



Design Review Subcommittee (DRSC)

Meeting Date: May 24, 2017

PLANNER: Kirt A. Coury, Contract Planner *KC*

SUBJECT: **Minor Cultural Heritage Permit (MCHP) 16-372, Pacific Building Patio**
a request for exterior changes to include minor repair and paint and construct an outdoor patio at the rear of the building located at 120 South El Camino Real. The project is located in the Mixed Use Zoning District, and in the Architectural and Central Business Overlays (MU 3.0-CB-A).

BACKGROUND:

On May 10, 2017, the Design Review Subcommittee (DRSC) reviewed the project, and provided comments and recommendations to improve project consistency with the City's Design Guidelines. The draft 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?

A Minor Cultural Heritage Permit is required because the project is located in the Architectural Overlay and abuts a historic property. The DRSC is tasked to ensure development in the Architectural Overlay is compatible and harmonious with the surrounding neighborhood and review the project for consistency with the Design Guidelines. DRSC comments will be forwarded to the Zoning Administrator.

ANALYSIS:

The applicant's responses to the general project discussion and recommendations made at the initial DRSC hearing are summarized in Table 1 below.

Table 1 – DRSC Recommendations

Recommendation:	Applicant Response:
1. Make the plans consistent in terms of size of lumber shown on all sets: trellis, beams, header, etc.	Modified. Architectural plan sheets have been checked and revised to be consistent.

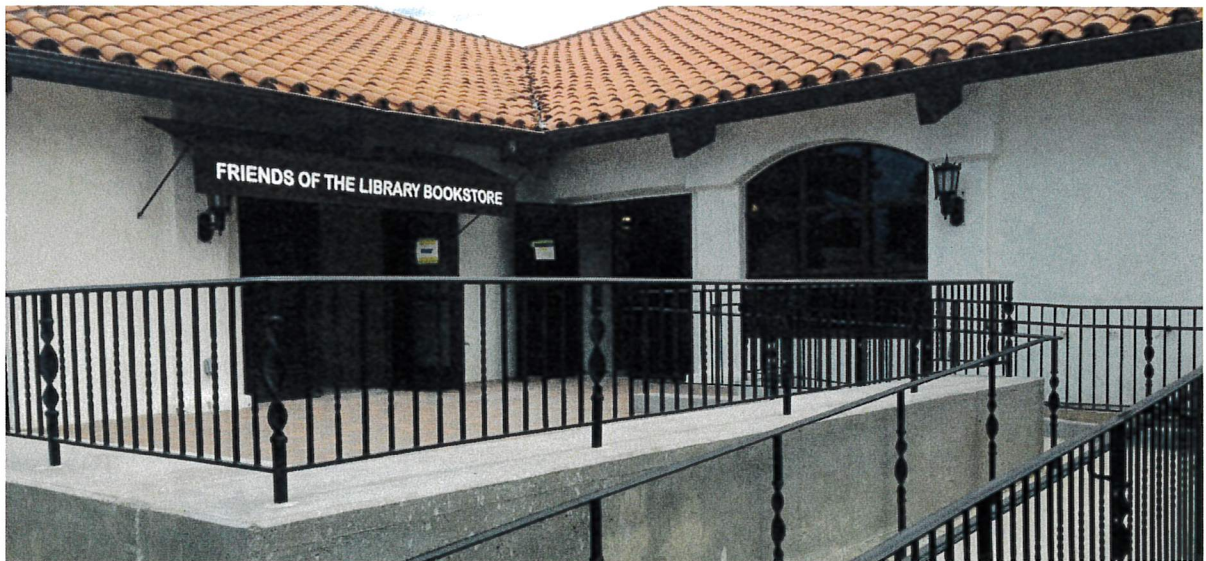
Recommendation:	Applicant Response:
2. Metal hand rail should not be two inch by two inch metal. Metal rail should be solid wrought iron to match traditional look.	No response provided.

RECOMMENDATIONS:

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.

1. Revise the metal hand rail to a more traditional look. Staff recommends the applicant match the wrought iron detail used at the library in front of the “Friends of the Library”. Refer to Figure 1 below:

Figure 1 – Friends of the Library Wrought Iron Illustration



CONCLUSION

Staff seeks DRSC concurrence with the above recommendation and welcomes additional input. DRSC comments on the project’s design will help ensure the highest quality project.

Attachments:

1. Location Map
2. Draft DRSC Meeting Minutes – May 10, 2017 (excerpted)

3. DRSC Staff Report – May 10, 2017 (excerpted)
Plans



LOCATION MAP

MCHP 16-372
120 South El Camino Real



DRAFT

**CITY OF SAN CLEMENTE
MINUTES OF THE SPECIAL MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
May 10, 2017**

Subcommittee Members Present: Bart Crandell, Wayne Eggleston and Zhen Wu

Staff Present: Contract Planner Kirt Coury, Associate Planner Cliff Jones

1. MINUTES

The minutes of the Design Review Subcommittee meeting of May 10, 2017 were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

Minor Cultural Heritage Permit (MCHP) 16-372, Pacific Building Patio (Coury)

A request for exterior changes to include minor repair and paint and construct an outdoor patio at the rear of the building located at 120 South El Camino Real. The project is located in the Mixed Use Zoning District, and in the Architectural and Central Business Overlays (MU 3.0-CB-A).

Contract Planner Kirt Coury summarized the staff report and recommendations.

Larry Culbertson, Historical Society, questioned whether Art Deco design should be considered on the rear patio as opposed to Spanish Colonial Revival.

The Design Review Sub-Committee (DRSC) made the following comments either individually or as a group:

- Asked questions about the current use of the property, and the proposed use of the patio. Identified concerns about noise, lighting, hours of operation, and clarification if the patio area was for tenants only or for public use.
- Concern was raised about the historic value of the building as an Art Deco building and potential impacts of putting a Spanish Colonial Revival trellis on the back of the building. Staff indicated that they looked into incorporating Art Deco elements, however, the Art Deco architecture was not a prevalent feature of the rear of the building and an appropriate patio cover design that incorporated Art Deco architecture could not be found. Furthermore, the Spanish Colonial Revival trellis made sense at the back of the building as it meets City Design Guidelines for Spanish Colonial Revival architecture in the Architectural Overlay. Lastly, the attachment of

the trellis to the existing building would be minor and could be easily removed in the future with no significant impacts to the building.

- Expressed how the proposed patio would compliment the future alley beautification contemplated in the Downtown Paseo Plan, which includes improvements to lighting, landscaping, hardscape, etc.
- Concern was raised about the inconsistencies on the plans relating to framing, overhang, wrought iron and size of lumber proposed.
- Recommended eight inch by ten inch beams, six inch by six inch knee braces, and three inch by six inch trellis members.
- It was noted that the metal hand rail cannot be two inch by two inch metal. Metal rail must be solid wrought iron to match traditional look

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

Cultural Heritage Permit 16-434 / Minor Exception Permit 17-144, Silk Residence Addition (Jones)

A request to consider a remodel to the first floor garage, an addition to the second floor, and replacement of an existing deck in the rear of the property to a historic structure located at 404 Monterey Lane.

Associate Planner Cliff Jones summarized the staff report and recommendations.

Larry Culbertson, Historical Society, expressed concerns regarding the massing of the addition and provided a letter to the Subcommittee that detailed his concerns.

The Design Review Sub-Committee (DRSC) made the following comments either individually or as a group:

- Indicated that the Historic Property Preservation Agreement restoration condition of approval allows the consideration of an addition.
- Expressed support for the previous submittal, as shown in Exhibit 2 of the staff report, over the current submittal as shown in Exhibit 3.
- Indicated the previous submittal and related addition, as shown in Exhibit 2 of the staff report, does a better job of matching the horizontal orientation of the original resource.
- Suggested the applicant pursue the previous submittal, as shown in Exhibit 2 of the staff report, and to provide the current submittal plans, as shown in Exhibit 3, as an attachment for reference purposes.



Design Review Subcommittee (DRSC)

Meeting Date: May 10, 2017

PLANNER: Kirt A. Coury, Contract Planner

SUBJECT: **Minor Cultural Heritage Permit (MCHP) 16-372, Pacific Building Patio**
a request for exterior changes to include minor repair and paint and construct an outdoor patio at the rear of the building located at 120 South El Camino Real. The project is located in the Mixed Use Zoning District, and in the Architectural and Central Business Overlays (MU 3.0-CB-A).

BACKGROUND:

Project Description

The applicant proposes exterior changes to the rear of a two-story building located in the Downtown area at 120 South El Camino Real (Exhibit 1). The proposed change is to demolish the office addition and replace it with an outdoor patio for employees. The building is an Art Deco architectural style with a hint of Mission style, which were both popular styles in the early 20th century. Surrounding land uses include retail, office, and restaurant uses, and there is a historic property located at 204 South El Camino Real (Attachment 2). The applicant proposes to demolish a storage/office portion at the rear of the building and construct a 254 square foot outdoor patio facing the rear alley using the existing footing.

Exhibit 1: View of Rear Façade of Building



Why is DRSC Review Required?

A Minor Cultural Heritage Permit is required because the project is located in the Architectural Overlay and abuts a historic property. The DRSC is tasked to ensure development in the Architectural Overlay is compatible and harmonious with the surrounding neighborhood and review the project for consistency with the Design Guidelines. DRSC comments will be forwarded to the Zoning Administrator.

ANALYSIS:***Development Standards***

No expansion of the building footprint or height is proposed. The project is consistent with the applicable development standards. It should be noted that the patio cover will replace the storage/office portion of the building and will not increase in size or footprint. Also, the patio cover area will be for employees only, and is not designated for public use.

Table 1 details the project's compliance with development standards.

Table 1- Development Standards

<i>Standard</i>	<i>Zoning Ordinance</i>	<i>Proposed</i>	<i>Complies with the Code</i>
<u>Setbacks</u> (Minimum)			
Interior Side	0'-0"	4'	Yes
Street Side	0'-0"	47'	Yes
Rear	0'-0"	0'-0"	Yes
<u>Height</u>	33 feet	12 feet	Yes

ANALYSIS:***Architecture***

The project is located in the Architectural Overlay and requires a Spanish Colonial Revival design that must be compatible with the neighborhood. The proposed patio cover moves the building towards the required architectural style and improves the compatibility of the building with the neighborhood and adjacent historic resources. To achieve this, the applicant has incorporated traditional Spanish Colonial Revival materials such as wood trellis, and wrought iron railings. See the attached plans for elevations.

Design Guidelines

The CHP findings require the project comply with the Design Guidelines. Below is an analysis of the most relevant Design Guidelines:

Table 2 – Design Guidelines

Design Guideline	Project Consistency
1. <u>D.G.II.B</u> : Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood.	Consistent. The patio cover retains the height of the original storage structure, which is significantly lower than the height of the existing commercial building. Two-story buildings surround the subject site and are permitted in the MU 3.0 zone.
2. <u>D.G.II.C.3</u> : Avoid long and unrelieved wall planes. As a general principle, relieve building surfaces with recesses that provided strong shadow and visual interest.	Consistent. The patio cover incorporates relief and articulation to the building surface.
3. <u>D.G.II.C.2</u> : Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture.	Consistent. The patio cover follows the basic principles of SCR architecture by using traditional materials.
4. <u>D.G.II.C.3.b</u> : Articulate building forms and elevations by dividing building mass into smaller-scale components.	Consistent. The addition of the patio cover adds articulation to the rear elevation.
5. <u>D.G.IV.E</u> : New development should preserve and be compatible with existing historic resources.	Consistent. The project is not anticipated to have negative massing impacts on the abutting historic resources as the basic footprint of the building remains the same. The patio cover improves the compatibility of the building with the adjacent historic resource by moving the building towards Spanish Colonial Revival architecture.

General Plan Consistency

Below are applicable General Plan policies that should be considered when reviewing the project. The project is consistent with related General Plan policies as shown in Table 3 below.

Table 3 – General Plan Policies

Policy	Project Consistency
<p>1. <u>UD-5.01</u>. Outdoor Spaces. For multi-family residential, mixed use and commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios, paseos, plazas, gardens, covered walkways, rooftop terraces, verandas and other outdoor spaces enclosed by architectural or landscape elements, and encourage the same for other types of development.</p>	<p>Consistent. An outdoor space is being created fronting the alley.</p>
<p>2. <u>UD-5.05</u>. Architectural Overlay District. We require that new buildings and major building remodels in the Del Mar/T-Zone, North Beach, and Pier Bowl areas, and on portions of El Camino Real utilize Spanish Colonial Revival architecture, per the Architectural Overlay District and Design Guidelines.</p>	<p>Consistent. The project moves the building towards Spanish Colonial Revival architecture. The patio cover follows the basic principles of SCR architecture.</p>
<p>3. <u>UD-5.10</u>. Scale and Massing. We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.</p>	<p>Consistent. The patio cover retains the height of the original storage structure, which is significantly lower than the height of the existing commercial building. Two-story buildings surround the subject site and are permitted in the MU 3.0 zone. Further, the addition of the patio cover adds articulation to the rear elevation.</p>
<p>5. Historic Preservation, Standards & Regulations Goal. Ensure the preservation, rehabilitation, restoration and adaptive reuse of buildings, sites, places, and districts with archaeological, historical, architectural, or cultural significance to San Clemente.</p>	<p>Consistent. The project is not anticipated to have negative massing impacts on the abutting historic resources as the basic footprint of the building remains the same. The patio cover improves the compatibility of the building with the adjacent historic resource by moving the building towards Spanish Colonial Revival architecture.</p>

RECOMMENDATIONS:

The architectural details demonstrated on the plans comply with the Zoning Ordinance and City Design Guidelines. Staff recommends the detail of the patio cover in terms of design and color match the elements of the trash enclosure located across the parking to the west. Staff recommends the roof of the patio cover be screened by the larger header beams as demonstrated on the trash enclosure (Exhibit 2). With incorporation of the recommendations, staff supports the overall design of the project. Staff seeks the DRSC's comments and welcomes any additional recommendations.

Exhibit 2: View of Trash Enclosure Detail Across from the Alley



Attachments:

1. Location Map
2. DPR Form for 204 South El Camino Real Plans