



Design Review Subcommittee (DRSC)

Meeting Date: November 28, 2018

PLANNER: David Carrillo, Assistant Planner

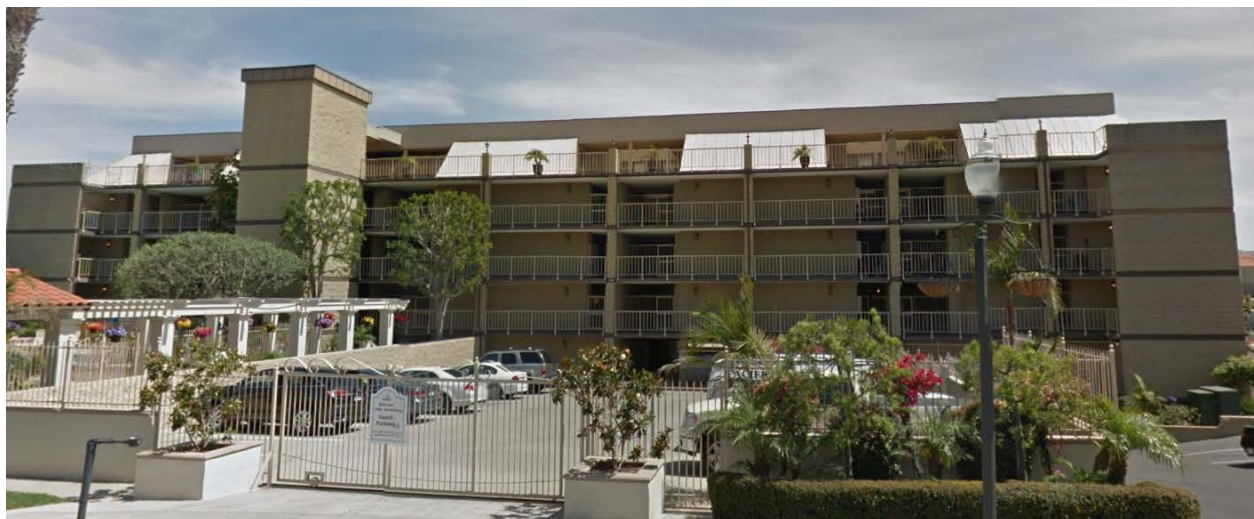
SUBJECT: **Staff Waiver of a Minor Cultural Heritage Permit 18-646, Villa Granada Repaint,** a request to consider two multi-family residential buildings, wrought iron fences, and perimeter walls, to be repainted a light beige color.

BACKGROUND:

Site Data

The project site is located at 405 Avenida Granada in the Residential High Zoning District and Architectural and Coastal Zone Overlay Districts within the Pier Bowl Specific Plan. The site is surrounded by adjacent single and multi-family residential buildings, a historic resource (410 Avenida Granada) across the street, and the City's Pier Bowl Municipal Parking Lot. Approximately two-thirds of the subject lot is occupied by two detached multi-family residential buildings. See Image 1 below for existing conditions. The remaining third of the lot consists of a pool house, a pool, and a parking lot. The two multi-family residential buildings are also within close proximity to Casa Romantica and the pier.

Image 1 – Existing Conditions



Why is DRSC Review Required?

A Minor Cultural Heritage Permit (MCHP) is required for exterior changes to buildings abutting historic resources and within the Architectural Overlay District. Exterior changes

minor in nature that improve a structure's appearance and architectural integrity, may be eligible for a Staff Waiver of a MCHP. Staff Waiver applications are typically not subject to DRSC review. However, per Section 17.12.025 of the Zoning Ordinance, the City Planner may refer projects to the Design Review Subcommittee for design-related input.

Project Description

The applicant proposes to repaint, with a light beige color, the two detached multi-family residential buildings, wrought iron fences, and perimeter walls. The proposal does not include any other color on either building. The light beige color would be applied to the main body, balcony railings, and metal roofing. See Image 2 below for the proposed paint work.

Image 2 – Proposed Paint Work



ANALYSIS:

Design Guidelines Consistency

The City's Design Guidelines are applied to projects abutting historic resources and located in the Architectural Overlay District to ensure the proposed design improves the quality and architectural integrity of non Spanish Colonial Revival (SCR) structures and does not create visual impacts from historic resources. Table 1 below is an analysis of the project's partial consistency with the Design Guidelines.

Table 1 – Design Guidelines Analysis

Design Guideline or Policy	Project Consistency
II.C.2. Building and site design should follow basic principles of SCR architecture.	Inconsistent. The proposed work involves repainting the buildings a light beige color without any accent colors. The two multi-family residential buildings are not designed in the SCR style of architecture. However, SCR fundamentals, such as varied colors throughout buildings, should be applied for contrast and visual interest.
II.C.3. Building walls should be painted a white, off white, or light earth tone, and painted finishes of trims should harmonize with wall materials. In some cases, contrast may be appropriate.	Partially Consistent. The proposed light earth tone color on the main body is consistent with this design guideline. However, due to the project’s physical setting and proximity to cultural resources such as Casa Romantica and the pier, color contrast is appropriate and should be provided. Contrast may be achieved by applying varied colors throughout the buildings, such as on balcony railings.
II.G. Appropriate architectural surface detail and treatments that enrich architectural character are encouraged, especially in areas of high pedestrian activity.	Inconsistent. The subject property is located in the Pier Bowl, an area heavily visited by local residents and tourists. SCR fundamentals, such as varied colors throughout buildings, should be applied for contrast and visual interest.
Pier Bowl Design Guideline 505.B. In cases where only minor modifications are proposed, the goal should be to include Spanish elements such as traditional colors and decorative details.	Partially Consistent. The project proposes a light earth tone color on the entire subject buildings. Traditional Spanish color palettes consist of varied colors throughout buildings where roofs, railings, window and door trims, and decorative elements are darker than the main body. Contrast may be achieved by applying varied colors throughout the buildings, such as on balcony railings.

RECOMMENDATION:

The following staff recommendations are presented in an effort to improve the project’s consistency with the City’s Design Guidelines:

1. The applicant should propose a color palette consisting of both light and dark colors.
2. The main body should remain a light color and elements, such as balcony railings, should be painted a dark brown or black.

3. The wrought iron fences should be painted a dark brown or black.

Staff seeks DRSC discussion of the above recommendations and welcomes additional input. Also, staff seeks direction on whether the project is ready to be processed as a staff waiver.

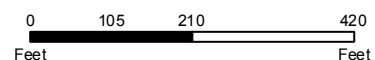
Attachments:

1. Location Map
2. Site Photographs
3. Proposed Paint Work



City of San Clemente

Villa Granada Repaint
405 Avenida Granada



Historic Resource





SITE PHOTOGRAPHS



East elevation view from Avenida Del Mar of one of the subject buildings.



South elevation view from the City's parking lot.



SITE PHOTOGRAPHS



South elevation view from the City's parking lot.



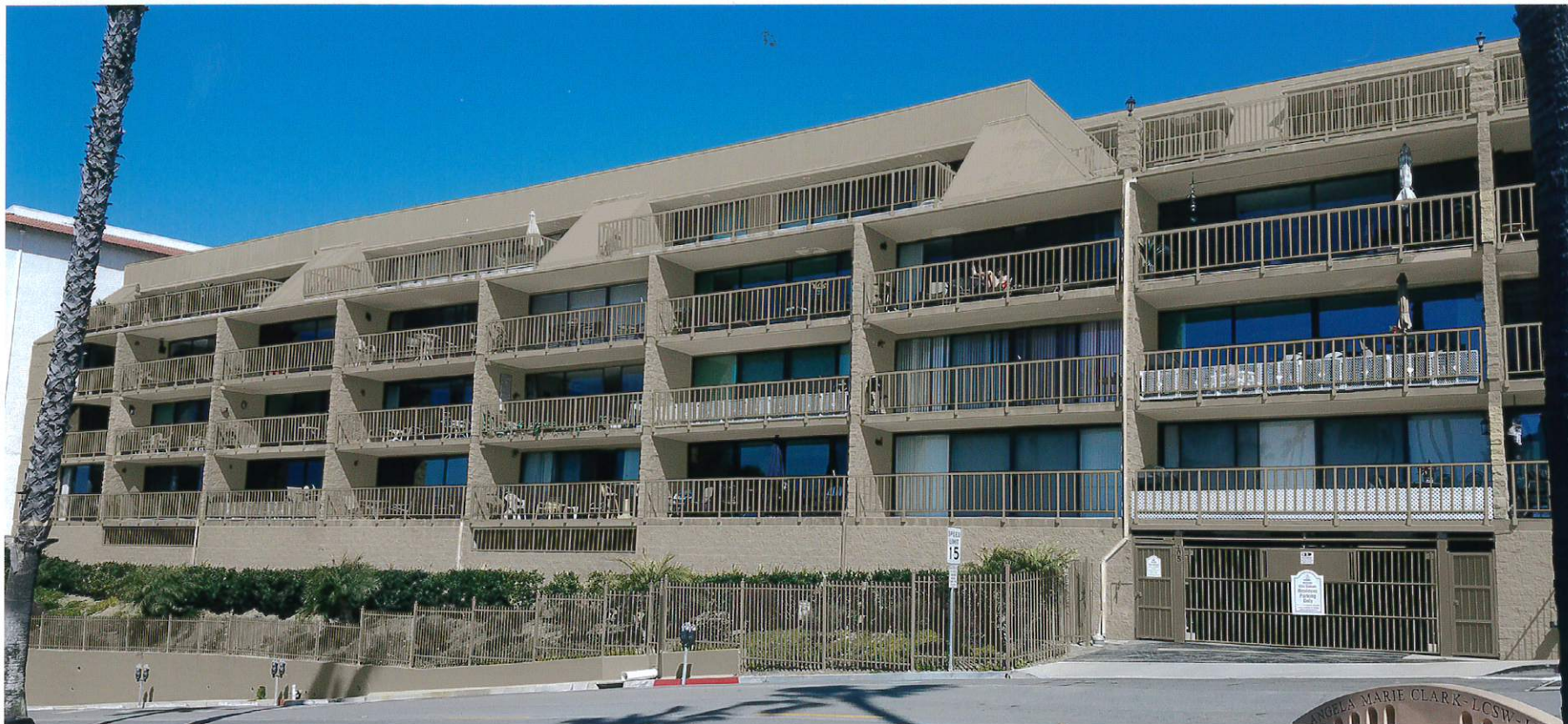
View of block wall and wrought iron fence from the City's Parking lot.



perfect palette®

Villa Granada

Jessica Seitz, Property Services Rep, 562-760-9969, jessica.seitz@dunnedwards.com



Scheme

6

- 1 Main Body - DE6206 Desert Suede
- 2 Balcony Railings - DE6206 Desert Suede
- 3 Fences - DE6206 Desert Suede
- 4 Metal Roofing - DE6206 Desert Suede
- 5 Perimeter Walls - DE6206 Desert Suede



Paint colors represented are approximations and are not exact matches.
No guarantee is intended and approval of final colors, and color placement is the responsibility of the building owner or the owner's agent.

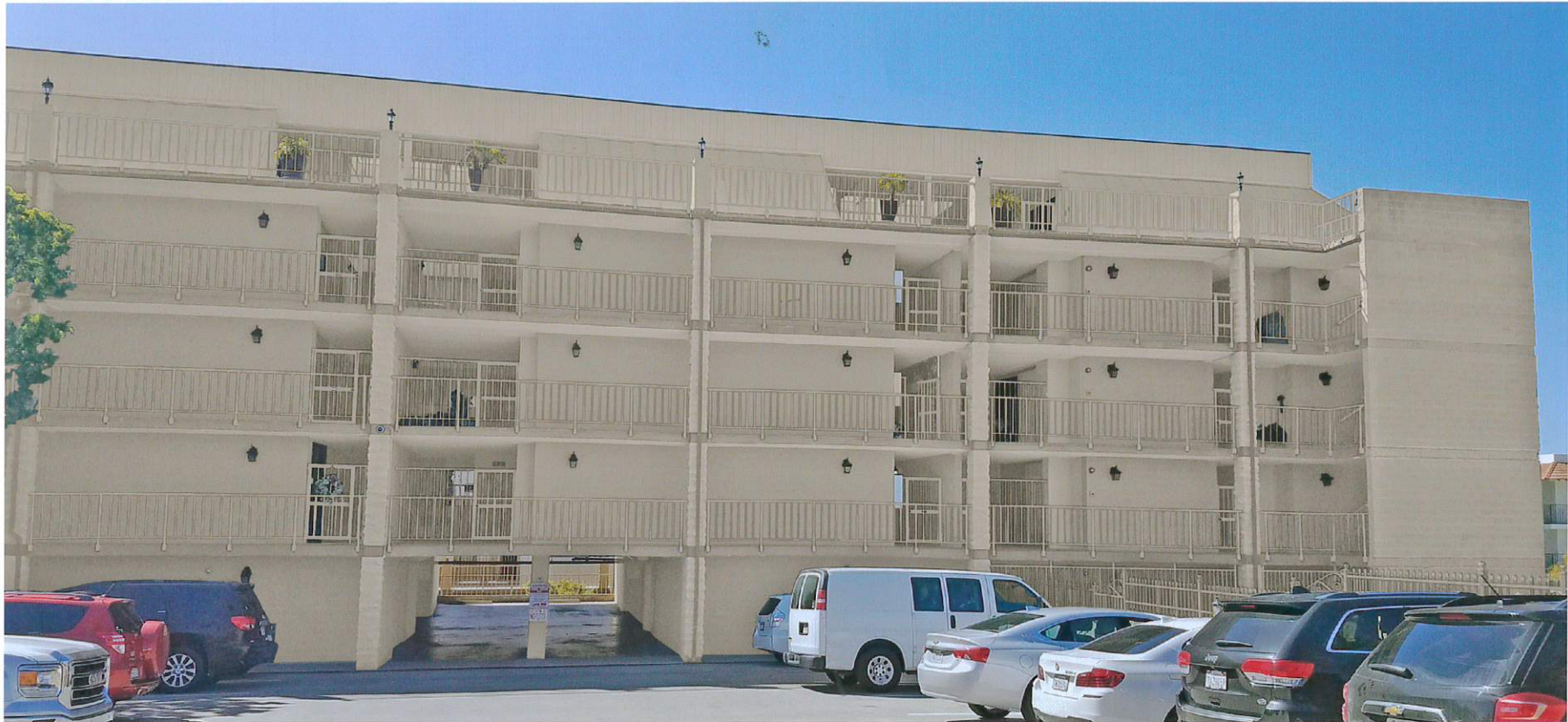
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