



Design Review Subcommittee (DRSC)

Meeting Date: October 24, 2018

PLANNER: Veronica Morones, Assistant Planner *VM*
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SUBJECT: **Marblehead Residential Minor Changes (PLN 18-566)**, a request to consider minor changes to approved site plans, floor plans, and elevations for five, single-family residential units within the Marblehead Coastal Specific Plan.

BACKGROUND:

On August 5, 1998, the City Council approved Tentative Tract Map (TTM) 8817 and Site Plan Permit (SPP) 97-16 to allow the development of 434 single-family residential units. A Coastal Development Permit was subsequently approved by the California Coastal Commission for the development. On March 1, 2000, the project was amended 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 City Council adopted Resolution No. 04-60 approving a plan containing 313 units. The project is now known as Sea Summit. The most recent project amendment was approved by the Zoning Administrator on April 18, 2018 allowing modifications to 15 single-family residential units.

With buildout of Sea Summit nearing completion, staff has seen an influx of exterior modifications proposed by homeowners through the building permit process. These exterior modifications include window and door change outs for large single pane windows, glass railings, patio covers, second floor decks, and conversions of "California Rooms" to interior living space. To accommodate increased requests from prospective homebuyers, the applicant, Taylor Morrison, is requesting similar modifications to five single-family residential units. If approved, the modifications would be incorporated into the building construction, subject to building permit revisions.

Why is DRSC Review Required?

The proposed changes are consistent with the Marblehead Coastal Specific Plan design guidelines, which do not specify a required architectural style. However, under the Site Plan Permit, architectural elevations for the residential units were approved, consistent with the Spanish Colonial Revival (SCR) design standards outlined in the City's Design Guidelines. Under subsequent amendments to the residential development, DRSC review has continued as a part of the modifications process.

The proposed changes are insignificant in nature and, therefore, may be approved administratively pursuant to Zoning Ordinance Section 17.12.180.(A). However, staff is seeking input from DRSC as some of the proposed changes involve details that raised concern in past DRSC reviews for the Marblehead Coastal residential development, such as the use of horizontal windows. The DRSC's recommendations will be forwarded to the City Planner.

PROJECT DESCRIPTION:

The applicant proposes several minor modifications to the residential units. Specifically changes are proposed to the 5500 and 6000 series of homes, such as plotting changes, elevation revisions, and California room additions. The proposed changes impact lots with coastal views, therefore the intent of the proposed changes are to optimize views for the properties. All proposed changes comply with development standards. The proposed modifications are summarized in Table 1 below.

While the proposed modifications are consistent with the specific plan's design guidelines, some of the proposed modifications are inconsistent with the approved architectural elevations. For example, the proposed removal of columns and window alterations result in openings that are more horizontally oriented. SCR architecture generally encourages openings to be vertically oriented.

Table 1 – Proposed Changes

Proposed change	Series and Model	Result
<ul style="list-style-type: none"> • California room addition • Reconfiguration of architectural elements on the front and side elevations • Removal of chimney 	5500, 4AX	<p>The proposed California room adds a horizontal mass to the structure consistent with design guidelines as it is single-story. The front façade changes to the architectural elements are consistent with the previous design; however, the side elevation provides more openings than previously approved.</p>
<ul style="list-style-type: none"> • Removal of column from street facing windows 	5500, 4C 6000, 4A	<p>The removal of the front, first floor column for the 5500 series model 4C fundamentally changes the nature and design of the archway element, on the first level of the home. The proposed change is inconsistent with the City's Design Guidelines which support vertically oriented windows consistent with SCR style.</p> <p>The removal of the column on the second level of the 5500 4C model, as well as the removal of columns on the 6000 4A model,</p>

Proposed change	Series and Model	Result
		have less of a massing impact, as their absence does not alter the shape of the corresponding architectural element.
<ul style="list-style-type: none"> Plotting change (lots 129, 135 & 136) with new model option 	<p>Existing: 6000 5B 5500 5B 5500 4CR</p> <p>Proposed: 5500 4AX, 5500 4AX 5500 4AXR</p>	<p>The 5500 4AX(R) is a new floor plan similar to the existing 4A, that is reconfigured with additional windows, doors, and outdoor spaces that take advantage of the superior views. The applicant proposes to use this floor plan on three lots.</p> <p>The plotting change would result in three of the same models on the Via Artemisia street frontage. Lot 129 is separated from lots 135 and 136 by 5 varying model types. Lots 135 and 136 are located on a bend in the street, resulting in skewed frontages that soften the visual impact of the two mirrored structures adjacent to one another.</p>
<ul style="list-style-type: none"> Plotting change (lots 126 & 137) 	<p>Existing: 5500 4CR 6000 4AR</p> <p>Proposed: 5500 4AR 6000 4BR</p>	<p>This is a minor revision swapping other approved models for the models previously approved on lots 126 and 137. No changes to the approved models are proposed other than previously discussed, and the change would not result in an impact to the overall streetscape.</p>

RECOMMENDATIONS:

Overall, the proposed changes are minor in nature; however, an emphasis on quality design and specific design details and elements is evident in the permit history for the Marblehead Coastal residential development. As such, staff recommends the following modification to the applicant's proposal:

1. Retain the archway column, or modify the elevation to minimize visual impact to the horizontal window on the ground level.

CONCLUSION

The architectural review of the Marblehead Coastal residential development sought to provide a high level of distinctive architecture, consistent with the "Spanish Village by the Sea" motif encouraged by the City. Overall, the changes requested are minor and are mostly consistent with the designs previously reviewed by the DRSC on March 14, 2018 and approved by the Zoning Administrator. Staff seeks DRSC concurrence with the above recommendation. DRSC comments are intended to assist the applicant in designing a project that best complies with the City's Design Guidelines and applicable City policies. Comments provided by the DRSC will be forwarded to the City Planner.

Attachments:

1. Proposed elevation changes
2. Proposed plot changes