



Design Review Subcommittee (DRSC)

Meeting Date: January 10, 2018

PLANNER: Vanessa Norwood, Contract Planner *VN*

SUBJECT: **Minor Architectural Permit 17-299, Cook Residence**, a request to add a second story and remodel a residence with an existing legal nonconforming rear yard setback located at 206 West Avenida De Los Lobos Marinos. (Second Review)

BACKGROUND:

This project was reviewed at the November 29, 2017, Design Review Subcommittee (DRSC) meeting. The DRSC recommended design changes to improve the project's design and 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's recommendations, as summarized in the analysis section of this report.

Project Description

This is a remodel and addition for a single-story residence with a nonconforming rear yard setback adjacent to an alley. The proposed addition expands the home's floor area by 49 percent to 2,145 square feet. The project adds a second story and remodels the interior of the first story. The expansion would provide an upstairs master bedroom, three bathrooms and three bedrooms. The downstairs level would contain a dining room, office, living room, kitchen and bathroom. The project also includes a covered patio. For a detailed project description, please refer to Attachment 3, the November 29, 2017 DRSC Staff Report.

Why is DRSC Review Required?

The purpose of DRSC's review is to ensure the project is compatible with the surrounding neighborhood and meets required findings.

ANALYSIS:

The applicant has revised the project to address the DRSC's comments, as summarized in Table 1 below. For additional analysis relating to Design Guidelines and General Plan Policies, please refer to Attachment 3, the November 29, 2017 DRSC Staff Report.

Table 1 – DRSC Recommendations

Recommendation	Applicant Response
1. The design is not a cohesive style of architecture. Execution of the architecture needs to be improved.	Modified. Architecture has been revised. A lowered roof pitch on the front and a pitch roof on the rear of the addition helps to create more a cohesive look for the project.
2. The front of the building has a high pitch roof and the back side is a single box that does not look like it belongs to the same building.	Modified. Roof pitch added to rear addition and now matches front roof pitch. Multiple roof lines and varied roof heights at the rear of the project add architectural interest to the building.
3. Make the back of the project more consistent and cohesive with the front. The back section of the house appears totally separate from the front of the house because it is not designed in character with the style of the house.	Modified. Architecture has been revised to create a more integrated project. A pitched roofline and shed roof was added in order to match the front of the structure.
4. The project does not have adequate building articulation on the front elevation.	No Change. No change to the articulation of the structure, however the pitch on the front elevation was lowered in order to integrate consistency of rooflines on both front and rear elevations.
5. The design lacks a connection of the garage to the house and does not reflect the whole home's character.	Modified. Design elements, i.e. incorporation of roof pitch, have been revised/added to create a more cohesive project.
6. The roof design needs to be refined to be more cohesive.	Modified. Roof pitch added to rear addition to match the lowered front roof pitch.
7. Eliminate the unrelieved and repetitive look of the second level.	Partially Modified. No changes are proposed for the front elevation. On the rear alley-facing elevation, the addition of a shed roof for the garage and roof overhang adds articulation and creates consistency with the roofline of the front elevation. Also, the deck

Recommendation	Applicant Response
	railing on the third level helps provide visual interest at the back of the residence.
8. Consider moving first floor forward to give relief to the second level.	No Change.
9. Consider a Juliette balcony or some type of architectural feature in the front of the house to give visual relief to the project.	No Change. A Juliette balcony is proposed on the south side facing building elevation, not the front elevation as recommended.
10. The design currently does not meet General Plan Guidelines for project sensitivity to the contextual influences of adjacent properties; compatibility of scale and mass with the neighborhood; and, a high level of architectural quality.	Modified. The project has progressed to match the character and be more compatible with the scale, mass and size of one-and-two story houses and two/three level single-family homes in the surrounding neighborhood. The current project modifies the roofline to provide variation and interest. The proposed project is more consistent with design guidelines and development standards.

RECOMMENDATIONS:

Staff is supportive of the project with design changes that address unresolved items noted above. The front elevation needs articulation to eliminate the unrelieved and repetitive look of the second level. DRSC comments on the project’s design will help ensure the highest quality project. Staff recommends this item be forwarded to the Zoning Administrator with the DRSC’s recommendations.

Attachments:

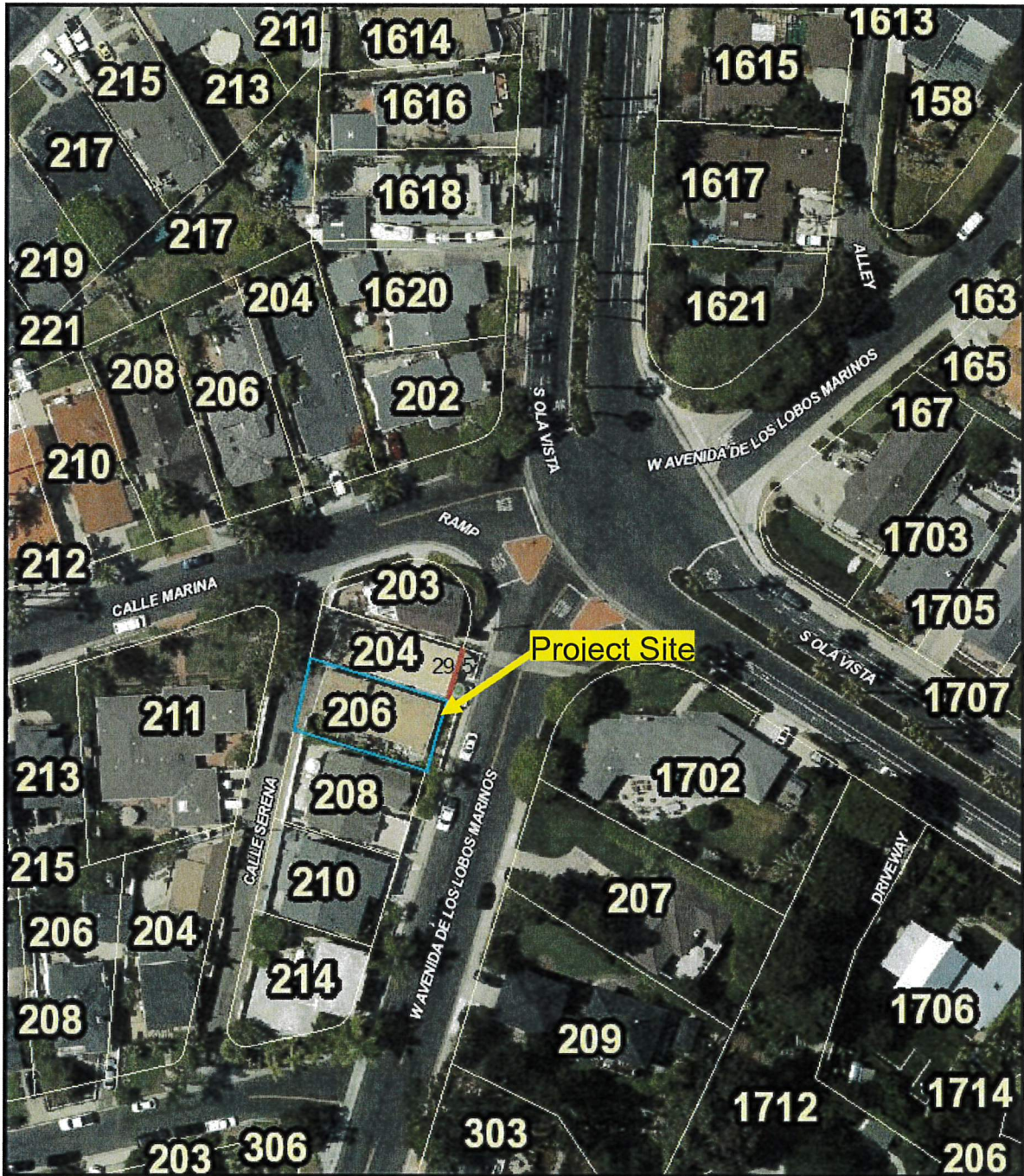
1. Location Map
 2. DRSC Meeting Draft Minutes – November 29, 2017
 3. DRSC Staff Report – November 29, 2017
- Plans



LOCATION MAP

ATTACHMENT 1

Minor Architectural Permit 17-299, Cook Residence
206 West Avenida De Los Lobos



City of San Clemente
MAP 17-299
206 W. Avenida De Los Lobos Marinos

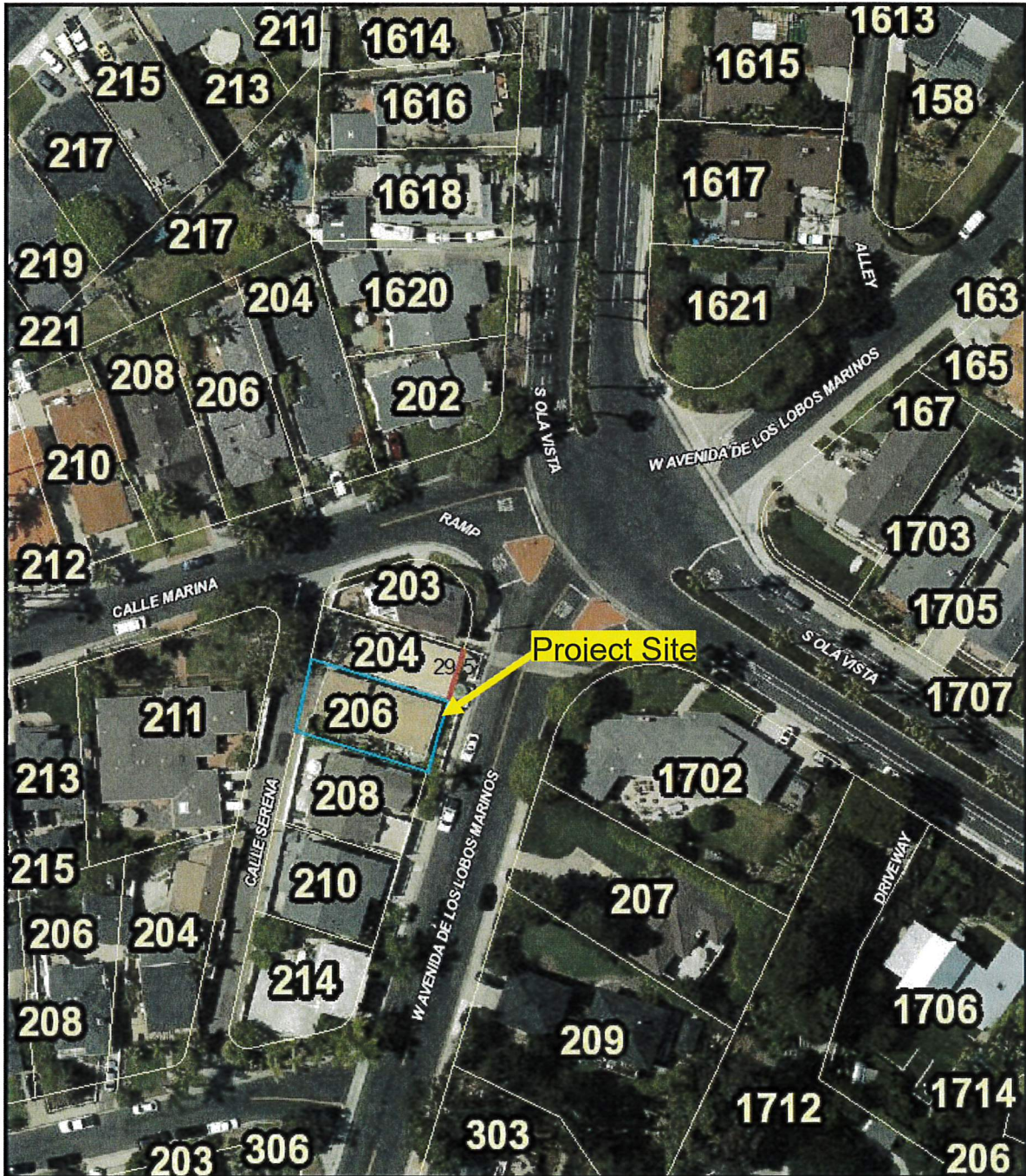




LOCATION MAP

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Minor Architectural Permit 17-299, Cook Residence
206 West Avenida De Los Lobos



City of San Clemente

MAP 17-299

206 W. Avenida De Los Lobos Marinos



**CITY OF SAN CLEMENTE
MINUTES OF THE MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
November 29, 2017**

Subcommittee Members Present: Bart Crandell, Jim Ruehlin, and Zhen Wu

Staff Present: Associate Planner, Chris Wright; Contract Planner, Vanessa Norwood; Assistant Planner, Veronica Morones,

1. MINUTES

The minutes of the Design Review Subcommittee meeting of November 29, 2017, were approved with the revision to add Zhen Wu to the list of Subcommittee Members as present for the meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

Minor Architectural Permit 17-299, 206 West Avenida De Los Lobos Marinos, Cook Residence (Norwood)

A request to add a second story and remodel a residence with an existing legal nonconforming rear yard setback located at 206 West Avenida De Los Lobos Marinos.

Contract Planner, Vanessa Norwood, summarized the staff report.

The applicant's representative presented comments from the architect and distributed several photographs to the Subcommittee of surrounding properties with residences that were expanded. These projects also had additions with "boxy" massing elements fronting the alley at the rear of the site. The applicant also presented enhanced renderings and photo simulations of the proposed project and stated that he felt this home was similar to other homes in the neighborhood.

Discussion occurred regarding neighboring residences with "box" architectural features; use of the median front yard setback code provision for this property; the unique nature of the garage facing the alley in this neighborhood; water flow off of the structure; the 25 foot height limit of the zone and the height analysis of the site; the existing additional 10-foot of public right-of-way behind the street curb; the character of the neighborhood; mix of architectural styles and overall massing of the project; reducing the ceiling height in order to give a varied roof line; pushing the second story front portion of the building back; increasing the size of the box element in order to break up the front of the house; and, moving the front of the house forward to also give visual relief to the second story.

The Design Review Subcommittee made the following comments either individually or as a group:

- Noted that this project is highly visible from Ola Vista which is an important and highly travelled thoroughfare in the City.
- The design is not a cohesive style of architecture with the rear of the structure being a modern design and the front more contemporary.
- The front of the building has is a high pitch roof and the back side is a single box that does not look like it belongs to the same building.
- General consensus was that the back of the project needed to be more consistent with the front.
- The project does not have adequate building articulation on the front elevation.
- The design lacks a connection of the garage to the house and does not reflect the whole home's character.
- The roof design needs to be refined to be more cohesive.
- General consensus was that there are interesting elements on the first floor level but the second level has an unrelieved and repetitive look.
- Consider moving first floor forward to give relief to the second level.
- Consider a Juliette balcony or some type of architectural feature in the front of the house to give visual relief to the project.
- Scale of the project appears good, but execution of the architecture needs to be improved.
- The design currently does not meet General Plan Guidelines for project sensitivity to the contextual influences of adjacent properties; compatibility of scale and mass with the neighborhood; and, a high level of architectural quality.
- The back section of the house appears totally separate from the front of the house because it is not designed in character with the style of the house. It should look like an entire cohesive project but appears piecemeal and therefore has consistency issues.

The Subcommittee recommended that after revisions, the project return to DRSC for additional review prior a recommendation to forward this item to the Zoning Administrator.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held December 13, 2017 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California.

Respectfully submitted,

Bart Crandell, Chair

Attest:

Chris Wright, Associate Planner

DRAFT



Design Review Subcommittee (DRSC)

Meeting Date: November 29, 2017

(REVISED FOR THE 1/10/18 MEETING)

PLANNER: Vanessa Norwood, Contract Planner

SUBJECT: Minor Architectural Permit 17-299, Cook Residence, a request to add a second story and remodel a residence with an existing legal nonconforming rear yard setback located at 206 West Avenida De Los Lobos Marinos.

BACKGROUND:

Project Description

This is a remodel and addition for a single-story residence with a nonconforming rear yard setback adjacent to an alley. Zoning Ordinance Table 17.16.100(A) requires Zoning Administrator approval of a Minor Architectural Permit to expand a nonconforming structure less than 50 percent. The proposed addition expands the home’s floor area by 49 percent to 2,145 square feet. The project adds a second story and remodels the interior of the first story. The expansion would provide an upstairs master bedroom, three bathrooms and three bedrooms. The downstairs level would contain a dining room, office, living room, kitchen and bathroom. The project also includes a covered patio.

Why is DRSC Review Required?

The purpose of DRSC’s review is to ensure the project is compatible with the surrounding neighborhood and meets required findings.

Site Data

The 3,020 square foot lot is developed with a 1,443 square foot single-family residence and attached two-car garage constructed in 1971. The site is located in the Residential Low Density Zone and Coastal Overlay (RL-CZ). The two car garage located adjacent to the alley has a nonconforming rear yard setback of 3’6” to 5’ 5” where 10 feet is required. A portion of the remodel is proposed to be located over the existing garage but setback 10 feet from the property line in conformance with the code required 10-foot rear yard setback. Therefore, no increase to the nonconforming condition would occur as a result of the proposed addition at the rear of the residence. Most of the homes in this area were built from 1948 to 1964. Since then, second stories have been added to several of the residences in the surrounding area including residences immediately adjacent to the subject site. Exhibit 1 is a photo of the existing residence.

Exhibit 1 - Existing Residence



ANALYSIS:

Development Standards

The proposed addition meets development standards as shown in Table 1 below.

Table 1 – Development Standards

	Development Standard	Existing Condition	Proposed Addition	Complies with standards
Density:	1 Unit	1 Unit	1 Unit	Yes
Height (Maximum)	25'	11'8"	24'8"	Yes
Setbacks (Minimum):				
Front	10'-20'	10'	10'	Yes
Garage (to alley)	14' to alley (Engineering Standard)	3'6"	No change	No*
West Side Yard	4'	4'	4'	Yes
East Side Yard	4'	4'	4'	Yes
Rear Yard (alley)	10'	5'5" – 6'4"*	10'	Yes

Table 1 – Continued

	Development Standard	Existing Condition	Proposed Addition	Complies with standards
Lot Coverage (Maximum)	50%	47.8%	No Change	Yes
Required Parking (Minimum):	2 covered spaces	2 covered space	No Change	Yes
Front Yard Landscaping Req. (Minimum):	50% covered with drought tolerant plants, one 15- gallon tree planted per 25 feet street frontage	Greater than 50% landscaping	Per Zoning Code, project must make front yard landscaping conforming	Yes

Design Guidelines

The project should be consistent with general criteria in the City’s Design Guidelines. Table 2 below shows the project consistency with related Guidelines. Exhibit 2 shows elevations of the proposed project.

Exhibit 2 – Proposed Elevations

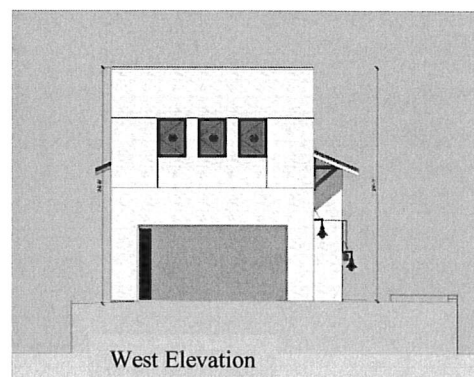
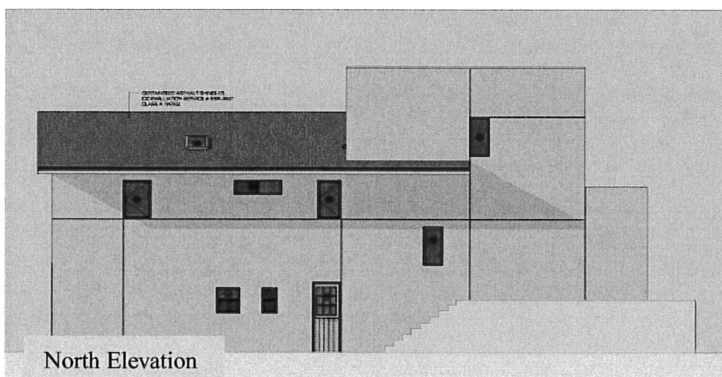
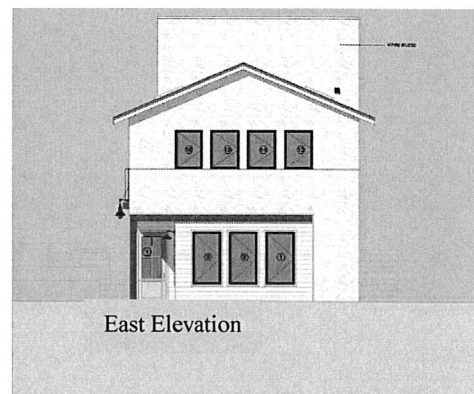
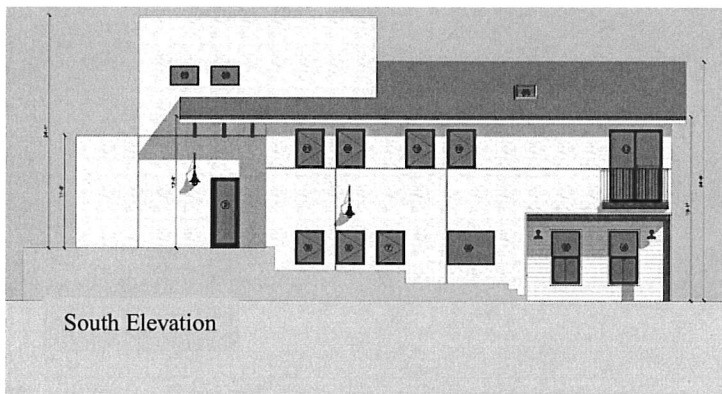


Table 2 – Evaluation of Design Guidelines

Design Guideline	Consistency Finding
<p>General Design Guidelines II.B: “All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood.”</p>	<p>Inconsistent. The second story addition has a scale and mass that is not in character with nearby structures, including the two stories residences on both sides of the site. The “box” character of the second story addition does not complement the existing style of Bungalow style of architecture or integrate with this style. The number, size, proportion and locations of windows is not symmetrical in any aspect. The context of the second story addition is contrary to existing second story buildings in the neighborhood.</p>
<p>General Design Guidelines II.B.3, Relationship to Neighboring Development: “Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood.”</p>	<p>Inconsistent. Same comments as above.</p>
<p>Avoid long and unrelieved wall planes. As a general principle, relieve building surfaces with recesses that provided strong shadow and visual interest. (Design Guidelines II.C.3)</p>	<p>Inconsistent. The north, south and west building elevations are unarticulated and stark with the exception of windows.</p>
<p>Varied roof heights are encouraged. (Design Guidelines II.C.3.b)</p>	<p>Inconsistent. The roofline is varied. However, the square design of the roof at the rear of the residence does not integrate with the existing structure but interrupts and separates the roof line without transition or flow.</p>

General Plan Policies

Table 3 below, summarizes the project’s consistency with General Plan goals and policies.

Table 3 - General Plan Consistency

Policies and Objectives	Consistency Finding
<p>Land Use Element Residential Land Uses Goal: “Achieve a mix of residential neighborhoods and housing types that meets the diverse economic and physical needs of residents, that is compatible with existing neighborhoods and the surrounding environmental setting, and that reflects community expectations for high quality.”</p>	<p>Inconsistent. The single-family residence has a two-story scale and height in a zone that allows for two stories. However, the project’s mass at the rear of the structure creates a box appearance adjacent to the alley. The second story addition does not provide seamless integration into the existing residence.</p>
<p>LU-1.04. Single-Family Residential Uses: “We require that single-family houses and sites be designed to convey a high level of architectural and landscape quality in accordance with the Urban Design Element and Zoning Code...”</p>	<p>Inconsistent. The project’s design removes the existing “bungalow” style architecture and character of the structure.</p>
<p>LU-1.06. Residential Infill: “We require that new residential development be compatible with adjacent structures and land uses and we require: ... b) use of complementary building materials, colors, and forms, while allowing flexibility for distinguished design solutions.”</p>	<p>Partially Consistent. The project meets setback standards to provide space and buffers between land uses. The project has materials that are high quality. The building’s scale and massing adjacent to the alley are not in character with adjacent properties and this improvement appears out of character with the neighborhood.</p>
<p>UD-3.01. Land Use Decisions: “We use urban design standards and tools to minimize adverse impacts on adjacent properties when considering land use and zoning requests.”</p>	<p>Inconsistent. The proposed project is not consistent with design guidelines and development standards.</p>

RECOMMENDATIONS:

Staff recommends a redesign of the second story addition to address the massing and architectural element issues described above. Staff seeks DRSC comments and recommendations. Based on the concerns summarized in this report, staff recommends that this item be reviewed by the DRSC after the plans are revised.

Attachments:

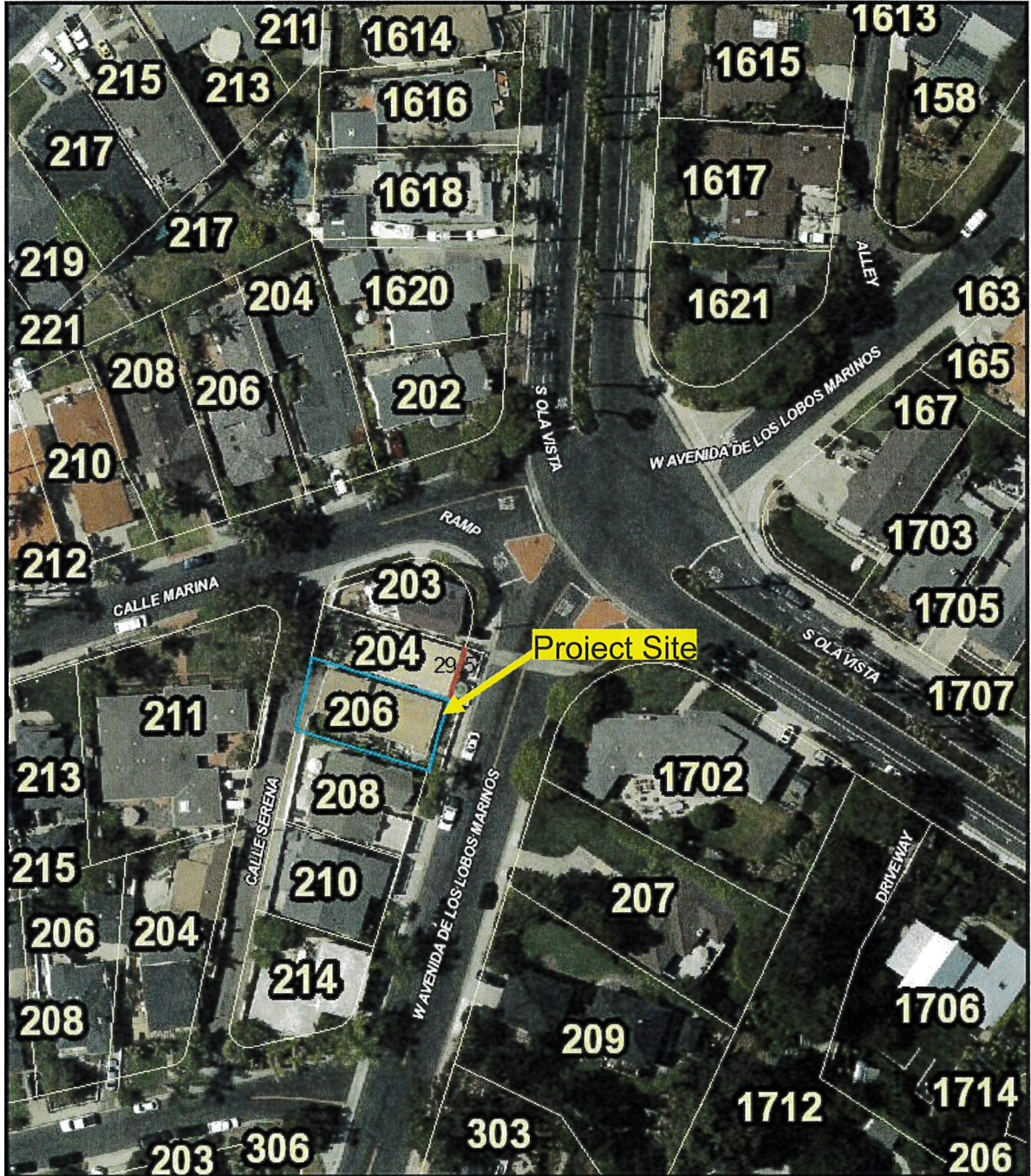
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2. Photographs
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LOCATION MAP

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