility will serve as a gathering space for community members, and will provide a range of recreational opportunities that promote health, safety and wellness.</p>

<p>define our neighborhoods and serve as gathering spaces for celebration, sport and relaxation.</p>	
<p>2. <u>BPR-Additional Goal</u>. Establish a network of parks, beaches and other recreational facilities that are both beautiful and functional; that reflect high standards of design and aesthetic quality.</p>	<p>The proposed recreational facility reflects quality design and contributes to the network of beautiful and functional recreational facilities throughout the community.</p>
<p>3. <u>BPR-Goal</u>. Offer a wide range of creative, safe and enjoyable recreational opportunities for persons of all ages, abilities and financial status to enrich the lives of all San Clemente residents.</p>	<p>The proposed project will provide a wider range of recreational activities and opportunities than is currently offered at the existing recreational facility.</p>
<p>4. <u>BPR-7.05</u>. We encourage the development of private recreational facilities, where appropriate, that provide services or facilities that are not provided by the City.</p>	<p>The proposed project will provide recreational opportunities that are not provided by the City at public facilities.</p>
<p>5. <u>M-1.30</u>. We ensure that development is sited and designed to protect scenic corridors and open space/landscape areas by blending man-made and man-introduced features with the natural environment.</p>	<p>The proposed building will be no higher than the existing structure and will be generously landscaped so as to blend with the surrounding open space.</p>

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 and detail sheets are provided.

Attachments:

1. Vicinity Map

Plans