



Design Review Subcommittee (DRSC)

Meeting Date: January 10, 2018

PLANNER: Vanessa Norwood, Contract Planner *VN*

SUBJECT: Amendment to Conditional Use Permit 90-70/15-473/Architectural Permit 15-474/Site Plan Permit 15-475, La Vista Inn, a request to add a 5-room, three-story motel building to an existing 10-room motel located at 2435 South El Camino Real in the Neighborhood Commercial 1.3 Zoning District and Affordable Housing Overlay (NC 1.3-AH).

BACKGROUND:

The 14,745 square foot site is developed with a 10-room, single-story motel built in 1958 totaling 3,916 square feet. The project site abuts a motel to the south, a convenience store to the north, the Interstate 5 Freeway to the west across El Camino Real and a golf course across the alley to the east. The motel currently has 2 buildings containing a manager's residence, 9 guest rooms and a total of 12 parking spaces located in front of the motel.

Project Description

This is a request to amend an existing Conditional Use Permit (CUP) to construct a three-story motel building consisting of 5-rooms and totaling 7,667 square feet as an addition to an existing 10-room motel. The project includes a subterranean parking garage containing four parking spaces and storage area, and two levels above the garage consisting of five guest rooms and private decks. A mural is also proposed for the west wall facing El Camino Real.

Why is DRSC Review Required?

Zoning Ordinance Section 17.16.100(E)(2)(c) requires projects be reviewed by the Design Review Subcommittee that require Architectural Permits. The purpose of DRSC's review is to ensure the project is compatible with the surrounding area. The purpose of DRSC's review is to evaluate the project for consistency with the City's Design Guidelines. The DRSC comments will be forwarded to the Planning Commission for its consideration.

Exhibit 1 - Existing Site Conditions



ANALYSIS:

Development Standards

Table 1 details the project's compliance with applicable development standards:

Table 1 – Development Standards

	Development Standard	Existing Condition	Proposed Addition	Complies with standards
Density: Subject Site:	One Unit per 700 sq. ft. area 21 Units	9 Units + Manager's Unit	14 Units + Manager's Unit	Yes
Height (Maximum):	45'	13'	35'	Yes
Setbacks (Minimum):				
Front	0'	2'	11'7"	Yes
Rear	0'	3'0"	45'+	Yes
Side Yard (Right)	0'	6'11"	2'3"	Yes
Side Yard (Left)	0'	5'	5'	Yes

Table 1 – Continued

	Development Standard	Existing Condition	Proposed Addition	Complies with standards
Lot Coverage (Maximum):	50%	27%	38%	Yes
FAR:	35%	27%	35%	Yes
Required Parking (Minimum):	1 per Unit + 2 sp. Manager + 2 sp. Maid Service	12 spaces	18 spaces required 17 spaces provided	No*
Landscaping:	10% of gross lot area (147 sq. feet)	TBD	147+ sq. ft.	Yes

*Total number of parking spaces may be reduced through a Conditional Use Permit.

Design Guidelines

The project should be consistent with general criteria in the City’s Design Guidelines. Table 2 below shows the projects’ consistency with the general guidelines.

Table 2 – Evaluation of Design Guidelines

Design Guideline	Consistency Finding
DG II.B. “All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood.”	Partially Consistent. The project is in character with the scale and size of one-and-two story buildings in the area. The project is a three-level motel under the maximum height limit of 45 feet. The proposed building includes two levels of habitable area and one garage level and is designed to comply with the maximum height of the zone. However, the project is proposed to be built on a zero lot line on the south property line. Staff has concerns with massing and visual impacts on the adjacent building and property. Design changes are recommended to address this issue, which is discussed later in this report.

Table 2 - Continued

Design Guideline	Consistency Finding
<u>DG II.B.3.</u> Building scale, mass, and form compatible w/ adjacent development.	Partially Consistent. Same as above.
<u>DG II.C.3.b.</u> Articulate building forms and elevations by dividing building mass into smaller-scale components.	Partially Consistent. Separate building components create shadow and recess thereby adding architectural interest to the building. However, additional articulation and building offsets along the south side yard are recommended to minimize visual impacts on adjacent properties.
<u>DG II.C.3.b.</u> Varied roof heights are encouraged.	Consistent. Multiple roof lines and varied roof heights add architectural interest to the building.
<u>DG II.C.3.</u> Incorporate defined outdoor spaces, including courtyards, patios, plazas and courtyards.	Consistent. Defined outdoor spaces are provided by covered decks for four of the five units.

General Plan Policies

Table 3 summarizes the projects' consistency with General Plan goals and policies.

Table 3 - General Plan Consistency

Policies and Objectives	Consistency Finding
<u>LU-14.09.</u> Art in Public and Private Places. We encourage the incorporation of art in public and private spaces that reflects the Area's surf heritage and eclectic, small town beach character.	Consistent. The project includes a 64 square foot mural to reflect the area's small town beach character consistent with the maximum permitted square footage allowed by the zoning code.
<u>UD-3.01.</u> Land Use Decisions: "We use urban design standards and tools to minimize adverse impacts on adjacent properties when considering land use and zoning requests."	Partially Consistent. The proposed project's consistency with design guidelines is summarized in Table 2 above. Design changes are recommended to minimize visual impacts on the south side elevation, as detailed below.

Table 3 - Continued

Policies and Objectives	Consistency Finding
<p><u>UD-5.01. Outdoor Spaces.</u> 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. The size of the lot does not allow for the use of courtyards; however the applicant has incorporated private decks for four of the five units.</p>
<p><u>UD-5.10. Scale and Massing.</u> 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 area consists of one-and two story commercial buildings. The project is a three level motel under the maximum height limit of 45 feet. However, the project is proposed to be built on a zero lot line on the south property line. Staff has concerns with massing and visual impacts on the adjacent building and property. Design changes are recommended to address this issue.</p>
<p><u>UD-5.19.</u> We require that development projects subject to discretionary review submit and implement a landscaping and irrigation plan.</p>	<p>Consistent. A landscape plan was part of the application package. Review of this plan by the City's Landscape Consultant is pending.</p>

RECOMMENDATIONS:

Staff recommends that the applicant address visual impacts and provide additional articulation and building offsets along the south side elevation.

CONCLUSION:

Staff supports the project. Staff seeks DRSC comments and recommendations. DRSC recommendations will be forwarded to the Planning Commission.

Attachments:

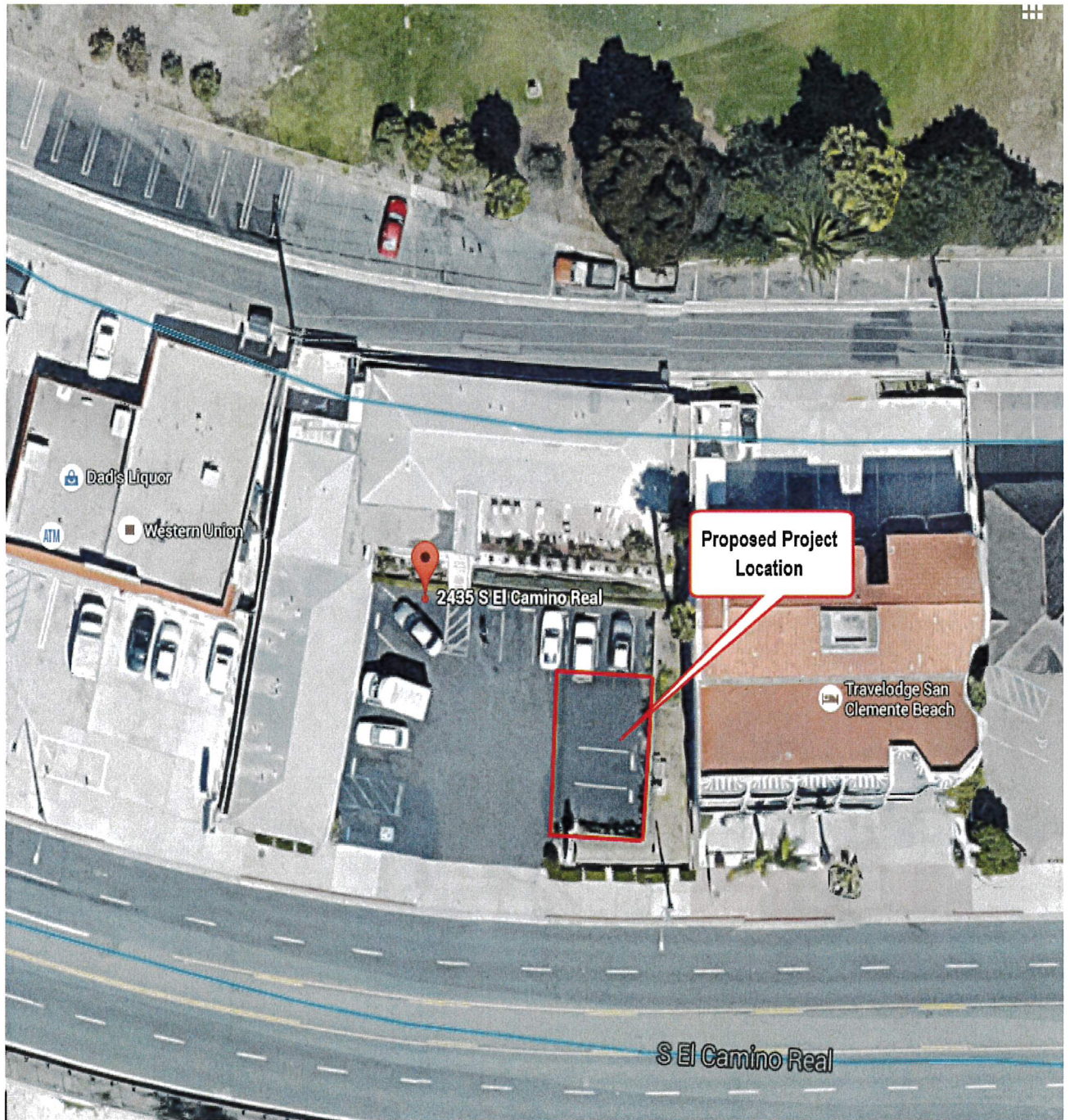
1. Location Map
2. Photographs




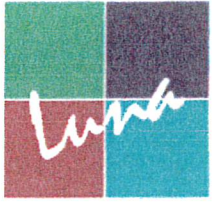
ATTACHMENT 1

LOCATION MAP

AM CUP 90-70/AP 15-474/SPP 15-475, La Vista Inn
2435 South El Camino Real



No scale 



**Michael
Luna**
& ASSOCIATES
Architects

PHOTO KEY MAP

Attachment 2

Project: LA VISTA INN
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San Clemente, CA, 92672

1531

El Camino Real

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Google earth

2



Google earth

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