

Design Guidelines Project Consistency

Shorecliffs - Relevant Design Guidelines

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| <p>Project Identification - Projects should be identified by low level monument signage in order to provide neighborhood identification for residents and visitors. Such signs may include logos and should be harmonious in scale, form, materials, and colors with project buildings, walls, and other structures. Plastic-faced internally-lighted signs should not be used.</p> | <p>Consistent. The project proposal includes signage for the apartment complex and golf club. The signs provide identification from the street and at the main entry to the apartment complex. The signs are proposed in quality light sand stucco and metal finishes.</p> <p>The coordinated signage includes both uses as is consistent with the requirements of a Master Sign Program.</p> |
| <p>Natural Features - Prominent natural features should be preserved where feasible. Buildings and other structures should assume varied profiles in order to enhance scenic vistas. View windows from public streets should be provided wherever possible.</p> | <p>Consistent. The proposed apartment building is oriented to minimize grading. Carports and a retaining wall have been included along the north side of the site to maintain sufficient circulation while minimizing grading impacts.</p> <p>The clubhouse has been oriented on the site to take advantage of the sloped topography. The upper level will accommodate the pro-shop and restaurant at grade level entry and the golf cart garage will be located below.</p> <p>Both the apartments and the clubhouse have oriented view windows away from public streets.</p> |
| <p>Open Space and Views - Attached and multi-family projects should be planned to maximize the feeling of open space within the development. Design methods to achieve this include curving streets and the orientation of development toward open areas and views.</p> | <p>Consistent. The project proposes a layout (for both the apartments and the clubhouse) oriented toward the ocean view. There are multiple amenities designed to maximize open space on the apartments including a pool and courtyard; a new activity courtyard with fire pit and lounge seating, bocce court and BBQ; and a new dog park located at the far west corner of the project site. A roof terrace proposed on the top floor of the apartment building will provide an ocean view for residents.</p> |

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| <p>City's Design Guidelines: Multi-family residential development projects should incorporate the following elements into their design:</p> <ul style="list-style-type: none"> • Provide at least 100 square feet of private open space directly accessible to each dwelling unit. This may be a garden, courtyard, terrace, roof deck, or other space which allows residents to have their own territory outdoors. • Private open space on the ground should be a minimum of 8 feet in each dimension (width and length) and should be screened from public view by planting, courtyard walls, or other methods. • Balconies and verandas used for upper level private open space should have a minimum dimension of 3'-6" in each direction. • Common open space may be substituted for up to 64 of the 100 square feet of private open space per dwelling. | <p>Consistent. The proposal includes individual balconies for each residence. There are shared open spaces with the proposed amenities including a pool and courtyard; a new activity courtyard with fire pit and lounge seating, bocce court and BBQ; and a new dog park. Furthermore, the site is located adjacent to the golf course which provides open space within walking distance for residents.</p> |
| <p>Outdoor Lighting - Parking lot and other outdoor lighting should be the minimum needed to accommodate safety and security in order to minimize impacts on the adjacent residential area. Decorative fixtures with shields to direct light downward should be used for overhead lighting. Bollard or other low-height lighting should be used whenever possible for pedestrian areas of the project. Light fixture design and appearance should be consistent with the character of the project.</p> | <p>Consistent. The project includes a conceptual landscape lighting plan (Sheet L.6) for outdoor lighting which includes vehicular and pedestrian lighting for both sites. Within the public areas, lighting will be warm colored and unobtrusive. Lighting forces for the landscape and paved areas will be concealed and the lighting indirect not visible from a public viewpoint. Shields will be used to direct light downward.</p> |
| <p>Variations in Building Footprint - Building footprints should be designed with variations composed of insets, entries, corners, and jogs integrated with adjacent outdoor areas in order to create visual interest and give a sense of small scale and intimacy.</p> | <p>Consistent. The building footprint has been designed to incorporate architectural variations including pop-out arches, insets and jogs in the design. This creates views for residents in each apartment and allows for the incorporation of outdoor amenities. The clubhouse has been designed to allow access from the side facing the parking lot</p> |

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| | while allowing views from the south elevation. The deck has been designed at a diagonal to create visual interest. |
| <p>Parking Lot Interconnections - Parking lot design should provide for vehicular and pedestrian access to adjacent parcels where uses are compatible and where such connection is practical in order to provide interconnections without requiring vehicles to pedestrians to re-enter the public right-of-way.</p> | <p>Consistent. The applicant has processed a lot line adjustment and ingress/egress easements to accommodate access to the senior apartment complex through the golf clubhouse parking area/drive aisle. Therefore, adequate access is provided via Avenida Vaquero.</p> |
| <p>Decorative Paving - Decorative paving at project entries and interior project pedestrian areas should be used. This should consist of brick, tile, pavers, stamped concrete, or similar materials.</p> | <p>Consistent. The inclusion of decorative pavers at each entrance (from Avenida Vaquero, at the entrance to the apartment site, and at the portico entry) are included.</p> |
| <p>Multi-Family Building Separations - “Stepping down” the building height of end units in a multi-family building visually increases the apparent building separation and decreases the visual “tunnel” effect. Stepping Forms - Elevations may be “stepped” both horizontally and vertically. Desired changes in material best occur at a step.</p> | <p>Consistent. The apartment project includes a façade with multiple “stepping down” features. At the east end where vehicles will enter the site, each level has incorporated outdoor decks to soften the appearance of each level. Arches and architectural pop outs have also been incorporated to provide architectural relieve along the building frontage.</p> |
| <p>Architectural Projections - 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. It can also distract the observer’s attention away from other elements such as the garage or a large wall plane.</p> | <p>Consistent. Apartments - Architectural projections including arches, ceramic tiles insets, concrete columns, wood and metal trellis’ and metal railings have been incorporated into the design to provide strong visual focal points and architectural interest to the project. Clubhouse – The materials including the cement plaster light sand finish, red concrete tile roofing, and decorative ceramic tile insets below bronze framed vinyl windows will add architectural interest to the building. The orientation of the building and the deck have been</p> |

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| | designed to provide architectural interest to the clubhouse. The garage is located below the grade of the clubhouse in order to reduce its visibility. |
| Inappropriate Roof Types - Mansard roofs and flat roofs should not be used. | Consistent (Apartments). The roof façade features terra cotta-style Spanish tile roofing as is consistent with the Spanish style. However, the rooftop mechanical equipment has been incorporated into roof insets so that it cannot be seen from street view (refer to Sheet A-15). Consistent (Clubhouse). The pitched metal standing-seam roof is proposed consistent with the requirement. |
| Stucco Textures - Smooth, light sand, sand, and machine applied textures are appropriate. All “lace” textures are prohibited. | Consistent. Spanish-style elements were incorporated into the architectural features. The building facades are finished with a “Portland” cement plaster light sand finish. This is consistent with the Design Guidelines. |
| Design of Carports - Carport design should include the following: 1) Insure that articulation and design of the carport is compatible with the units and other facilities such as recreation buildings and trash enclosures. 2) Limit the number of continuous stalls to 10 spaces. 3) Incorporate landscape pockets between carports | Consistent. The carports are proposed along the entry at the east, at the base of the slope to the north and at the west end parking area. The design of the carports will be compatible with the building design and will feature Spanish tile roofing material on the carports at the entry and solar panels on those that are located on the perimeter of the site to minimize visibility but maintain eco-friendly energy. Landscaping is proposed along the edge pockets where feasible to further soften the view of carports. |
| Trash Enclosures - Trash bins, where provided, should be enclosed within a six-foot high wall with solid gates. The architecture should incorporate colors, finishes and materials compatible with the surrounding building or streetscape theme. A trellis overhead should be provided when the upper level of an adjacent building can view into the enclosure and is permitted. The perimeter | Consistent. The project proposes to include trash enclosures at the west end of the building and at the far west end of the parking lot. Trash enclosures for the clubhouse are proposed at the central parking area and should include standard details on the plans. |

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| <p>of the structure should be landscaped whenever possible.</p> | |
| <p>Commercial and Institutional. The Urban Design Guidelines provide details regarding the application of the following basic design elements and patterns of the Spanish Colonial Revival tradition:</p> <ul style="list-style-type: none"> • Simple white stucco walls • Red or clay tile roofs • Arches as an architectural feature • Distinctive roof lines with low pitches • Balconies and verandahs | <p>Consistent. Both the apartments and the clubhouse have been designed in the Spanish-style architecture for consistency and compatibility between. The buildings are proposed in materials including a “Portland” cement plaster light sand finish, red concrete tile roofing, and decorative ceramic tile insets below bronze framed vinyl windows. Painted wood trellis, rafter tails, and wood brackets will add additional architectural interest to the building. The apartments include balconies with metal railings and solid pop-out balconies and outdoor courtyards and patios.</p> |