



City of San Clemente
Project: Marblehead Coastal Residential
Address: Marblehead Coastal Residential



RESOLUTION NO. 04-60

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF SAN CLEMENTE, CALIFORNIA, APPROVING AMENDMENT TO SITE PLAN
PERMIT (AM SPP) 97-16, MARBLEHEAD COASTAL RESIDENTIAL
DEVELOPMENT**

WHEREAS, on August 5, 1998 the City Council approved Tentative Tract Map 8817, Site Plan Permit (SPP) 97-16 and Coastal Development Permit 97-42 to allow the subdivision of 250.6 acres and the development of a 434 single family residential dwelling units. Site Plan Permit 97-17, Conditional Use Permit 97-18 and Sign Exception Permit 97-19 to allow development of the commercial portion of the project were denied; and

WHEREAS, on July 7, 1999 the City Council approved Site Plan Permit 99-16, Conditional Use Permit 99-17 and Sign Exception Permit 99-18 to allow the development of 443,860 square-feet of specialty retail, 176, 232 square-feet of entertainment and 80,048 square-feet of general retail; and

WHEREAS, on March 1, 2000 the City Council approved an Amendment to Tentative Tract Map 8817 and Site Plan Permit 97-16 to preserve additional existing wetland habitat and reduce the number of homes from 434 to 424 and allow other related modifications to the previously approved project; and

WHEREAS, on September 26, 2001, the City Council conceptually endorsed the site plan revisions prior to the applicant submitting an application to the California Coastal Commission; and

WHEREAS, on April 9, 2003, the California Coastal Commission conditionally approved the Marblehead Coastal project; and

WHEREAS, on September 16, 2003, the City Council approved an Amendment to TTM 8817 to preserve additional environmentally sensitive habitat areas and other open space, reduce the amount of developed acreage including a reduction in commercial square footage and the number of residential lots from 424 to 313; and

WHEREAS, on March 2, 2004, an application was submitted by MT No. 1, LLC, 16592 Hale Avenue, Irvine, California 92606 to request to amend previously approved residential Site Plan Permit 97-16 to reduce the residential units from 424 to 313 and to allow the replacement of architectural product on each lot; and

WHEREAS, the Planning Division completed an Environmental Initial Study for the above referenced project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15164 of CEQA, the Planning Division prepared an Addendum to Final Environmental Impact Report (EIR) 95-01 for the Marblehead Coastal Project (State Clearing House Number 95091037). The Addendum addresses the impacts of modifications to the Site Plan Permit, updates previous studies and provides new analysis; and

WHEREAS, the City's Development Management Team reviewed the proposed Site Plan Permit for consistency with the General Plan policies and other applicable City ordinances and policies; and

WHEREAS, the Design Review Subcommittee regularly reviewed the proposed project between November 24, 2003 and June 7, 2004 and provided comments; and

WHEREAS, on June 2, 2004, the Planning Commission of the City of San Clemente held a duly noticed public hearing on the subject application and considered evidence presented by City staff, the project applicant and other interested parties and continued the item to June 16, 2004; and

WHEREAS, on June 16, 2004, the Planning Commission of the City of San Clemente held a duly noticed public hearing on the subject application and considered evidence presented by City staff, the project applicant and other interested parties and adopted a resolution recommending approval of the project; and

WHEREAS, on July 20, 2004, the City Council of the City of San Clemente held a duly noticed public hearing on the subject application and considered evidence presented by City staff, the project applicant and other interested parties.

NOW THEREFORE, the City Council of the City of San Clemente hereby resolves as follows:

Section 1: Pursuant to state CEQA Guidelines, on August 5, 1998 the San Clemente City Council certified Marblehead Coastal Final Environmental Impact Report (FEIR) 95-01 (SCH NO. 95091037). Certification of the document also included the adoption of Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program. Addenda to Final EIR 95-01 were approved by the City Council in July 1998, February 2000, August 2003 and December 2003. Addendum No. 5 (May 2004) to FEIR 95-01 considers all environmental affects of the proposed project and is complete and adequate and fully complies with all requirements of CEQA and the State CEQA Guidelines. Addendum No. 5 to Final EIR 95-01 thoroughly addresses proposed modifications to the Marblehead Coastal Project. Based on proposed modifications, no substantial changes are proposed in the project which will require major revisions of the Environmental Impact Report; there are no substantial changes

with respect to the circumstances under which the project is being undertaken which will require major revisions to the Environmental Impact Report, and there is no new information, which was not known and could not have been known at the time the Environmental Impact Report was certified as complete, no new significant environmental impacts would occur, nor would the severity of the impacts previously identified increase. The environmental review pursuant to Section 15164 (Addendum EIR) of the State CEQA Guidelines appropriately addresses environmental considerations associated with project revisions and none of the conditions identified in Section 15162 (Subsequent EIRs) occur. All records pertaining to the FEIR and Addendum are contained in the Planning Division of the City of San Clemente.

Section 2: The City Council of the City of San Clemente finds and determines as follows with regard to Amendment to Site Plan Permit 97-16:

- A. The proposed residential development is permitted within the subject zone pursuant to the approval of a Site Plan Permit and complies with all of the applicable provisions of the Marblehead Coastal Specific Plan, the goals and objectives of the San Clemente General Plan, and the purpose and intent of the zone in which the development is being proposed in that:
 1. The proposed project provides for a range of single-family residential homes within the limits of the Marblehead Coastal Specific Plan area.
 2. The proposed project is consistent with the Land Use Element and the Conservation and Open Space Element of the City of San Clemente General Plan in that it has been determined that no encroachment into designated open space will occur as a result of the development of this project.
 3. The proposed project is consistent with all other aspects of the City of San Clemente General Plan and the Marblehead Coastal Specific Plan with respect to street alignments, grades and widths; drainage and sanitary facilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; lot size and configuration; traffic circulation and access; and other specific requirements.
- B. The site is suitable for the type and intensity of development that is proposed in that Planning Areas 2A and 2B are designated for single-family residential development.
- C. The proposed residential development, as conditioned, will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity, in that the project is consistent with the General Plan and Marblehead Coastal Specific Plans, fits well within the surrounding


community and will not be developed until all utility services are available. All sewer and water services which will be provided to the site are the responsibility of the owner and his/her designee, and as conditioned, no building permits shall be issued prior to proof that such water and sewer systems can accommodate the project.

- D. The proposed residential development, as conditioned, will not be unsightly or create disharmony with its locale and surroundings, and the general appearance of the proposal is in keeping with the character of the neighborhood, in that:
1. The two story homes incorporate substantial single story elements.
 2. The project will provide a unified streetscape through use of street trees in required front yards and in open space lots adjacent the residential streets.
 3. The project will provide a minimum 20-foot wide landscaped buffer between the proposed development and the existing Colony Cove residential neighborhood.
- E. The proposed residential development will minimize or eliminate adverse physical or visual effects which might otherwise result from unplanned or inappropriate development, design or location, and will not be detrimental to the orderly and harmonious development of the City of San Clemente, in that:
1. Adequate yard separations between residences are provided.
 2. The conventional residential development provides adequate driveway lengths to allow vehicles to park on driveways in addition to the provision of adequate onsite parking spaces. The courtyard residential development exceeds minimum parking standards.
 3. Pedestrian sidewalks are proposed through the residential development and an extensive public trail system is also provided.
- F. The architectural treatment of the residential project complies with the San Clemente General Plan, the Marblehead Coastal Specific Plan, and the San Clemente Zoning Ordinance in areas including, but not limited to, height, setback and color, etc., in that:
1. The proposed single-family residences comply with the maximum 35-foot height limit of the Marblehead Coastal Specific Plan Residential zone.
 2. The residential development complies with the minimum front, side and rear yard setbacks of the Marblehead Coastal Specific Plan.

3. The color palette incorporates earth tones and clay tile roofs.
- G. The architectural treatment of the residential project complies with the architectural guidelines in the City of San Clemente Design Guidelines and the Marblehead Coastal Specific Plan, in that:
1. Single story elements are incorporated into the two story homes to reduce apparent height.
 2. Entry elements, including porches are proposed for the homes.
 3. Varied architectural styles are balanced with unifying elements of building materials and project landscaping.

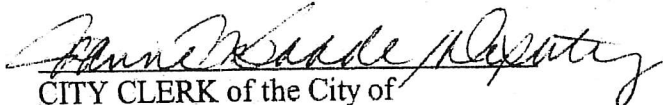
Section 3: The City Council hereby approves Amendment to Site Plan Permit 97-16 Marblehead Coastal Residential, subject to the above Findings, and the Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED this 20th day of July, 2004.



Mayor of the City of
San Clemente, California

ATTEST:


CITY CLERK of the City of
San Clemente, California

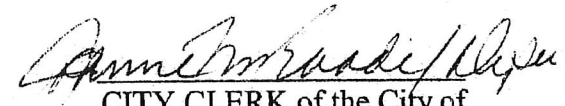
STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF SAN CLEMENTE)

I, Myrna Erway, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. 04-60 was adopted at a regular meeting of the City Council of the City of San Clemente held on the 20th day of July, 2004, by the following vote:

AYES: ANDERSON, DAHL, DOREY, EGGLESTON, MAYOR RITSCHER

NOES: NONE

ABSENT: NONE


CITY CLERK of the City of
San Clemente, California

Approved as to form:

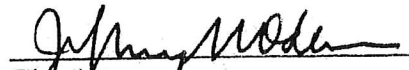

City Attorney

EXHIBIT 1
CONDITIONS OF APPROVAL
AMENDMENT TO SITE PLAN PERMIT 97-16 MARBLEHEAD COASTAL
RESIDENTIAL DEVELOPMENT

GENERAL CONDITIONS

1. AM SPP 97-16 is subject to these conditions and all applicable Conditions of Approval for Amended Tentative Tract Map 8817 as approved by the City Council on September 16, 2003 with Resolution 03-075. Prior to Final Map approval for any portion of AM TTM 8817, the owner or designee shall submit for review, and shall obtain the approval of the City Council for, a Final Map prepared under the direction of a Registered Civil Engineer or a Licensed Land Surveyor. The Final Map(s) shall be subject to all pertinent requirements of the Subdivision Map Act and shall substantially conform to AM TTM 8817, AM SPP 97-16, City standards, and all other applicable approved plans, codes, ordinances, statutes and regulations ■■ (Png.) _____ (Eng.) _____
2. This project is approved subject to the provisions of Final Environmental Impact Report (FEIR) 95-01 and subsequent Addendums and the mitigation measures adopted with FEIR, included by reference with these conditions of approval. (Png.) _____
3. The owner or designee shall develop the approved project in conformance with all applicable submittals approved by the City subject to modifications by these Conditions of Approval. Any deviation from the applicable submittals recommended for approval by the Planning Commission shall require that, prior to the issuance of any permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the City Council. (Png.) _____
4. The owner or designee shall not pave any street under which Cable TV conduit is to be placed without actual notice to Cox Communications or their successor in interest, for the installation of cable conduit. Notice shall be sent to the following address: Cox Communications, General, Manager, 29947 Avenida de las Banderas, Rancho Santa Margarita, California 92688. (Png.) _____
5. The owner or designee agrees to defend, indemnify and hold harmless the City of San Clemente and its elected and appointed boards, commissions, agents, officers and employees from any and all actions, suits, claims, liabilities, losses, damages, penalties, obligations, and expenses (including but not limited to attorneys' fees and costs) which

may arise, directly or indirectly, from the acts, omissions; or operations of the owner or owner's agents, contractors, subcontractors, or employees concerning Amendment to Site Plan Permit 97-16 when such action is brought within the time period provided under Government Code Section 66499.37. The City shall notify the owner or designee of the pendency of any such action and request that the owner or designee defend such action. If the owner or designee fails to do so, the City may defend the action and the owner or designee shall pay the cost thereof. The provisions herein shall not apply to the extent such damage; liability or claim is caused by the willful misconduct or sole active negligence of the City, or the City's officers, officials, agents, employees or representatives. (PIng.) _____

6. Garages are to be used for parking of resident owned cars. Garages may only be used for storage to the extent that storage does not conflict with the ability of the resident to park resident owned cars. ■■ (PIng.) _____

ISSUANCE OF PERMITS

7. Prior to issuance of any permit, the owner or designee shall demonstrate to the satisfaction of the City Engineer or designee that all existing survey monuments are located in the field in compliance with AB 1414 for restoration by the Registered Civil Engineer or Land Surveyor in accordance with Section 8771 of the Business and Professions Code. (Eng.) _____
8. Prior to issuance of any permits, the owner or designee shall submit written consent to all of these imposed conditions to the Community Development Director or designee. The owner or designee understands that the resolution will be of no force or effect unless such written consent is submitted to the City. (PIng.) _____
9. Prior to issuance of grading permits, the owner or designee shall submit for review and shall obtain approval by the City Engineer or designee, plans for the regulation and control of pollutant run-off by using Best Management Practices (BMPs). The owner or designee shall demonstrate to the satisfaction of the City Engineer or designee that the project meets all requirements of the National Pollutant Discharge Elimination System (NPDES), Federal, State, San Diego Regional Water Quality Control Board, County and City guidelines and regulations, in order to control pollutant run-off and shall provide evidence satisfactory to the City Engineer or his designee that the required NPDES permits has been obtained. (Eng.) _____
10. Prior to issuance of grading permits, the owner or designee shall submit for review a project binder containing the following documents: (Eng.) _____
 - A. Notice of Intent filed with the California State Water Resources Control Board (NPDES Permit).

- B. Water Quality Management Plan containing Operational Best Management Practices (BMPs).
 - C. Copy of project Storm Water Pollution Prevention Plan (SWPPP).
 - D. Evidence of Compliance with the approved Regional Runoff Management Plan (ROMP).
11. Prior to issuance of grading permits, water quality basin plans shall be submitted for review and approval by the City, the plans shall be prepared by a Registered Civil Engineer. In addition landscape plans for the basin shall be submitted for review and approval by the City, the plans shall be prepared by a specialized consultant in the design and landscaping of such basins. (Eng.)_____ (Plng.)_____
12. Prior to issuance of any permit, the owner or designee shall demonstrate to the satisfaction of the City Engineer or designee that the project meets all requirements of the Orange County National Pollutant Discharge Elimination System (NPDES) Storm Drain Program, and Federal, State, County and City guidelines and regulations, in order to control pollutant run-off. If final guidelines are not in place, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for, plans for the regulation and control of pollutant run-off by using Best Management Practices (BMP's). (Eng.)_____
13. Prior to issuance of any grading permits, the City Engineer shall determine that development of the site shall conform to general recommendations presented in the geotechnical studies, including specifications for site preparation, landslide treatment, treatment of cut and fill, slope stability, soils engineering, and surface and subsurface drainage, and recommendations for further study. (Eng.)_____
14. Prior to issuance of any grading permits, the limits of grading shown on the Tentative Map must be verified by the Geotechnical Engineer. The owner or designee shall not be allowed to go beyond the limits as shown on the Tentative Map, unless approved by the Director of Community Development. (Eng.)_____ (Plng.)_____
15. Prior to issuance of any grading permits unless previously provided, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that a 4(d) Section 7 or Section 10 permit has been obtained prior to commencing activities that would impact the gnatcatcher. ■■ (Plng.)_____
16. Prior to issuance of any grading permit unless previously provided, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that a Section 404 Permit and California Department of Fish and Game (CDFG) Streambed Alteration Agreement have been obtained prior to impacting wetlands and other waters of the U.S.

Impacts to applicable wetland habitats shall be mitigated in a manner acceptable to the United States Army Corps of Engineers and CDFG. ■■ (MM 4.12-1 a) (PIng.)_____

17. Prior to issuance of grading permits unless previously provided, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that, at a minimum, plans and appropriate permits for the following on-site mitigation measures for impacts to biological resources have been approved:
 - A. Preservation of 6.90 acres of existing wetlands, and restoration and enhancement of an additional 4.6 acres of wetland habitat, located within the Marblehead Canyons (Lots C, G, L and S), as well the three detention basins (Lots K, T, XX).
 - B. Preservation of 10.4 acres of existing sage scrub habitat, and restoration and enhancement of 70 acres of sage scrub habitat, within the Canyons and open space adjacent to the preserved and restored wetlands.
 - C. Completion of the implementation of the measures required under the dudleya reserve translocation and management plan approved by the California Coastal Commission under CDP 5-97-136 in 1997, and CDP 5-03-013.
 - D. Provision for buffers around wetlands in canyon bottoms.
 - E. Funding under the Habitat Management Plan adequate to provide for long-term monitoring and management of preserved and restored biological resources. ■■ (MM 4.12-1.b) (PIng.)_____
18. Prior to issuance of rough grading permits, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that a monitoring biologist, acceptable to the United States Fish and Wildlife Service/California Department of Fish and Game, has been retained and shall be on site during any clearing of coastal sage scrub. ■■ (PIng.)_____
19. Prior to issuance of any grading permits, the owner or designee shall submit for review and obtain the approval of the City Building Official or designee for an acoustical analysis report prepared by a County approved acoustical consultant. The report shall describe, in detail, the exterior noise environment and preliminary requirements. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy the following conditions:
 - A. Prior to issuance of any grading permits, the owner or designee shall provide evidence acceptable to the City Engineer, unless otherwise approved by the City Engineer or designee, that:

- 1) All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with operating and maintained mufflers.
- 2) No internal combustion equipment such as pumps or generators shall be allowed to operate within 500 feet of any occupied residence from 7:30 a.m. to 5:30 p.m. unless the equipment is surrounded by a noise protection barrier acceptable to the City Engineer or designee.
- 3) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).
- 4) Stockpiling and/or vehicle-storage areas shall be located as far as practicable and out of view from dwellings to the extent feasible.
- 5) The City of San Clemente Noise Ordinance, limiting the hours of construction and construction equipment maintenance to between 7:00 a.m. and 6:00 p.m. and to the days of Monday through Friday, excluding City holidays, shall be enforced.

B. Prior to issuance of residential precise grading permits and building permits, the owner or designee shall submit for review, and obtain the approval of the City Building Official or designee for, a final sound attenuation plan. All residential lots and dwellings shall be sound attenuated against present and projected noise, which shall be the sum of all noise impacting the project, so as not to exceed an exterior standard of 65 dB CNEL (Community Noise Equivalent Level) in outdoor living, areas and an indoor standard of 45 dB CNEL in all habitable rooms. Evidence prepared by a County approved acoustical consultant shall indicate that standard six-foot perimeter walls will be adequate to satisfy these standards in a manner consistent with applicable City Ordinances or shall indicate other appropriate mitigation measures.

(MM 4.3-1.a, 4.3-1.c, 4.3-1.d) (Eng.)____ (Bldg.)____

20. Prior to issuance of rough grading permits, rough grading plans shall be submitted to and approved by the City Engineer or designee. Said plans shall include provisions for:

(Eng.)____

- A. Stockpiling of topsoil for placement on finished slopes.
- B. Erosion and siltation control.
- C. Dust control.

- D. Planting of vegetation on all exposed slopes as required by the Grading Ordinance.
 - E. Temporary sedimentation basins and sandbagging if necessary.
21. Prior to issuance of rough grading permits, a fossil preservation plan shall be approved by the City Planner. A qualified paleontologist (able to meet the criteria of, and be experienced in scientific methods acceptable to, the section of Vertebrate Paleontology of the Natural History Museum of Los Angeles County) identified in the plan shall attend any pre-grade meetings and monitor grading operations. If fossils are discovered, the paleontologist shall be empowered to divert or redirect grading in the vicinity of the remains in order to evaluate and salvage exposed prehistoric fossils. The plan shall provide for the following: ■■ (MM 4.7-1, 2.e)_____ (Eng.)_____
- A. Sufficient time allowed for adequate evaluation and recovery operations to be completed. (MM 4.7-1, 2.a, 2.b)
 - B. Marine and non-marine terrace sediments and sand lenses in the Capistrano Formation to be screened routinely for micro-vertebrate and invertebrate remains. (MM 4.7-2.c)
 - C. All fossils collected to be catalogued, analyzed, and prepared to the point of identification, with the remains to be placed in the Orange County designated repository and/or a permanent systematics institution with a research and/or educational interest in fossils. (MM 4.7-2.d)
22. This project shall be subject to all provisions of the Archaeology Plan prepared by Gavin H Archer, RRPA, dated November 2002, as amended by the Archaeological Monitoring Treatment Plan dated February 20, 2003 and as further modified by the Coastal Commission by Condition No. 26 of Coastal Development Permit No. 5-03-013. ■■ (Plng.)_____
23. Prior to issuance of precise grading permits, the owner or designee shall submit for review, and obtain the approval of the City Engineer or designee, a precise grading plan as required by the City Grading Manual and Ordinance. (Eng.)_____
24. Prior to issuance of precise grading and building permits, the owner or designee shall submit, in accordance with the City-approved Utilities Master Plan, for review, and shall obtain the approval of the Community Development Director and Director, Beaches, Parks and Recreation or designee, a detailed landscape and irrigation plan (compatible with the City's Maxicom master controller for areas to be maintained by the City) and incorporating drought tolerant plants, for on- and off-site landscaping including, but not limited to, Avenida Pico median and all other medians, parkways, public trails, fuel modification areas, common areas and slopes, and other landscaped areas, prepared by a

Registered Landscape Architect, and in compliance with all pertinent requirements including, but not limited to, the City's Landscape Guidelines, applicable Specific Plans, and guidelines contained in the City's Master Landscape Plan of Scenic Corridors except as modified by the Coastal Development Permit 5-03-013. A site-specific soils report, prepared by an authorized professional, regarding the tests and analyses of the agricultural suitability of the soil and recommendations shall be submitted for review for selected areas. (BP&R)_____

25. The following standards shall apply for landscaping design, unless otherwise approved by the City or as modified by Coastal Development Permit 5-03-013:

■ (PIng.)_____ (Eng.)_____ (BPR)_____

- A. Minimum parkway tree size shall be 15-gallon for canopy trees and ten-foot (10') brown trunk height (BTH) for palms.
- B. Trees shall be planted and staked at thirty-foot intervals in residential parkway areas, or a minimum of one per residential lot frontage. Residential corner lots shall include a minimum of two trees along the side yard parkway. Trees shall be located in a manner to avoid blocking public and private views to the fullest extent feasible.
- C. A minimum of one canopy tree shall be provided within the front yard portion of each residential unit adjacent to a street and coordinated with the parkway street trees within the courtyard home neighborhood (Lots 183 to 313).
- D. A minimum of one upright tree adjacent to the side wall facing the street of the central (Plan 1) freestanding garage, and one canopy tree for each of the other two front yards adjacent to the courtyard (per the Courtyard Homes Landscape Exhibit)
- E. Landscaping shall not conflict with vehicular sight distance and shall comply with Orange County EMA Standard 1117.
- F. All parkway trees shall maintain the following distances from improvements:
 - 1) 10' 0" from water, sewer and storm drain lines;
 - 2) 5' 0" from hardscape (curbs, sidewalks, street lights, utility boxes, fire hydrants, post indicator valve, fire detector checks, etc.), unless an approved species is planted in a tree well with 24" deep, continuous circle, root control barriers that are securely fastened at the joint with ribs inward;
 - 3) 5' 0" from drive approaches; and

- 4) 25' 0" from curb return at street intersections.
- G. Permanent landscape irrigation systems maintained by the Homeowners Association or the City shall be designed using the City's reclaimed water standards. In the event reclaimed water is not available at the time the system is put into operation, the system may be connected to the potable water system. When reclaimed water is available, the system shall be converted to reclaimed service. The owner or designee shall install reclaimed water service lines to the meter locations for future connection when reclaimed water is available.
- H. All median streetscapes in public streets shall be designed to the standards of the Master Landscape Plan for Scenic Corridors except as modified by the Coastal Development Permit 5-03-013. All medians shall be provided with separate water meters, electric meters and irrigation controllers.
- 26. Prior to the issuance of grading and building permits, the owner or designee shall be responsible for updating the City's mylar Precise Zoning Map by integrating the recorded map into the appropriate sheet(s) of the Zoning Map in a manner satisfactory to the City Planner or designee. (Png.)_____
- 27. Prior to issuance of any residential building permits, the owner or designee shall submit for review and obtain the approval of the City Engineer or designee for, additional construction level engineering studies which evaluate the limits of the existing 100-year flood plain based upon the existing and proposed stream geometry through the wetland area. ■■ (MM 4.10-2) (Eng.)_____
- 28. Prior to issuance of residential building permits, the owner or designee shall submit for review and obtain the approval of the Building Official or designee for plans which indicate that appropriate electrical system design to enable future use to charge electric-powered vehicles is provided in each residential unit. ■■ (MM 4.4-1) (Bldg.)_____
- 29. Prior to issuance of building permits, the owner or designee shall pay all applicable development fees in effect at the time, which may include, but are not limited to, RCFPP, public safety plan check, Affordable Housing In-Lieu Fee on a per-unit basis, transportation corridor and school fees, etc. (MM 4.2-1) (Eng.)_____ (Bldg.)_____
- 30. Prior to issuance of any building permits, the owner or designee shall include within the first four pages of the working drawings a list of all Conditions of Approval imposed by the final approval for the project applicable to the particular phase of development. (Bldg.)_____
- 31. Prior to issuance of any grading permits and following the completion of initial grading/earth movement activities, the owner or designee shall demonstrate to the

satisfaction' of the City Planner or designee that all areas of coastal sage scrub habitat to be avoided by construction equipment and personnel are marked with temporary fencing or other appropriate markers clearly visible to construction personnel. No construction access, parking or storage of equipment or materials, or other such construction activities, shall be permitted within such marked areas. In addition, during construction activities, coastal sage scrub areas identified for protection and located within the likely dust drift radius of construction areas shall be periodically sprayed with water to reduce accumulated dust on the leaves, as recommended by the monitoring biologist.

■ ■ (MM 4.12-2.c, 2.d) (Plng.)_____

- 32. Prior to issuance of building permits, the owner or designee shall demonstrate to the satisfaction of the Fire Chief or designee that this project complies with Chapter 15.48 of the San Clemente Municipal Code, pertaining to emergency response standards.

(Plng.)_____ (Fire)_____

- 33. Prior to issuance of building permits, or as otherwise authorized by the City Engineer or designee, the owner or designee shall demonstrate to the satisfaction of the City Engineer or designee that all underground public utilities necessary to allow construction to proceed for the Development Phase in compliance with the City-approved Construction Phasing and Mitigation Program have been completed in accordance with the approved plans, and that the as-built progress plans for said improvements, prepared by a Registered Civil Engineer, have been submitted and approved by the City Engineer or designee.

(Eng.)_____

- 34. This project shall be subject to all provisions of the City Regional Circulation Funding and Phasing Program (RCFPP). Residential building permits shall not be issued until the City Engineer or designee has certified that the arterial street network intended to serve the portions of the project for which permits are requested can accommodate the anticipated trip generation of the project within the acceptable level of service, standards. Approval of this project does not guarantee that traffic capacity will be available for the project at the time of permit application. In the event the RCFPP has not constructed the addition of a second westbound left-turn lane on Avenida Pico at the intersection of N. El Camino Real and Avenida Pico, and the City Engineer or designee determines that the level of service standards may be degraded through issuance of permits, then the owner or designee shall, prior to issuance of said permits, construct such improvements subject to RCFPP reimbursement.

(MM4.2-2) (Eng.)_____

- 35. Prior to issuance of residential building permits, the owner or designee shall submit for review, and shall obtain the approval of the City Building Official or designee for, plans indicating all/any exterior fire-resistive features into the structures with exposed side facing to fuel modification zone and/or very high fire hazard severity zone that are required by building and fire codes.

(Bldg)_____

- 36. Prior to issuance of any building permits, the owner or designee shall submit for review, and shall obtain the approval of the City Planner or designee for, landscape plans which indicate that all ground-mounted utility structures and equipment, including, but not limited to, standpipes, backflow prevention/double detector check equipment, shall be located out of view, from a public street and/or adequately screened through the use of walls and/or landscaping, to the extent feasible. (PIng.)_____

- 37. Prior to or concurrent with the opening of Avenida Vista Hermosa to the public, the Marblehead Canyon Trails and the trails along the bluff consistent with the first phase Habitat Trail and Park Phasing Plan dated April 2, 2003, shall be open to the public. All trails and parks shall be open to the public prior to the 200th certificate of occupancy. ■■ (BP&R)_____

- 38. Prior to issuance of the 151st residential building permit, the construction of the full width of Avenida Vista Hermosa and median/ parkway landscaping from the I-5 Interchange limits to Avenida Pico, including the bridge and signal improvements at all commercial center entrances, shall be substantially completed to the satisfaction of the City Engineer and Director of Beaches Parks and Recreation or designees. Pedestrian ramps and crosswalks shall be designed to the satisfaction of the Community Development Director and City Engineer or designees. ■■ (PIng.)_____ (BP&R)_____ (Eng.)_____

- 39. Prior to issuance of the 151st residential building permit, the construction of the Avenida Pico ultimate widening and median/parkway landscaping from the existing improvements south of Calle de los Molinos to El Camino Real adjacent to the property, and the median modifications and signal at the Water Reclamation Plant entrance if determined necessary by the City Engineer, shall be completed to the satisfaction of the City Engineer and Director of Beaches Parks and Recreation. ■■ (BP&R)_____ (Eng.)_____

- 40. Prior to issuance of the 251st residential building permit, the construction of El Camino Real (Pacific Coast Highway) widening improvements adjacent to the property, including installation of the Bluff Trail and bluff landscaping, shall be completed to the satisfaction of the City Engineer and Director of Beaches Parks and Recreation. ■■ (Eng.)_____ (BP&R)_____

- 41. Prior to the issuance of building permits for residential or commercial buildings, the owner or designee shall submit plans for review by the City's architectural consultant. This review is in addition to other standard submittal and review requirements. ■■ (PIng.)_____

- 42. Building permits shall not be issued unless the project complies with all applicable codes, ordinances, and statutes including, but not limited to, the Zoning Ordinance, the Uniform Fire Code, Security Ordinance, Transportation Demand Ordinance, Water Quality

- Ordinance, Title 24 of the California Administrative Code, and the Uniform Codes as adopted by the City. (Bldg.)_____
43. Prior to issuance of building permits, the owner or designee shall submit a copy of the City Engineer approved soils and geologic report, prepared by a registered geologist and/or soil engineer, which conforms to City standards and all other applicable codes, ordinances, statutes and regulations. The soils report shall accompany the building plans, engineering calculations, and reports. (Bldg.)_____
44. Prior to the Building Division's approval to pour foundations, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the forms for the building foundations conform to the front, side and rear setbacks are in conformance to the approved plans. (Bldg.)_____
45. Prior to issuance of building permits, the owner or designee shall submit for review, and shall obtain the approval of the City Planner or their designee for all street names and addresses associated with the project. (Plng.)_____
46. Prior to the Building Division's approval of the framing inspection, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the height of all structures are in conformance to the approved plans. (Bldg.)_____
47. Prior to issuance of building permits, or as otherwise authorized by the City Engineer or designee, the owner or designee shall demonstrate to the satisfaction of the City Engineer or designee that all water, sewer and/or storm drain facility improvements necessary to serve the development have been completed in accordance with the approved plans, and that the "as-built" plans, prepared by a registered civil engineer, have been submitted and approved by the City Engineer or designee. (Eng.)_____
48. Prior to the issuance of a building permit, the applicant shall submit evidence of the on-site fire hydrant system to the Fire Chief and indicate whether it is public or private. If the system is private, it shall be reviewed and approved by the Fire Chief prior to building permit issuance, and the applicant shall make provisions for the repair and maintenance of the system in a manner meeting the approval of the Fire Chief. Please contact the OCFA at (714) 744-0499 or visit the OCFA website for a copy of the "Guidelines for Private Fire Hydrant &/or Sprinkler Underground Piping." (Fire)_____
49. Prior to the recordation of a subdivision map or the issuance of any grading or building permits, the applicant shall provide evidence of adequate fire flow. The "Orange County Fire Authority Water Availability for Fire Protection" form shall be signed by the applicable water district and submitted to the Fire Chief for approval. If sufficient water

to meet fire flow requirements is not available an automatic fire extinguishing system may be required in each structure affected. (Fire)_____

50. Prior to the issuance of a building permit, the applicant shall submit plans for any required automatic fire sprinkler system in any structure to the Fire Chief for review and approval. Please contact the OCFA at (714) 744-0499 for additional information. (Fire)_____
51. Prior to the issuance of any grading or building permits, the applicant shall obtain approval of the Fire Chief for all fire protection access roads to within 150 feet of all portions of the exterior of every structure on site. Please contact the OCFA at (714) 744-0499 or visit the OCFA website to obtain a copy of the "Guidelines for Emergency Access, or Bulletin number 08-99, "Fire Department Access Requirements for A Single Family Residence." (Fire)_____
52. Prior to the issuance of a precise grading permit or building permit, the applicant shall submit and obtain approval of the Fire Chief and City Staff of plans for all public or private access roads, streets and courts. The plans shall include plan and sectional views and indicate the grade and width of the access road measured flow-line to flow-line. When a dead-end street exceeds 150 feet or when otherwise required, a clearly marked fire apparatus access turnaround must be provided and approved by the Fire Chief. Applicable CC&R's or other approved documents shall contain provisions which prohibit obstructions such as speed bumps/humps, control gates or other modifications within said easement or access road unless prior approval of the Fire Chief is granted. Please contact the OCFA at (714) 744-0499 or visit the OCFA website to obtain a copy of the "Guidelines for Emergency Access." (Fire)_____
53. Prior to the issuance of any grading or building permits, the applicant shall submit plans and obtain approval from the Fire Chief for fire lanes on required fire access roads less than 36 feet in width. The plans shall indicate the locations of red curbs and signage and include a detail of the proposed signage including the height, stroke and colors of the lettering and its contrasting background. Please contact the OCFA at (714) 744-0499 or visit the OCFA website to obtain a copy of the "Guidelines for Emergency Access Roadways and Fire Lane Requirements," or Bulletin 06-99, "Fire Lane Requirements on Private & Public Streets Within Residential Developments." (Fire)_____
54. Prior to the issuance of a precise grading permit, the applicant shall obtain approval from the Fire Chief in consultation with the City Staff for a precise fuel modification plan and program. The plan shall indicate the proposed means of modifying vegetation to reduce the risk to structures. Please contact the OCFA at (714) 744-0499 or visit the OCFA website to obtain a copy of the "Guideline for Fuel Modification Plans and Maintenance." (Fire)_____

55. Prior to the issuance of a building permit, the developer, under the supervision of the Fire Chief, shall have completed the portion of the approved fuel modification plan determined to be necessary before the introduction of any combustible materials into the project area. Approval shall be subject to an on-site inspection. (Fire)_____
56. Prior to the issuance of any grading permits, the applicant shall obtain the approval from the Fire Chief for the construction of any gate across required fire department access roads. This includes the proposed gate indicated at the end of the cul-de-sac on Street "CCCC". Please contact the OCFA at (714) 744-0499 or visit the OCFA website to obtain a copy of the "Guidelines for Design and Installation of Emergency Access Gates and Barriers." (Fire)_____
57. Prior to the issuance of a building permit for combustible construction, the builder shall submit a letter on company letterhead stating that water for fire-fighting purposes and all-weather fire protection access roads shall be in place and operational before any combustible material is placed on site. *Building permits will not be issued without OCFA approval obtained as a result of an on-site inspection.* Please contact the OCFA at (714) 744-0499 to obtain a copy of the standard combustible construction letter. (Fire)_____
58. Prior to the issuance of a building permit, the applicant shall submit architectural plans for the review and approval of the Fire Chief if required per the "Orange County Fire Authority Plan Submittal Criteria Form." Please contact the OCFA at (714) 744-0499 for a copy of the Site/Architectural Notes to be placed on the plans prior to submittal. (Fire)_____

ISSUANCE OF CERTIFICATES OF OCCUPANCY

59. Prior to issuance of the first certificate of occupancy, the qualified project paleontologist shall submit to the City Planner or designee a copy of the final report that was submitted along with any recovered fossils to the designated repository which summarizes findings, including an itemized inventory and contextual stratigraphic data. (MM 4.7-2. f) (Plng.)_____
60. Prior to the issuance Certificates of Occupancy, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that all exterior lighting is designed, arranged, directed or shielded per the approved plans, and in such a manner as to contain direct illumination on site, thereby preventing excess illumination onto adjoining site(s) and/or street(s). (Plng.)_____
61. Prior to issuance of certificates of occupancy, the owner or designee shall submit evidence that the Covenants, Conditions and Restrictions (CC&R's) for the courtyard homes include a statement that: ■■ (Plng.)_____
- A. On-street parking is reserved for guests.

This statement shall be in addition to the CC&R requirements identified as Condition No. 17 for AM TTM 8817 as adopted by Resolution No 03-075.

62. Prior to issuance of certificates of occupancy, the owner or designee shall demonstrate to the satisfaction of the City Building Official or designee that the project has been constructed in conformance with the approved sets of plans and all applicable, codes, ordinances, and standards. (Bldg.)_____
63. Prior to issuance of Certificates of Occupancy and/or acceptance of improvements by the City Engineer or designee, the owner or designee shall submit "as-built" plans prepared by a registered civil engineer for streets, traffic signals, street lights, sewer, water, storm drains, street signs, striping, traffic markings, painted curbs and all other required improvements. (Eng.)_____
64. Prior to issuance of Certificates of Occupancy, the owner or designee shall install all underground traffic signal conduit, including, but not limited to, signal, phone, power and loop detector; and other appurtenances, including, but not limited to, pull boxes; needed for future traffic signal construction at the intersections listed above, and as needed for future interconnection with adjacent intersections per the City Engineer or designee's direction, in accordance with the submitted and approved street improvement plans. Estimated costs for this work shall be deducted from any cash-in-lieu payments (financial security) required for corresponding signals as a condition of approval of the tentative map. (Eng.)_____
65. Prior to issuance of certificates of occupancy, the owner or designee shall demonstrate to the satisfaction of the City Engineer or designee that the following have been installed per the approved improvement plans: public and/or private street name signs, regulatory and informational signs constructed of high intensity sheeting and .080 aluminum, traffic pavement markings controlling arterial, collector and residential street intersections, centerline and lane line striping, and curb painting. (Eng.)_____
66. Prior to issuance of certificates of occupancy, the owner or designee shall demonstrate to the satisfaction of the City Engineer and City Maintenance Manager or their designees that all street improvements have been completed and accepted and that any damage to new or existing street right-of-way during construction have been repaired/replaced. (Eng.)_____ (Maint.)_____
67. Prior to issuance of certificates of occupancy and acceptance of improvements by the City Engineer, or designee, for each Development Phase in compliance with the City approved Construction Phasing and Mitigation Program unless an exception is granted by the City Engineer, the owner or designee shall submit as built plans prepared by a Registered Civil Engineer, depicting all underground public utilities completed to the satisfaction of the City Engineer for that Development Phase. (Eng.)_____

- 68. Prior to issuance of certificates of occupancy, the owner or designee shall demonstrate to the satisfaction of the Beaches, Parks and Recreation Director or designee that parkway trees have been planted and staked according to the submitted and approved landscape plans. (B,P&R)_____
- 69. Prior to issuance of certificates of occupancy for each Development Phase in compliance with the City approved Construction Phasing and Mitigation Program, the owner or designee shall submit a letter, signed by a Registered Landscape Architect, to the Community Development Director or designee, stating that all materials for all landscaped areas and irrigation have been installed in accordance with the approved plans, and shall demonstrate to the satisfaction of the Community Development Director or designee, in consultation with the Beaches, Parks and Recreation Director or designee, that all landscaped areas and irrigation, including but not limited to median/parkway/slope landscaping and irrigation, have been installed in accordance with the approved landscape plans. This requirement excludes the area covered by the Habitat Management Plan. (PIng.)_____ (BP&R)_____
- 70. Prior to issuance of certificates of occupancy, the owner or designee shall provide evidence satisfactory to the City Engineer that each of the open space lots that the City does not intend to accept fee title to has been conveyed to the Homeowner's Association, the Commercial Property Owner's Association, or another entity acceptable to the City (such as a non-profit lands management entity). The City shall have no responsibility for the ongoing maintenance of open space lots not held in fee title by the City. ■■ (Eng.)_____ (PIng.)_____
- 71. Prior to the issuance of any certificate of use and occupancy, all fire hydrants shall have a blue reflective pavement marker indicating the hydrant location on the street as approved by the Fire Chief, and must be maintained in good condition by the property owner. Please contact the OCFA at (714) 744-0499 or visit the OCFA website for a copy of the "Guideline for Installation of Blue Dot Hydrant Markers." (Fire)_____
- 72. Prior to the issuance of a certificate of use and occupancy, the fire alarm and sprinkler system shall be operational in a manner meeting the approval of the Fire Chief. (Fire)_____
- 73. Prior to the issuance of any certificate of use and occupancy, the fire lanes shall be installed in accordance with the approved fire lane plan. The CC&R's or other approved documents shall contain a fire lane map, provisions prohibiting parking in the fire lanes, and an enforcement method. (Fire)_____
- 74. Prior to the issuance of any certificate of use and occupancy, the fuel modification shall be installed and completed under the supervision of the Fire Chief with an approved plant pallet. The CC&R's or other approved documents shall contain provisions for

maintaining the fuel modification zones, including the removal of all dead and dying vegetation. The fuel modification zones shall be subject to triennial inspections.

(Fire)_____

RELEASE OF FINANCIAL SECURITY

75. Prior to release of financial security, the owner or designee shall demonstrate to the satisfaction of the City Engineer and the City Planner that the appropriate Association has been formed and that the CC&R's have been reviewed by the City Attorney, approved by same and recorded. (Plng.)_____ (Eng.)_____
76. Prior to release of financial security, the owner or designee shall demonstrate to the satisfaction of the City Engineer or designee that all survey monuments damaged or destroyed are restored. "Corner Records" shall be prepared for submission to the City Engineering Division and for filing with the County Surveyor's Office in compliance with AB 1414. All restorations of survey monuments shall be certified by the Registered Civil Engineer or Land Surveyor in accordance with Section 8771 of the Business and Professions Code. (Eng.)_____
77. Prior to release of financial security, the owner or designee shall submit as-built plans prepared by a Registered Civil Engineer, depicting all street, traffic signal, sewer, water, and storm drain improvements and street signage and signage placements, traffic markings and painted curbing and all required improvements shall be completed to the satisfaction of the City Engineer, or designee: (Eng.)_____
78. Prior to release of financial security, the owner or designee shall have completed the stenciling of all catch basins and storm drain inlets with labels 3" high in black letters, on either the top of the curb or the curb face adjacent to the inlet "NO DUMPING - DRAINS TO OCEAN". These markings shall be maintained in good condition by the Property Owners Association or OEA entity. (Eng.)_____
79. Prior to release of financial security, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for, a videotape, filmed in the presence of a City Staff representative, of all sewer and drainage improvements. The videotape shall become the property of the City. (Eng.)_____
80. Prior to release of financial security, the owner or designee shall submit the following items, certified by a Registered Civil Engineer, to the Engineering Division: (Eng.)_____
- A. All construction improvement plans in digitized format (DXF file format).
 - B. Original mylars of all improvement plans corrected and certified by the engineer of record to be "As Built".
 - C. Duplicate mylars of the recorded Final Map.

- D. Original mylars of all improvements and utilities at a scale of 1"=40', or at an appropriate scale to be determined by the City Engineer or designee

- 81. Prior to release of financial securities, the owner or designee shall submit to the City on 8 1/2" x 11" sheet Centerline and Intersections Monument Ties signed and wet stamped by a Registered Engineer or Surveyor. (Eng.)_____

- 82. Prior to release of financial securities, the owner or designee shall provide a warranty bond in an amount of 25% of the faithful performance bond for each improvement accepted by the City. This warranty bond shall remain in place for one year from the date of acceptance of the improvement. (Eng.)_____

- 83. Prior to the release of financial security, all water and sewer systems, e.g. pump stations, generators, reservoirs, PRV's, etc. shall be fully tested, in the presence of a City Staff, to verify system performance in accordance with design specifications. (Eng.)_____

- 84. Prior to the release of performance bonds, the owner or designee shall execute an agreement, to the satisfaction of the Community Development Director and the Beaches, Parks and Recreation Director or their designees, with the City which designates responsibility for maintenance and irrigation of parkway trees, shrubs and ground cover within the public right-of-way. The City or designee shall be responsible for maintaining all medians within the public right-of-way, and shall prune and keep disease-free all parkway trees within the public right-of-way. The owner or designee, or the homeowners' association or designee, shall be responsible for watering all parkway trees, shrubs and ground cover within the public right-of-way, and shall trim and otherwise maintain parkway shrubs and ground cover. (BP&R)_____

- 85. Prior to release of financial security, the owner or designee shall submit mylar sheets at a scale of 1"=20' or 1"=40', or at an appropriate scale to be determined by the Beaches, Parks and Recreation Director or designee, showing as-builts of grading, trails, all park improvements, and median/parkway/slope landscaping and irrigation (including irrigation central control system) intended for City Maintenance. (BP&R)_____

- 86. Prior to release of financial security, if any of the areas within the development were in a flood zone, the owner or designee shall file and obtain approval of a letter of map revision from FEMA to revise the FEMA flood zone map. (Eng)_____

* All Conditions of Approval are Standard, unless indicated as follows:
■ Denotes modified Standard Condition of Approval
■ ■ Denotes project-specific Condition of Approval



These minutes will be considered for approval at the DRSC meeting of January 24, 2017

**CITY OF SAN CLEMENTE
MINUTES OF THE MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
January 10, 2018**

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

Staff Present: City Planner Amber Gregg; Community Development Technician Jonathan Lightfoot; Contract Planner Amy Vazquez

1. MINUTES

The minutes of the Design Review Subcommittee meeting of December 13, 2017, were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

Minor Cultural Heritage Permit 17-300, 102 Avenida Victoria Façade Improvements (Lightfoot)

A request to consider façade improvements to a multi-tenant, single-story commercial building at 102 Avenida Victoria.

Community Development Technician Jonathan Lightfoot summarized the staff report.

The Applicant made the following comments regarding the staff report and recommendations:

- Centering the doors in the tower elements would require the tenants to rework their store layouts, which the Applicant would prefer not to do.
- Requiring turf block would be burdensome in that it would require pavement work that was not a part of the proposed or expected project scope.

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

- Requested clarification from staff on the possibility of angled or one way parking. Staff commented that due to engineering technical standards, both existing aprons need to remain and the drive aisle width could not be reduced.
- Turf block would be an attractive way to break up the parking lot as noted by staff, but the viability of plant material in a non-irrigated area should be investigated with the City's landscape architect.

- Considered whether wheel stops would allow for additional landscaping.
- Considered whether parking stalls could be narrowed to 8'6" (city minimum standard) to allow for additional landscaping at edges
- Signs are not being reviewed or approved at this time.

The Subcommittee recommended that the project be forwarded for the Zoning Administrator's determination with the following considerations:

- That staff review drive aisle and parking width standards with Engineering to confirm whether exceptions would be possible to allow for additional landscaping.
- That staff consult with Pat Murphy, the City's landscape architect, whether the turf block would be viable adjacent to the street frontage.
- That the wrought-iron railing style should match the neighboring restaurant (La Tiendita) at 114 Avenida Victoria.

Amendment to Site Plan Permit (AM SPP 97-16), Marblehead Coastal Residential (Vazquez)

A request to consider amendments to approved site, floor plans and elevations for 15, single-family residential units within the Marblehead Coastal Specific Plan.

Contract Planner Amy Vazquez summarized the staff report.

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

- The previously-approved site plan should indicate plotting of plans for comparison.
- Color scheme and model type for each lot should be shown on the site plans.
- Garage doors should be consistent with those previously-approved. Garage door details should be shown on the elevations and detail sheet.
- Single-story elevations should be implemented on side elevations when facing a street.
- The rear elevation of Lot No. 133 needs to be architecturally enhanced.
- Entry features should be reevaluated to possibly be enhanced.
- Side entry and elevation of Lot No. 129 needs improvement.
- Single-barrel tile roofing is required in the Marblehead Coastal Specific Plan.
- Recommendations in the staff report should be implemented.
- Architect should work directly with staff and return to DRSC prior to Zoning Administrator review.

Minor Architectural Permit 17-208, 242 Avenida Pelayo, Olsen Residence (Norwood)

A request to consider an addition and remodel to a legal nonconforming duplex located at 242 Avenida Pelayo.

Contract Planner, Vanessa Norwood, summarized the staff report.

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

- Off-site work, such as the retaining wall adjacent to the public right-of-way, shall require that the applicant agree on the property deed to removing improvements. The applicant concurred.
- Revisions were made to the plans, after distribution of the plans to DRSC, which included raising the windows on the east elevation and a screen wall on the balcony for privacy for the adjacent neighbor and an increase of 12 square feet of floor area. The project is subject to a 50 percent increase in floor area. The applicant responded that the floor area now totals 48 percent.
- The Eucalyptus tree within the public right-of-way and sidewalk area would remain.
- ADA access over the driveway apron should be assessed.
- Discussion occurred regarding the grade, survey of the site and that the project utilize original grade for assessment of the maximum pad height.
- Adequate line-of-sight visibility when backing out of the driveway.
- The retaining wall adjacent to the sidewalk is restricted to a maximum height of 42 inch within the front setback.
- The project is compatible with the neighborhood.

The DRSC recommended that this item be forwarded to Zoning Administrator.

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

A request to add a second story and remodel an existing residence with a legal nonconforming rear yard setback located at 206 West Avenida De Los Lobos Marinos. This item was also reviewed at the November 29, 2017, DRSC meeting.

Contract Planner, Vanessa Norwood, summarized the staff report.

The applicant's representative, Jeremy Caulkins, stated that the project was revised as recommended by DRSC at a previous meeting and further detailed revisions to the plans. Mr. Caulkins distributed enhanced renderings and photo

simulations to the Subcommittee of the revised project. The owner stated that they were happier with the project as now proposed.

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

- The projects' aesthetics improved overall.
- Consider removing a portion of the handrail located on the north side of the roof in order to reduce how large the deck appears.
- Minor revisions or insignificant changes to improve the aesthetics of the project may occur at staff level, particularly which add articulation on the front elevation. This includes but is not limited to inseting windows, adding window trim, adding a building offset, or adding a Juliette balcony with one-sided glass for privacy.

The DRSC recommended that this item be forwarded to Zoning Administrator.

Amendment to Conditional Use Permit 90-70/15-473 /Architectural Permit 15-474/Site Plan Permit 15-475, 2435 South El Camino Real, La Vista Inn (Norwood)

A request to add a 5-room, three-story motel building to an existing 10-room motel located at 2435 South El Camino Real.

Contract Planner, Vanessa Norwood, summarized the staff report.

The applicant representative, Michael Luna, clarified that parking for the project is at-grade with two stories proposed above the parking garage. The existing motel would remain as is with the exception of minor upgrades i.e. paint. Public art is desirable in the "Surf zone" area as it is considered a nice addition to the beach area. He stated that the building provides adequate setbacks, articulation and steps back from the street. He stated the design is intended blend-in with the existing motel and be "simplistic" in design.

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

- Discussion occurred as to whether the mural was part of the project review. It was determined that although the mural is proposed as part of this project, DRSC would not specifically address the content of the mural, however the size and location of the proposed mural was acceptable.
- Consider a less dated design by incorporating subtle changes that allow the potential for updating the existing motel in the future. Design changes discussed included modifying the hand-railing design to add interest and more quality materials, changing the paint scheme to include colors that add depth and variation, and landscaping along the south elevation.

- Whether the proposed building would inspire upgrades for the existing motel.
- Articulation and massing of the proposed building was adequate.
- Provide recessed lighting in order to reduce light and glare emanating from the garage.
- Whether the adjacent building drains on to this property and potential relocation of drain spouts.
- The existing wall sign on the adjacent motel would be blocked by the proposed building. Include the adjacent building on site plan.
- Framing the mural sign would be acceptable with roof design changes.
- In the event a mural is not utilized on the west building elevation consider other design alternatives for the wall that break-up building mass and add interest.
- The existing freestanding motel sign is proposed to remain. It was recommended that the sign be updated through a separate administrative review process.
- Potential for graffiti along the south building elevation and recommendation to consider options that can limit this possibility, such as the planting of landscaping or installation of a gate that restricts access between the proposed building and adjacent hotel.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, February 14, 2018 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:

A handwritten signature in black ink, appearing to read "Chris Wright", written over a horizontal line.

Chris Wright, Associate Planner



Design Review Subcommittee (DRSC)

Meeting Date: January 10, 2018

PLANNER: Amy Vazquez, Contract Planner

SUBJECT: **Amendment to Site Plan Permit (AM SPP 97-16), Marblehead Coastal Residential**, a request to consider amendments to approved site, floor plans and elevations for 15, single-family residential units within the Marblehead Coastal Specific Plan.

BACKGROUND:

On August 5, 1998 the City Council approved Tentative Tract Map (TTM) 8817, Site Plan Permit (SPP) 97-16 and a Coastal Development Permit to allow the subdivision and development of 434 single-family residential units. On March 1, 2000 the project was amended in order to preserve additional wetland habitat and reduce the number of homes from 434 to 424. The California Coastal Commission conditionally approved the request recommending the number of units be further reduced to protect sensitive habitat areas. On July 20, 2004 the project was approved by Resolution No. 04-60 by the City Council for a total on 313 units. This resolution is provided as Attachment No. 2.

Project Description

The applicant proposes to amend previously-approved exhibits for 15, single-family residential units. The project is in the Residential Zoning District of the Marblehead Coastal Specific Plan.

Why is DRSC Review Required?

The project requires Zoning Administrator approval of an amendment to the approved site plan permit because the project includes exterior modifications to residential structures located within the Marblehead Coastal Specific Plan.

The focus of the DRSC's review is to advise applicants on how projects can best comply with policies and/or design guidelines that relate to visual impact issues, such as site planning and architecture. The DRSC's recommendation will be forwarded to the Zoning Administrator.

ANALYSIS:

Development Standards

The applicant is proposing modified site, floor and elevations for 15 previously-approved residential units. The proposed modifications are in conformance with required development standards as shown in Table 1 below.

Table 1 – Applicable Development Standards

Development Standard	Marblehead Coastal SP	Proposed	Complies with SP
Maximum Height	35 feet	15- 23 feet	Yes
Minimum Setback from local street	10 feet (18 feet to garages)	10 feet (18 feet to garages)	Yes
Minimum Side Setback	5 feet	5 feet	Yes
Minimum Rear Setback	15 feet	15 feet	Yes

Design Guidelines Consistency

The Marblehead Coastal Specific Plan provides residential guidelines intended to establish a high level of product quality. The following table provides an outline of the architectural guidelines.

Table 2 – Relevant Design Guidelines

Design Guideline	Project Consistency
<i>Recesses and Shadow:</i> The effect of sunlight is a strong design consideration since shadow and shade gives the building a sense of depth and substance. Projections, offsets, overhang, and recesses should be utilized in the creation of shadows.	Partially consistent. Some of the elevations provide recesses and offsets, but many of the elevations need more articulation and movement.

Design Guideline	Project Consistency
<p><i>Architectural Projections</i> - A projection not only creates shadow but also provides a strong visual focal point. It can be used to emphasize some aspect of the design such as an entry or a major window.</p>	<p>Not consistent. There are no strong visual focal points or dominant projections proposed.</p>
<p><i>Entry Statement</i> - The entry should be designed to serve as a focal point of the elevation and should be readily discernible. The approaching observer should be drawn into it by its visual impact. Front porches are encouraged.</p>	<p>Partially consistent. The entry points are not designed with strong architectural features. Front porches are provided.</p>
<p><i>Articulation of Side and Rear Elevations</i>- The rear and sides of homes backing onto major streets are highly visible from off-site and should be treated in a similar manner to the front elevation. This is particularly true of second story conditions visible above a solid fence line.</p>	<p>Not consistent. Side and rear yards are not articulated. Staff recommends single-story projections and use of quality materials on side elevations facing local streets.</p>
<p><i>Front Elevations</i> - The design of single-family residential units should incorporate front elevations which convey a friendly neighborhood environment. Plans, which have living areas closer to the street and recessed garages, are encouraged. Front porches are also encouraged.</p>	<p>Consistent. The living areas are located 10 feet from the front property line and garages are setback 18 to 20 feet. Front porches are provided creating a neighborhood friendly façade.</p>
<p><i>Walls, Trim and Siding Stucco Textures</i>- Smooth, light sand, sand, and machine applied textures are appropriate. Lace textures should be avoided. b) Trim Materials: Trim materials, window frames, or surrounds should be 2 inches wide or greater. The width of trim should be appropriate to the chosen architectural style or theme. Both resawn and smooth finishes are acceptable. c) Wood Siding: Most traditional wood siding techniques</p>	<p>Not yet specified. Trim materials, window frame details and types of wood siding have not yet been specified.</p>

Design Guideline	Project Consistency
<p>are generally acceptable. Hardwood siding is acceptable but should be painted with a flat finish to avoid the visual impact of warpage. Plywood siding is not acceptable. d) Use of Stone and Brick: The tasteful use of stone and brick as an accent is encouraged. Grout should be of a light color.</p>	
<p><i>Specific Materials-</i> Clay tile, concrete tile, composition roofing, and other similarly appearing fire-resistant materials are acceptable from a design viewpoint. Wood shakes or shingles should not be used because of the difficulty in ensuring fire resistance.</p>	<p>Not consistent. The proposed S-tile roofing is not permitted. The roof should be comprised of a tapered, single barrel roof tiles with random mortar packing and 100 percent packing on the ridges and rakes and 100 percent mortar packing on the first two rows and tiles comprised of a variation of textures and colors. The roof tiles should have the appearance of handmade tile.</p>
<p><i>Garages-</i> Units should be designed and plotted so that the living portion of the house becomes the focal point, rather than the garage. Several design strategies can be employed to de-emphasize the garage: a) Wide-shallow units allow more of the living area of the house to be seen from the street. b) The living area can be designed to be closer to the street than the garage. c) Garages shall be located in accordance with Section 501 of the Residential Development Standards. d) Where there are three car garages, one of the garage spaces can be recessed with a separate door and separated from the double portion of the garage by a landscaped strip in the driveway. e) Some garages can be designed for side entry. f) A mix of 2 and 3 car garages can be provided. g)</p>	<p>Partially consistent. Living portions of the homes are located 10 feet from the front property line and garages are setback 18 feet from the front property line. There are no three car garages proposed with this request.</p> <p>The design of the garage doors need enhancement. The quality of the doors is inferior to other homes within the community.</p>

Design Guideline	Project Consistency
Second-story feature windows above the garage and strong architectural entry elements can be employed.	

Table 3 – Relevant General Plan Policies

Policy	Project Consistency
1. <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”.	Partially consistent. The project’s scale and massing is slightly inconsistent with the surrounding neighborhood.
2. <u>LU-1.04</u> . Single Family 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...”; and	Partially consistent. The project is consistent with the Spanish Colonial Revival architectural style and furthers the goal of characterizing the theme of a “Spanish Village-by-the-Sea”. Further detail is required in order to determine the architectural quality.

RECOMMENDATIONS:

Quality design was implemented throughout the Marblehead Coastal residential neighborhoods. The proposed project design is inferior to other neighborhoods within the surrounding community. The following comments are aimed at bringing the project further in line with the Design Guidelines of the specific plan and improving the project’s architectural quality:

1. Provide more articulation, focal points and projections to the elevations.
2. Provide strong architectural entry features.
3. The roof should be comprised of a tapered, single barrel roof tiles with random mortar packing and 100 percent packing on the ridges and rakes and 100 percent mortar packing on the first two rows and tiles comprised of a variation of textures and colors. The roof tiles should have the appearance of handmade tile.

4. Side and rear elevations need more movement and articulation. Single-story projections and quality materials should be implemented on all side elevations facing local streets.
5. Indicate specific trim materials, window frame details and wood siding type.

CONCLUSION

Staff seeks DRSC concurrence with the above recommendations and welcomes additional input. DRSC comments on the project's design will help ensure a project of the highest quality. Staff recommends the project proceed to the Zoning Administrator for consideration after recommended modifications are incorporated.

Attachments:

1. Location Map
2. Resolution No. 04-60
3. Revised Plans
4. Previously-Approved Plans

