



Design Review Subcommittee (DRSC)

Meeting Date: January 23, 2018

PLANNER: David Carrillo, Assistant Planner

SUBJECT: Cultural Heritage Permit 17-407/Tentative Parcel Map 17-406, Villa Home Village, 100 and 130 Avenida Rosa a request to consider the construction of two new duplexes, each on separate lots with reciprocal access, and a condominium subdivision for individual ownership of each unit.

BACKGROUND:

Site Data

The project involves two lots: 100 Avenida Rosa and 130 Avenida Rosa. The lots are in the Residential Medium Zone and Architectural Overlay District (RM-A) and are adjacent to the Mixed Use 3.1 Zone on the north. Surrounding land uses consist of professional offices and retail to the north, parking lots that serve Orange County Fire Authority Station #60, San Clemente Seniors Center, and commercial uses to the east, single and multi-family residential buildings to the south, and vacant property to the west. The subject lots are vacant, with one lot used as a parking lot owned by the applicant that is underutilized and in a dilapidated condition.

There is an easement agreement recorded between the property owners of 100 and 130 Avenida Rosa and 129 Avenida Victoria. The easement requires the subject property owner to provide access to 129 Avenida Victoria through the subject lots. The agreement does not define concrete easement boundaries. See Image 1 below for an aerial view of the lots.

Image 1 – Aerial View of Project Site and 129 Avenida Victoria



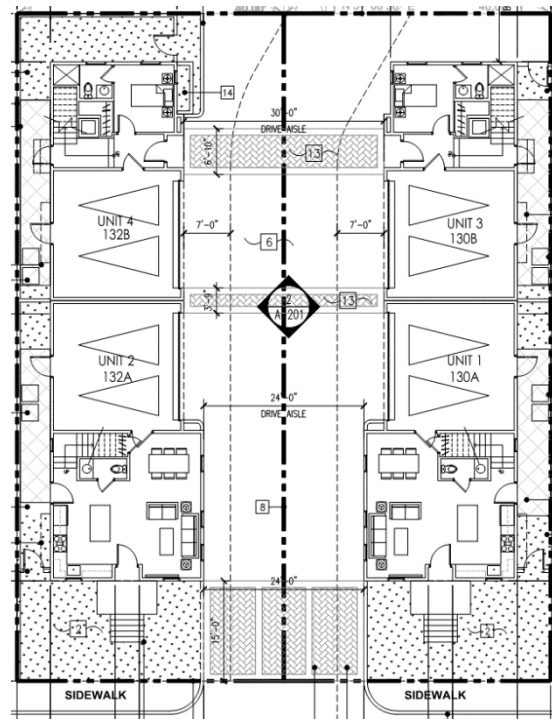
Why is DRSC Review Required?

A Cultural Heritage Permit (CHP) is required for new buildings within the Architectural Overlay District. Per Zoning Ordinance Section 17.12.025, Cultural Heritage Permit applications require DRSC review to ensure development in the Architectural Overlay District is compatible and harmonious with the surrounding neighborhood and consistent with the City’s Design Guidelines. The DRSC provides recommendations to the applicant to improve a project’s consistency with policies and guidelines.

PROJECT DESCRIPTION:

The applicant proposes to construct two duplexes, one on each of the subject lots (100 Avenida Rosa and 130 Avenida Rosa), for a total of four dwelling units. In conjunction with the construction of the two duplexes, the applicant proposes a four-unit condominium subdivision for individual ownership. Due to the existing easement agreement, a drive aisle is proposed through the center of the project site to provide access from Avenida Rosa to 129 Avenida Victoria. The proposed site design is influenced by the easement agreement and therefore requires a Reciprocal Easement Agreement between 100 and 130 Avenida Rosa to meet minimum driveway standards for access to each unit’s two-car garage. The applicant proposes to widen the existing driveway apron to accommodate the new shared driveway (the shared driveway ensures access to each duplex and 129 Avenida Victoria). Image 2 below is a site plan depicting the shared driveway.

Image 2 – Site Plan



In collaboration with staff, the applicant has improved the project’s consistency with the City’s Design Guidelines since the initial submittal of the application. The plans before the

Design Review Subcommittee contain the latest revisions and address comments from staff.

The duplexes are designed in the Spanish Colonial Revival architectural style and consist of typical characteristics such as clay tile roof, low pitched roofs, exposed rafter tails, white stucco walls, wrought iron grillwork, clay tile vents, vertically-oriented windows, awnings, and accent decorative Spanish tile. The applicant proposes fiberglass doors, steel garage doors, and vinyl windows. The project contains street-facing entries to each duplex with landscaping, including three blue palo verde trees, and entry stairs in the front yard. Decorative pavers are proposed on the driveway in three different areas: within the front yard setback area, halfway to the rear, and closer to the rear property lines adjacent to the rear unit entries. As seen on the site plan, sheet AS-101 of the architectural plans, landscaping at the rear of 130 Avenida Rosa is not proposed in order to provide the back up space required by the Engineering Division for parking spaces located on 129 Avenida Victoria.

The larger units of each duplex are located at the front of the project site. The smaller units are located at the rear with side entries adjacent to the driveway. Private open space is provided for all four units by patios and a rooftop deck. The larger units of each duplex have additional private open space with a porch and balcony. All trash bins for each unit will be located in the side yard patio. The trash bins serving the two front units will be stored behind a wrought iron gate with flanking block posts.

ANALYSIS:

Development Standards

The proposed project is consistent with all applicable development standards, as shown in Table 1 below. The table below applies to each individual lot. Each duplex mirrors each other in building footprint and placement on their respective lots.

Table 1- Development Standards for RM-A Zone

<i>Standard</i>	<i>Zoning Ordinance</i>	<i>Proposed</i>	<i>Complies with the Code</i>
<u>Density</u> (Maximum)	1 unit/1,800 sq. ft. of lot area	2 units	Yes
<u>Setbacks</u> (Minimum)			
Front to Primary Structure	15'	15'	Yes
Sides	5'	5'	Yes
Rear	5'	7'-3"	Yes
<u>Lot Coverage</u> (Maximum)	55%	55%	Yes

<u>Building Height</u> (Maximum)	25'	24'-8"	Yes
<u>Parking</u> (Minimum)	2 spaces/unit	2 spaces	Yes
<u>Landscape</u>	All setback areas visible by from the public street, except for areas occupied by a driveway or entryway	Setback areas visible from the street are landscaped.	Yes

Design Guidelines Consistency

The City’s Design Guidelines are applied to projects involving new buildings within the Architectural Overlay District to ensure new architecture is of high quality and compatible with the surrounding neighborhood. Table 2 below is an analysis of the project’s partial consistency with the Design Guidelines. Attachment 3 is a table of Design Guidelines the project is consistent with.

Table 2 – Design Guidelines Analysis

Design Guideline or Policy	Project Consistency
II.A.3 Use planting to define outdoor spaces and soften the impact of buildings.	Partially Consistent. The applicant has provided the required landscaping in the front yard of each front unit that consists of trees, shrubs, and grass. However, the applicant may further soften the impact of each duplex by installing window planter boxes on the side elevations facing neighboring lots.
<u>II.B.3.</u> Carefully design rear and side facades to be compatible with the principal facades of the building.	Partially Consistent. The side elevations contain articulation and architectural elements compatible with the front elevations. The rear elevations contain windows and decorative clay tile pipes that are compatible with the rest of the buildings, but may be improved by adding window planter boxes, vertical landscaping, wrought-iron grillwork, or awnings.
II.C.2. Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture.	Partially Consistent. The project incorporates low-pitched roofs, exposed rafter tails, varied roof heights, white stucco walls, appropriate stucco mass, vertically-oriented windows, and landscaped areas. However, one prominent characteristic of SCR architecture is surrounding landscaping leading to front entries of dwelling units. The rear unit entries lack landscaping and are currently adjacent to a

Design Guideline or Policy	Project Consistency
	concrete-paved driveway. These entries may be improved with landscaping and relocated to achieve safer and more ornate entries. Additionally, the windows may mimic the appearance of true divided lites, consistent with a previous Planning Commission interpretation.
II.C.2 Ornament and sculptural detail are located where special emphasis is desired, such as main entrances to dwelling units.	Partially Consistent. Decorative Spanish tiles outline the entry doors of each unit. The front units have a landscaped front yard. Entries to the rear units may be improved by adding surrounding landscaping.
II.C.3.b Projections may be used to emphasize important architectural elements such as entrances.	Partially consistent. The entrances of each unit have recessed doors with decorative Spanish tiles outlining the doors. A subtle stucco projection surrounding the doors may be used to further enhance the entrances along with the use of decorative Spanish tiles.
DG II.C.3.b Varied roof heights are encouraged.	Consistent. Different roof heights throughout the project have been incorporated.
II.C.3.c Vary the spacing of building elements in facades.	Consistent. The spacing between windows, doors, and light fixtures varies on all building elevations.
III.B1. Each dwelling should have a “sense of address,” either toward the street or directly to an interior open space on the site. Hidden units to the rear of buildings, or units opening to parking lots, are discouraged.	Inconsistent. The orientation of the front units is consistent with this design guideline. However, the entry of each rear unit is oriented towards the shared driveway and located deep at the rear half of the lots. The rear-unit first floor plans may be reconfigured to provide an entry adjacent to open space.
Henry Lenny Design Guidelines; Wall Openings. Windows and doors should be set toward the interior allowing the wall thickness to be revealed on the exterior of the building. Walls should be no thinner than 12”. An 18” wall is ideal.	Unclear. The floor plans do not show recessed windows and doors. However, the elevations show a shadow on some windows and doors that may represent recessed elements. The windows and doors should be recessed a minimum six inches for windows and eight inches for doors on the front elevation. Windows and doors on the side elevations should be recessed a minimum of four inches.

General Plan Policies Consistency

Table 3 is an analysis of the project’s partial consistency with General Plan policies that should be considered. Attachment 4 is a table of General Plan policies the project is consistent with.

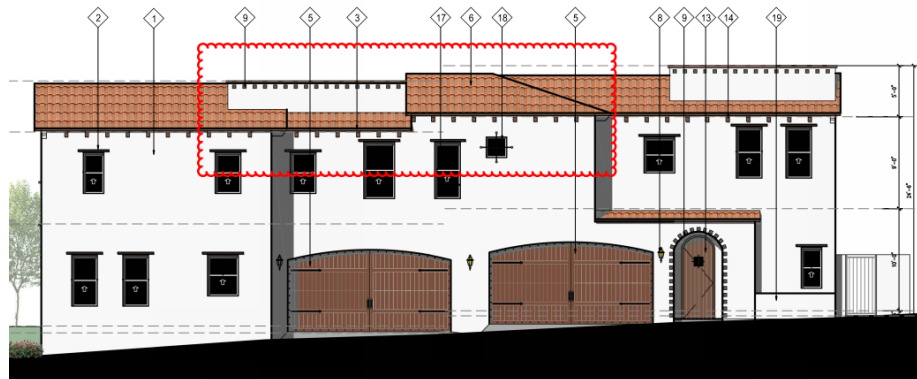
Table 3 – General Plan Policies

Policy	Project Consistency
LU-1.05.b. Design all building elevations to convey the visual character of individual units rather than a single, continuous building mass and volume.	Partially consistent. Varied roof heights help distinguish each unit. However, a wall plane break on each side elevation may be added where units connect to further achieve individual character.
UD-5.12 Offset Building Facades. To prevent “canyonization” and preserve village character, second- and third-story building facades shall be horizontally and vertically setback, with differential setbacks between adjacent buildings for variety and architectural interest.	Partially Consistent. The inward-facing side elevations have wall plane breaks and different setbacks. However, a wall plane break on each side elevation may be added where units connect for architectural interest.

RECOMMENDATIONS:

The following staff recommendations have been made in an effort to improve the project’s consistency with the City’s Design Guidelines.

1. Show property line walls or fences on plans. White stucco walls or wood fences should be used.
2. Simplify the roof design to improve the character of the side elevations. Below is an image of the roof area that should be simplified. The applicant may enlarge the rooftop decks without increasing the building footprint to achieve a simple roof design. Additionally, the applicant may explore replacing the hip roof with a side gable roof that appropriately merges with the current side gable roof.



3. Install window planter boxes on the side elevations facing neighboring lots to further soften the impact of each duplex.

4. Add window planter boxes, vertical landscaping, wrought-iron grillwork, or awnings on the rear elevations to improve compatibility with the rest of the building.
5. The rear unit entrances lack landscaping and are currently adjacent to a concrete-paved driveway. Provide landscaped areas surrounding the entrance of the rear units and explore relocating the entrance to achieve safer and more ornate entries.
6. Provide windows that mimic the appearance of true divided lites.
7. Provide a subtle stucco projection surrounding the front-unit doors to further enhance the entrances along with the use of decorative Spanish tiles.
8. Provide exposed rafter tails without a stucco finish on the front and rear ends of the duplexes (see image below).



9. Provide detailed drawings on recessed windows and doors. The windows and doors should be recessed a minimum six inches for windows and eight inches for doors on the front elevation. Windows and doors on the side elevations should be recessed a minimum of four inches.
10. Replace the side wrought iron gates with an opaque wood fence to screen trash containers.
11. Provide an appropriate wall plane break on each side elevation where units connect to further achieve individual character for each unit.

CONCLUSION:

Staff seeks DRSC discussion of the above recommendations and welcomes additional input. Also, staff seeks direction on whether the project is ready to be forwarded to the Planning Commission.

Attachments:

1. Location Map
2. Photos of Existing conditions
3. Consistency with City Design Guidelines
4. Consistency with General Plan Policies
5. Plans



City of San Clemente

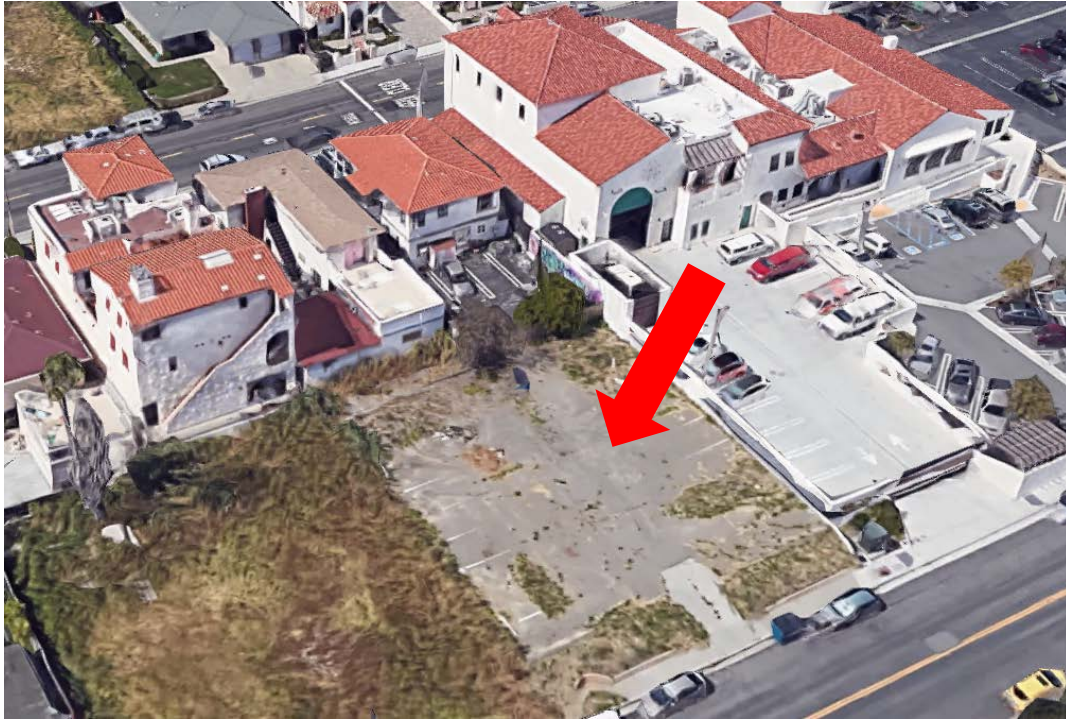
Villa Home Village

100 and 130 Avenida Rosa

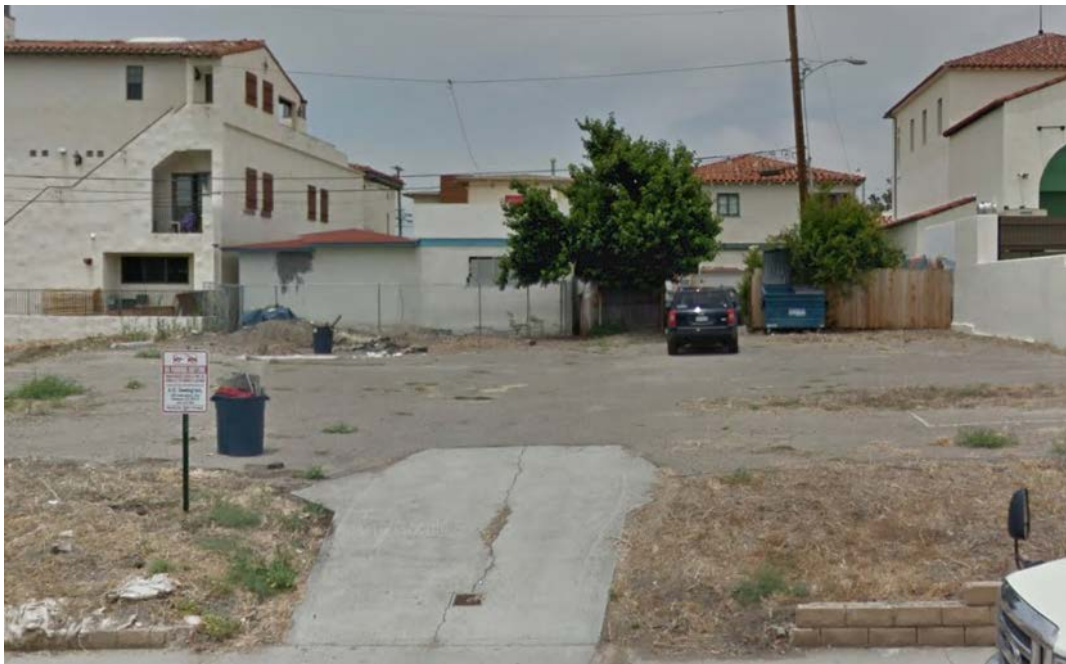




SITE PHOTOGRAPHS



Aerial view of the project site.



Street view of the project site.

Consistency W/ Design Guidelines

Design Guideline or Policy	Project Consistency
<u>DG II.B.3.</u> Building scale, mass, and form are compatible with adjacent development.	Consistent. The project incorporates windows, doors, and architectural elements such as awnings, decorative clay tile pipes and Spanish tiles, and light fixtures that provide a sense of human scale. The duplexes are also similar in height as surrounding buildings and contain a building width similar to some of the smaller residential buildings in the neighborhood. The general form of the proposed buildings is in harmony with the neighborhood as it encompasses low-pitched roofs and two stories with a predominant, front-to-rear, horizontal orientation.
II.C.2 A building's form should be one, two, or three stories with low-pitched red tile hip, gable, and shed roofs.	Consistent. The project consists of two-story duplexes with low-pitched clay tile gable and hip roofs.
<u>DG II.C.3.b</u> Reduce the perceived height and bulk of large structures by dividing the building mass into smaller scale components.	Consistent. Varied roof heights and the shared driveway influenced-design help reduce the perceived height and bulk of the duplexes.
<u>II.C.3.b</u> Avoid long and unrelieved wall planes by providing recesses that provide strong shadow and visual interest.	Consistent. The project provides juliette balconies, recessed doors, windows, balconies, wall projections, and recesses that provide sufficient articulation.
<u>DG II.C.3.b</u> Varied roof heights are encouraged.	Consistent. Different roof heights throughout the project have been incorporated.
<u>II.C.3.c</u> Vary the spacing of building elements in facades.	Consistent. The spacing between windows, doors, and light fixtures varies on all building elevations.
<u>II.C.3.c</u> The area of solid building wall should be greater than the total area of door and window openings on walls.	Consistent. Sufficient stucco mass is provided on all building elevations.
<u>III.B</u> Multi-family buildings should design street frontages that create architectural and landscape interest for the	Consistent. The project's street frontage consists of decorative pavers on the driveway, two landscaped front yards, and building front elevations with clay tile pipe vents, juliette balconies, recessed doors and

Design Guideline or Policy	Project Consistency
pedestrian and neighboring residents.	windows, awnings, wrought-iron grillwork, and decorative Spanish tiles.
<u>III.B</u> Minimize the adverse visual impacts of parking areas and garage openings on the residential character of the street.	Consistent. Each duplex has side-loaded garages accessible from the shared driveway. The side wall planes containing the garages are set back to meet back-up space requirements, which helps reduce the visibility of garages from the street.
<u>III.B2.1</u> Provide at least 100 square feet of private open space directly accessible to each dwelling unit.	Consistent. The applicant provides a minimum of 234 square feet of private open space to each unit with rooftop decks.
III.B3. Building frontages on public streets should include elements such as bays, bay windows, recessed or projecting balconies, verandas and other elements that add scale and character to the street.	Consistent. The street-facing elevations of each duplex contain a Juliette balcony on the second level. Additionally, awnings are proposed above the Juliette balconies that further help provide a sense of human scale.
III.B4. Garages should be compatible with the architecture of the principal buildings.	Consistent. The garage doors consist of characteristics historically used on SCR architecture, such as vertical planks, a carriage door appearance, a brown finish, and black hardware.

Consistency W/ General Plan Policies

Policy	Project Consistency
<p>LU-1.05.a. Multi-Family Residential Uses. Use building materials, colors, and forms which complement the neighborhood, while allowing flexibility for distinctive, high-quality design solutions.</p>	<p>Consistent. As required by the Architectural Overlay District, the project is designed in the SCR architectural style which consists of clay tile roofs, white stucco walls, black wrought iron grillwork, and brown windows and doors. The form of the duplexes follows the common front-to-rear horizontal orientation of surrounding buildings, influenced by narrow lots.</p>
<p>2. <u>UD-5.06</u> In the Architectural Overlay areas, we require new buildings, additions and remodels to follow City Design Guidelines for Spanish Colonial Revival architectural style.</p>	<p>Consistent. The project is designed in the SCR architectural style. The analysis of the project's consistency with the Design Guidelines is provided in Table-2 above.</p>
<p>3. <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.</p>	<p>Consistent. Surrounding development consists of a mixture of one- and three-level residential and commercial buildings. The applicant proposes two, two-story duplexes under the maximum height limit of 25 feet.</p>
<p>UD-5.19 Landscaping Plans. We require that development projects subject to discretionary review submit and implement a landscaping and irrigation plan.</p>	<p>Consistent. The applicant received comments from the City's landscaping consultant and submitted a revised landscaping and irrigation plan for design review.</p>