



## Design Review Subcommittee (DRSC)

Meeting Date: April 24, 2019

**PLANNER:** David Carrillo, Assistant Planner

**SUBJECT:** **Cultural Heritage Permit 19-052 / Conditional Use Permit 19-053, Del Mar Restaurant**, a request to demolish a one-story office building and construct a two-story restaurant with indoor live entertainment, amplified sound, and full alcohol service at 226 Avenida Del Mar. The project also includes a proposed lot merger with an adjacent three-lot parking lot (058-111-14, 058-111-15, and 058-111-16).

### **BACKGROUND:**

#### *Site Data*

The project site involves four individual parcels: 226 Avenida Del Mar and a three-lot parking lot accessible from Avenida Cabrillo (058-111-14, 058-111-15, and 058-111-16). The lots are located in the Mixed Used 3.0 Zoning District and Architectural, Central Business, and Coastal Zone Overlay Districts (MU3.0-A-CB-CZ). Surrounding land uses include multi-family residential development to the north, commercial uses to the east, south, and west, and the San Clemente Library and Community Center to the west. A historic resource is adjacent to the project site at 228 Avenida Del Mar. See Image 1 below for an aerial view of the lots.

**Image 1 – Aerial View of Project Site**



Each lot is approximately 4,000 square feet, with the overall project site amounting to approximately 16,000 square feet. From Avenida Del Mar to Avenida Cabrillo, the topography of the site consists of a downward grade difference of 10 feet within a span of approximately 200 feet. A 10-foot public utility easement runs across the rear property line of 226 Avenida Del Mar for existing overhead utility lines. The current parking lot is designed with a one-way drive aisle and 28 parking spaces consisting of angled and 90-degree spaces. Existing landscaping is minimal at 226 Avenida Del Mar with two small landscape pockets adjacent to the public right-of-way. The majority of existing landscape on the site is provided in the parking lot through a strip of landscaping along the west property line and two planter areas along Avenida Cabrillo.

**PROJECT DESCRIPTION:**

The applicant, Jim Holloway, proposes to demolish the existing one-story office building and construct a 5,075 square foot two-story restaurant building in the Spanish Colonial Revival (SCR) architectural style. Figure 1 below illustrates the proposed front building elevation. The proposed restaurant includes indoor and outdoor seating totaling 136 seats, the maximum allowed per parking requirements and outdoor dining parking exceptions. The applicant also proposes to merge the property at 226 Avenida Del Mar with three abutting lots located at the rear to allow the future restaurant to provide adequate indoor and outdoor seating while satisfying parking requirements. Additionally, the applicant proposes indoor live entertainment, amplified sound, and full alcohol service. Hours of operation are unknown at this time since a restaurant tenant has yet to be selected.

**Figure 1 – Front Elevation Sketch**



The proposed building incorporates fundamental SCR materials and elements such as low pitched roofs, two-piece roof clay tiles with mortar packing, an accent tower with a metal roof and finial, exposed rafter tails, white stucco, arches, vertically-oriented wood clad windows and doors, and black wrought iron guardrails. An elevator tower is also proposed toward the rear of the building, capped with a hip clay tile roof and exposed

rafter tails. Ornamental elements on the building include decorative scuppers, dark bronze outdoor light fixtures, black canvas awnings, a metal entry canopy, wrought iron grillwork and detailing, a tile mosaic (mural) on the east elevation, and tempered glass niches. One sign is proposed above the entry canopy on the front elevation. Since no restaurant tenant has been identified, elevation drawings show a generic “restaurant” sign. See Attachment 2 - Elevation Sketches, Attachment 3 - Outdoor Light Fixtures Example, and Attachment 4 – Building Materials Board for further information.

The applicant intends to develop an easement agreement between 226 and 224 Avenida Del Mar to maintain the existing pedestrian paseo between the two properties. The existing paseo currently provides patron access to the building from the rear parking lot. The paseo is also used to access businesses located at 224 Avenida Del Mar. Proposed plans show the paseo at six feet wide, in compliance with ADA width requirements.

The parking lot will undergo modifications to meet ADA and Zoning Ordinance requirements, such as grade changes for a compliant path of travel and new planter areas for required landscaping (more information on required and proposed landscaping is provided in the *Development Standards* section below). Additionally, some parking spaces located in the center of the parking lot will be converted from 90 degree parking to angled parking for improved vehicle circulation. Proposed parking lot modifications would reduce the current parking supply of 28 spaces to 24. The applicant also proposes to expand the existing trash enclosure, located in the parking lot, to accommodate new trash bins required by CR&R for the restaurant. The trash enclosure will continue to serve both 224 and 226 Avenida Del Mar. Proposed materials for the trash enclosure consist of the following: white stucco, wood supports, clay tile, and a metal gate. See Attachment 5 for trash enclosure plans.

#### *Abutting Historic Resource*

A historic resource located at 228 Avenida Del Mar abuts the project site to the west. The property was listed on the City’s Designated Historic Resources List for “its construction during the period of significance, its Spanish Colonial Revival styling, and its relative integrity.” The 1995 Historic Resources Survey identifies the conical chimney as the “most extraordinary feature” of the building. The applicant has presented architectural techniques that do not jeopardize the conical chimney’s integrity and that mitigate visual impacts on the historic resource.

The west elevation includes a central plane break that is set back further than flanking wall planes to mitigate massing impacts on the historic resource. The height of the first-level central wall plane has been designed to match the height of the historic resource. Additionally, the applicant proposes a first-level patio with arches on the front portion of the building that improves visibility of the historic resource as visitors approach the historic site from the east side of Avenida Del Mar. The second-level patio further mitigates massing impacts by limiting building mass through the use of wood beams and posts. A photo simulation of the proposed restaurant building, with the historic resource in the

foreground, is shown on Figure 2. See Attachment 6 for photo simulations of the proposed building.

**Figure 2 – Proposed Photo Simulation**



*Why is DRSC Review Required?*

A Cultural Heritage Permit (CHP) is required for new nonresidential buildings within the Architectural Overlay District. Per Zoning Ordinance Section 17.12.025(C), Cultural Heritage Permit applications require DRSC review to ensure development in the Architectural Overlay District incorporates high quality Spanish Colonial Revival architecture, consistent with the City’s Design Guidelines, and to mitigate visual impacts of projects abutting historic resources.

**ANALYSIS:**

*Development Standards*

The proposed project is consistent with all applicable development standards, as shown in Table 1 below.

**Table 1- MU3.0 Zone Development Standards**

<b><i>Standard</i></b>	<b><i>Zoning Ordinance</i></b>	<b><i>Proposed</i></b>	<b><i>Complies with the Code</i></b>
<u>Setbacks</u> (Minimum)			
Front	0'-0"	2'	Yes
Side	0'-0"	1'	Yes
Rear	0'-0"	95'	Yes
<u>Lot Coverage</u> (Maximum)	100%	14%	Yes
<u>FAR</u> (Maximum)	1.0	.31	Yes
<u>Building Height</u> (Maximum)*			
Plate	26'	TBD*	TBD*
Top of Roof	33'	29.39'	Yes
<u>Parking</u> (Minimum)	24 spaces (120 seats)**	24 spaces	Yes
<u>Parking Lot Landscaping</u>	10% of parking lot	10%	Yes
<u>Urban Open Area</u>	20%	28%	Yes

\*Plate height measurements are pending. The proposed plate height is currently not identified on plans. However, the applicant intends to work with staff and comply with all height requirements before the project is scheduled for a Planning Commission hearing.

\*\*A total of 136 seats are proposed. Per Zoning Ordinance Section 17.28.205, no parking is required for 16 outdoor seats for restaurants with 32 or more indoor seats.

*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 7 is a table of Design Guidelines the project is consistent with. (Attachment 8 is an applicant’s memo explaining the rationale on the proposed design.)

**Table 2 – Design Guidelines Analysis**

<b>Design Guideline or Policy</b>	<b>Project Consistency</b>
<u>II.6.d.</u> Use planting to define outdoor spaces, soften the impact of buildings, and parking areas, screen parking and service areas from public view and create visual linkages to neighboring development.	Partially Consistent. Landscaping is proposed on the exterior boundaries of the first level outdoor patio and the paseo will remain to connect pedestrians to the rear parking lot and adjacent businesses to the east of the project site. However, landscaping may be added on the west elevation to further mitigate impacts on the historic resource and for screening of the parking lot. See recommendation #8 for landscaping on the west elevation and recommendation #10 for landscaping for parking lot screening.
<u>II.C.2</u> The building components are divided into parts scaled to human size.	Partially Consistent. The south and west elevation consist of human-scale components. However, the human-scale notion may be improved on the east and north elevation by adding elements closer to the average human height. Greater attention to this should be given to the far right wall plane on east elevation that is adjacent to the paseo. See recommendations #2 north elevation modifications and recommendation #9 for east elevation modifications.
<u>II.C.2</u> Ornament and sculptural detail are located where special emphasis is desired, such as main entrances to buildings.	Partially Consistent. Potted plants, outdoor light fixtures, and a decorative metal canopy are proposed on the Del Mar-facing elevation to complement the main entrance. However, a minimal amount of ornamental elements may be added to the rear entry for improved visual interest from the parking lot. See recommendation #2.
<u>II.C.3.c</u> The area of solid building wall should be greater than the total area of door and window openings in the wall, except at shopfront locations.	Partially Consistent. In general, adequate stucco mass is provided in relation to window openings throughout the building. However, the second-level central wall plane on the west elevation consists of four window assemblies that dominate over stucco mass. Changes can be made to achieve a higher stucco-to-window ratio. See recommendation #4
<u>II.E.</u> Signage should be consistent with the architectural character of the building.	Unclear. Detailed information on the sign is not provided. Per Zoning Ordinance Section 17.84.020, the applicant is required to obtain approval of a Discretionary Sign Permit for a Master Sign Program for new nonresidential buildings. The applicant may request a Discretionary Sign Permit application for concurrent review with the subject applications, or may submit separately. See recommendation #12.

Design Guideline or Policy	Project Consistency
<p><u>II.E.3</u> Visually screen off-street parking lots from street view by planting or a combination of planting and low walls or earth berms.</p>	<p>Inconsistent. The existing parking lot is excessively visible from Avenida Cabrillo. Proposed plans do not demonstrate new screening methods to limit visibility of the parking lot. Landscaping in the form of vines or hedges may be used along the north property line of the parking lot. See recommendation #10</p>
<p><u>II.E.4</u> Internal planting within parking lots should provide tree canopies that soften the visual impact of the lot and provide relief from heat build-up.</p>	<p>Partially Consistent. There is an existing tree in one of the planter areas near Avenida Cabrillo. However, if practical, an additional tree may be installed towards the center of the parking lot. See recommendation #11</p>
<p><u>III.A1.3.e</u> Avoid large or long continuous wall planes without visual interest.</p>	<p>Partially Consistent. The front and rear elevations consist of wall planes with adequate detail. However, the far right wall plane on the east elevation may be modified to incorporate interesting detail. Additionally, the far left wall plane on the west elevation may use planter boxes or vertical landscaping to achieve more visual interest. See recommendation #9 for east elevation modifications and recommendation #8 for west elevation modifications.</p>
<p>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. When practical, walls should be no thinner than 12". (an 18" wall is ideal).</p>	<p>Partially Consistent. The floor plans show some recessed windows and doors. However, recessed doors and windows can be proposed on the rear elevation to strengthen the project's four-sided architecture. 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. See recommendation #3.</p>

*General Plan Policies Consistency*

Table 3 is an analysis of the project's partial consistency with General Plan policies applicable to the proposed project. Attachment 9 is a table of General Plan policies the project is consistent with.

**Table 3 – General Plan Policies**

Policy	Project Consistency
<p><u>UD-5.18.</u> Drought Tolerant/Native Species Landscaping. Ornamental</p>	<p>Unclear. The landscape plan provided does not specify if the proposed landscaping is</p>

Policy	Project Consistency
<p>plantings in new, non-residential development should consist primarily of drought tolerant and California native species. Only in small areas and special public locations, such as high-use areas of parks, should lawns or other high water use vegetation be used.</p>	<p>drought tolerant or native. The applicant is required to submit this information for preliminary review by the City’s Landscape Consultant.</p>
<p><u>M-2.48.</u> Bicycle- and Pedestrian-Oriented Site Design. We encourage bicycle and pedestrian-oriented site design in commercial areas.</p>	<p>Partially Consistent. Pedestrian connectivity is promoted through the intended, continued use of the paseo that connects pedestrians to the front entrance of the restaurant, parking lot, and adjacent businesses to the east of the project site. However, to further promote bicycle usage and pedestrian accessibility, bike racks may be provided in the parking lot. See recommendation #13.</p>
<p><u>M-2.50.</u> Pedestrian Connectivity. We require development projects and site plans to be designed to encourage pedestrian connectivity among buildings within a site, while linking buildings to the public bicycle and pedestrian network.</p>	<p>Partially Consistent. Pedestrian connectivity is promoted through the intended, continued use of the paseo that connects pedestrians to the front entrance of the restaurant, parking lot, and adjacent businesses to the east of the project site. However, to further promote bicycle usage and pedestrian accessibility, bike racks may be provided in the parking lot. Per the General Plan, a potential bike route may be added on Avenida Cabrillo that can be supported by bike racks on the project site. See recommendation #13.</p>

**RECOMMENDATIONS:**

Overall, the project consists of high quality architecture that incorporates fundamental Spanish Colonial Revival materials and elements. However, staff recommends the following modifications to improve the project’s consistency with the City’s Design Guidelines.

1. Add divided lites on Del Mar-facing windows and doors to improve visual interest.
2. Incorporate additional ornamental elements to the rear entry for improved visual interest from the parking lot, such as an awning or exterior light fixture.
3. Provide recessed doors and windows on the rear elevation to strengthen the project’s four-sided architecture.



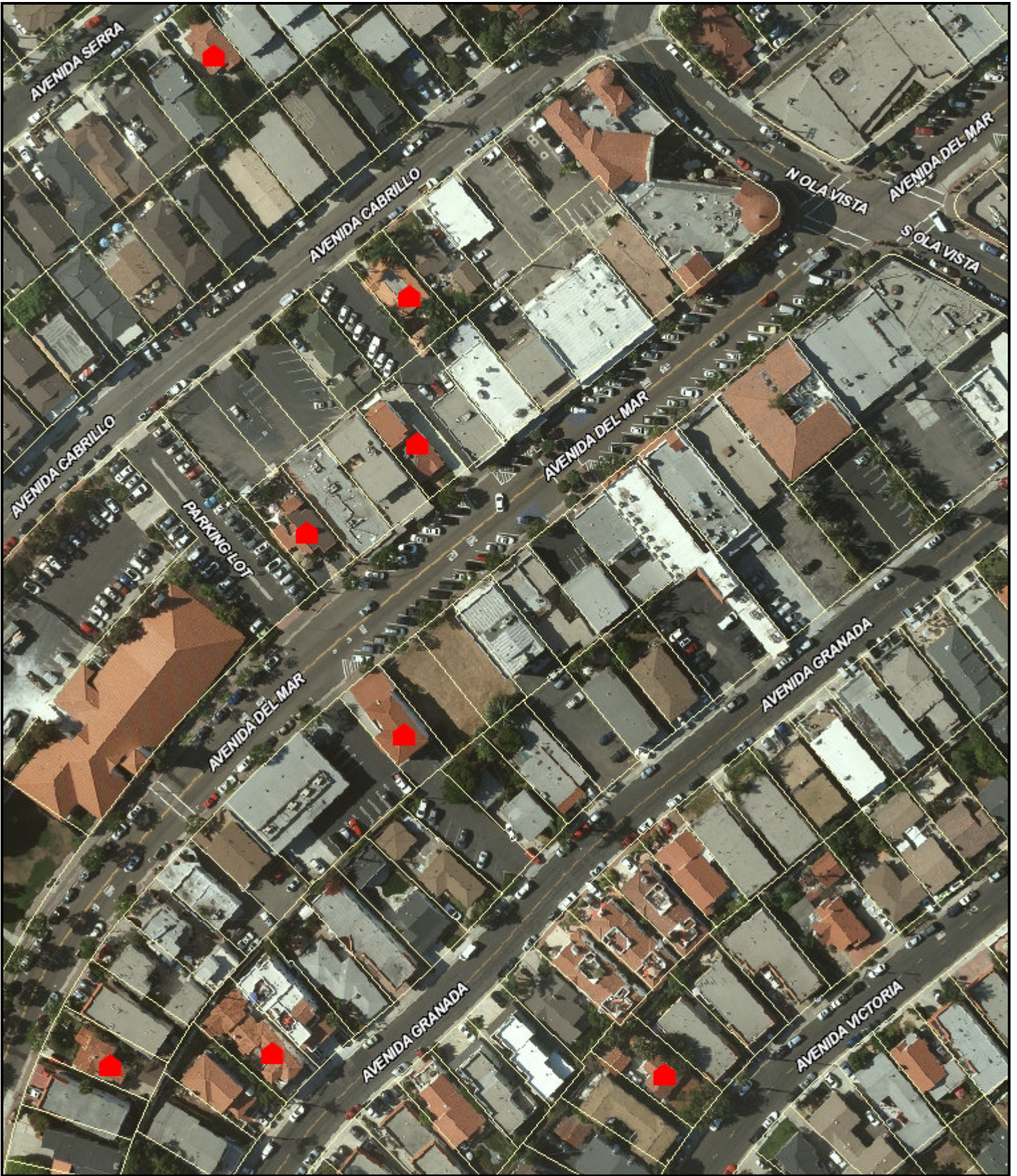
4. The second-level central wall plane on the west elevation consists of four window assemblies that dominate over stucco mass. Modify the fenestration to achieve a higher stucco-to-window ratio.
5. Use a true arch for the front entrance, consistent with Henry Lenny's proportion formula or replace the arched entry with a 90 degree opening. Adjustments to the width of the entry may be necessary to achieve a well-proportioned arch.
6. Replace the proposed entry glass door with a SCR-compatible wood door. This will help accentuate the main entrance to the restaurant. The building will still consist of adequate windows for storefront transparency.
7. Remove the ridge from the elevator tower to reduce clay tile mass and for a more defined tower feature.
8. Add window planter boxes or vertical landscaping on the west elevation to further mitigate impacts on the historic resource.
9. The far right wall plane on east elevation consists of a large blank wall that does not promote a human-scaled design. Add more detail on the subject wall plane such as windows, a shed roof, or ornamental elements scaled to human size to improve the pedestrian experience along the paseo.
10. Improve the parking lot's street appeal by applying stucco to existing planter walls and adding landscaping to further screen the parking lot.
11. Consider adding a tree near the center of the parking lot to reduce visual impacts and heat build-up.
12. Request a Discretionary Sign Permit for approval of a Master Sign Program in conjunction with the subject permits for a cohesive design review.
13. Consider installing bike racks in the parking lot near the proposed building to improve pedestrian accessibility. Additionally, the installation of bike racks may help support a future bike route as Figure M-3, Bikeways Map in the Mobility and Complete Streets element, shows a recommended bike route on Avenida Cabrillo.

**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.

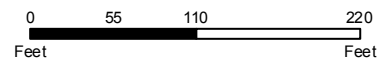
***Attachments:***

1. Location Map
2. Elevation Sketches
3. Outdoor Light Fixtures Example
4. Building Materials Board
5. Trash Enclosure Plans
6. Photo Simulations
7. Design Guidelines Consistency
8. Applicant's Design Rationale Memo
9. General Plan Consistency
10. Photographic Location Map and Photographs
11. Plans



### City of San Clemente

Del Mar Restaurant  
226 Avenida Del Mar



 Historic Resources

**a2 design**  
alura **aguilera**, AIA, LEED AP  
anthony **aguilera**

**Restaurant Development for  
226 Avenida Del Mar**

**ATTACHMENT 2**



**South Elevation**

**1/8" = 1'-0"**

**a2 design**  
alura **aguilera**, AIA, LEED AP  
anthony **aguilera**

**Restaurant Development for  
226 Avenida Del Mar**



**West Elevation**

**1/8" = 1'-0"**

**a2 design**  
alura **aguilera**, AIA, LEED AP  
anthony **aguilera**

**Restaurant Development for  
226 Avenida Del Mar**

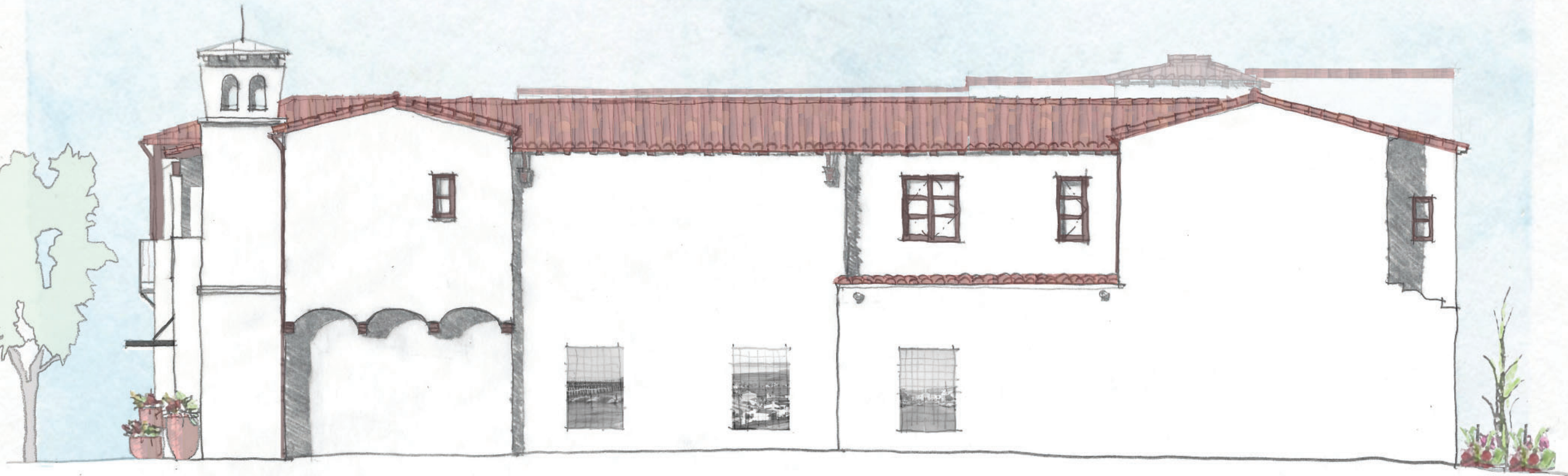


**North Elevation**

**1/8" = 1'-0"**

**a2 design**  
alura **aguilera**, AIA, LEED AP  
anthony **aguilera**

**Restaurant Development for  
226 Avenida Del Mar**



**East Elevation**

**1/8" = 1'-0"**



## French Quarter Exterior 2 Light Wall Sconce

\$500.00  
+ Free Shipping  
100% Price Match

### French Quarter Exterior 2 Light Wall Sconce Options

Incandescent

The French Quarter Exterior Two Light Wall Sconce by Troy Lighting establishes a classically designed fixture that will bring warmth and comfort to any decor. The French Quarter Exterior Two Light Wall Sconce is constructed of a metal body. The French Quarter Exterior Two Light Wall Sconce offers a refined style that will seamlessly integrate with a wide range of home decors. | |

### French Quarter Exterior 2 Light Wall Sconce Dimensions:

Height: 24" x Width: 7"

### French Quarter Exterior 2 Light Wall Sconce Lamping:

Two 60W Candelabra

### About Troy Lighting

Troy Lighting strives to produce interior and exterior lighting products that shine through with Troy Lighting's passion for quality, design, value and service.

more on Troy Lighting





## Los Olivos Exterior 3 Light Lantern

\$760.00  
+ Free Shipping  
100% Price Match

### Los Olivos Exterior 3 Light Lantern Options

Incandescent

The Los Olivos Exterior Three Light Lantern by Troy Lighting is a European influenced fixture that will bring elegant, exquisite illumination to any decor. The Los Olivos Exterior Three Light Lantern is constructed of a metal body. The Los Olivos Exterior Three Light Lantern will bring the charm of traditional designs into your home.

### Los Olivos Exterior 3 Light Lantern Dimensions:

Height: 20" x Diameter: 11.625"

### Los Olivos Exterior 3 Light Lantern Lamping:

Three 60W Candelabra  
One 26W Gu24

### About Troy Lighting

Troy Lighting strives to produce interior and exterior lighting products that shine through with Troy Lighting's passion for quality, design, value and service.

[more on Troy Lighting](#)



## Newton Wall Sconce - Small

**\$340.00**  
+ Free Shipping  
100% Price Match

The Newton Wall Sconce Small by Troy Lighting with Clear Seeded Glass draws on the traditional, classic design and elements that would add allure and soft lighting to any decor. The Newton Wall Sconce Small is crafted of a glass and metal body. The Newton Wall Sconce Small is a beautiful, unexpected choice for classic and contemporary spaces.

### **Newton Wall Sconce - Small Dimensions:**

Height: 17.5" x Width: 7"

### **Newton Wall Sconce - Small Lamping:**

One 100W A19

### **About Troy Lighting**

Troy Lighting strives to produce interior and exterior lighting products that shine through with Troy Lighting's passion for quality, design, value and service.

[more on Troy Lighting](#)



**a2 design**

alura **aguilera**, AIA, LEED AP

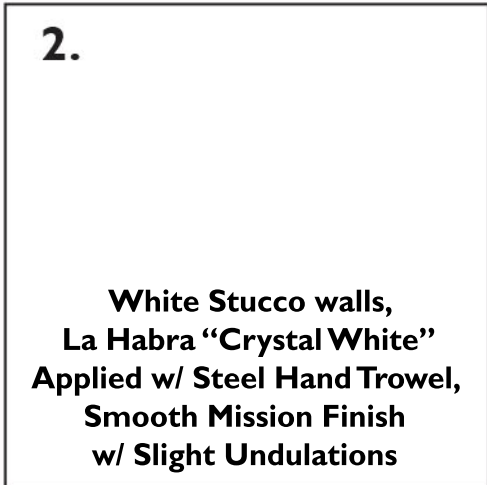
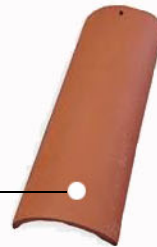
anthony **aguilera**

**Building Material and Color Board**



1.

**Redland Clay Tile Roofing**  
**2 piece Mission**  
**“Palmilla Blend” 22111**



2.

**White Stucco walls,**  
**La Habra “Crystal White”**  
**Applied w/ Steel Hand Trowel,**  
**Smooth Mission Finish**  
**w/ Slight Undulations**



4.

**Decorative Black**  
**Wrought Iron Accents**



5.

**Black Canvas**  
**Awnings**  
**w/ Black Wrought**  
**Iron Supports +**  
**Decorative**  
**Accents**



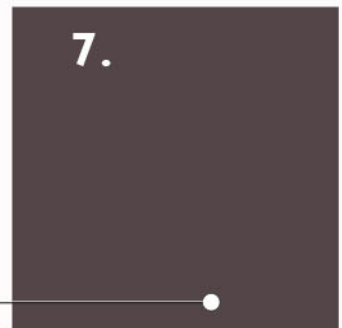
3.

**Black Wrought-Iron**  
**Railings with Balcony**  
**Projections**  
**(where occur)**

**Tile Mural / Tile Mosaic with**  
**Spanish Tile Accents by**  
**Local Artist of San**  
**Clemente Heritage**



6.



7.

**Dark Brown Wood Clad**  
**Windows + Doors and**  
**Dark Brown 1/2 round**  
**Gutters + Decorative**  
**Downspouts**

**a2 design**

alura **aguilera**, AIA, LEED AP

anthony **aguilera**

Restaurant Development for

226 Avenida Del Mar

**ATTACHMENT 6**



**Pedestrian View**

**BEFORE**

**a2 design**  
alura **aguilera**, AIA, LEED AP  
anthony **aguilera**

**Restaurant Development for  
226 Avenida Del Mar**



**Pedestrian View**

**AFTER**



Pedestrian View

BEFORE

**a2 design**  
alura **aguilera**, AIA, LEED AP  
anthony **aguilera**

Restaurant Development for  
226 Avenida Del Mar



Pedestrian View

AFTER

# ATTACHMENT 7

## Consistency with Design Guidelines

Design Guideline or Policy	Project Consistency
<p><u>II.B.3</u> Design buildings to be compatible in scale, mass, and form with adjacent structures and the pattern of the neighborhood.</p>	<p>Consistent. Scale, mass, and form of the proposed building is compatible with the general development of Downtown. The abutting historic resource does not consist of similar building mass as the proposed building. However, architectural techniques to mitigate massing impacts on the historic resource have been presented, as explained in <i>Abutting Historic Resource</i> section above.</p>
<p><u>II.B.3</u> Efforts to coordinate the actual and apparent height of adjacent structures are encouraged. (It is often possible to adjust the height of a wall to match that of an adjacent building. Similar design linkages can be achieved to adjust apparent height by placing window lines and other horizontal elements in a pattern that reflects the same elements on neighboring buildings.)</p>	<p>Consistent. The proposed building essentially matches the height of the adjacent two-story commercial building to the east of the project site. The proposed building does not match the height of the abutting historic resource. However, the first-level central wall plane on the west elevation is designed to match the height of the historic resource and reduce massing impacts.</p>
<p><u>II.B.3.</u> Carefully design rear and side facades to be compatible with the principal facades of the building.</p>	<p>Consistent. The project proposes four-sided architecture with SCR fundamentals, along with ornamental elements, incorporated into the design.</p>
<p><u>II.C.3.b</u> Projections may be used to emphasize important architectural elements such as entrances.</p>	<p>Consistent. A metal canopy over the front entrance is proposed and the rear entry door is recessed enough for a projection feel over the entry.</p>
<p><u>II.C.3.a</u> Incorporate defined outdoor spaces into the buildings and site designs of all new development in the city.</p>	<p>Consistent. The project includes a Del Mar-facing outdoor patio on both levels of the building defined by landscaping and wrought iron railing.</p>
<p><u>II.C.3.b</u> Varied roof heights are encouraged.</p>	<p>Consistent. Different roof heights throughout the project have been incorporated.</p>
<p><u>II.C.3.c</u> Building proportions with a horizontal emphasis are generally desired, except in the use of accent tower elements. Avoid vertical proportions that exaggerate building height.</p>	<p>Consistent. The project consists of horizontally-oriented elevations below the height limit. An accent tower and elevator tower are used for visual interest.</p>



<b>Design Guideline or Policy</b>	<b>Project Consistency</b>
<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> Arcades should have sufficient wall thickness to emphasize strength and balance.	Consistent. The proposed arcades have sufficient thickness to visually support their subject second level.
<u>II.E.3</u> Parking lots should be set back at least 5 feet from the face of a building. The 5-foot area between the parking lot and building should be fully landscaped, unless used as a pedestrian walkway.	Consistent. New landscaped areas are proposed between the proposed building and the parking lot.
<u>II.F.</u> The screen for the trash containers should be designed to be compatible with the architectural character of the development and be of durable materials	Consistent. The trash enclosure consists of a SCR design and materials such as, white stucco, wood supports, and clay tile, consistent with SCR architecture materials.
<u>III.A1.3.b</u> Projects in pedestrian districts should provide continuous building edge at the side walk.	Consistent. Generally, the restaurant building provides a façade at the sidewalk with minor buffers for landscaping and welcoming entry space.
<u>III.A1.3.f</u> Provide views into shops, offices, and restaurants to encourage pedestrian activity.	Consistent. The front elevation provides window openings and arcades for views into the restaurant and outdoor dining areas.

## **a2 design**

alura **aguilera, AIA, LEED AP**  
anthony **aguilera**

1220 Avenida De La Estrella  
San Clemente, Ca 92672  
Tel: 949.218.6472  
Fax: 949.218.5642

City of San Clemente  
910 Calle Negocio  
San Clemente, Ca 92673

Project: **Restaurant Development**  
226 Avenida Del Mar  
San Clemente, Ca 92672

Date: March 6, 2019

We are enthusiastic about this project to create a new restaurant for San Clemente at 226 Avenida Del Mar. To arrive at this design, we studied Ole Hanson Historic buildings throughout San Clemente, researched [Images of America San Clemente](#) by Garney, Jennifer and the San Clemente Historical Society, and integrated the Henry Lenny Architectural Design Guidelines and the Additional Design Guidelines for Special Districts and Sites into our design. This project will complement the adjacent Historic property and honor the architectural vernacular Ole Hanson established for San Clemente.

### **South Elevation** (Front View from Avenida Del Mar)

The character of Avenida Del Mar includes undulating elements that engage the pedestrian. The south elevation integrates a true arched entry element, and an outdoor patio loggia, and a tower element. The tower anchors the front elevation to instill a vertical presence inspired by Ole Hanson projects such as the Miramar, the San Clemente Beach Club, and the Social Club.

The arches for both the entry and the outdoor patio are true arches. The entry arch is larger than the patio arches to pronounce the entry's hierarchy. This elevation will feature decorative wrought iron railings, 2-piece clay tile roofing, and shaped exposed rafter tails. The outdoor patio will run along the front upper floor above the entry and at the south-west corner to set back both upper and lower levels from the Historic structure. Outdoor seating at both levels engage Del Mar street. The structure is pushed back from the property line to provide drought tolerant landscaping. Walls are thickened to 12"-18", consistent with the Henry Lenny Architectural Design Guidelines, p. 91. The entry doors and sidelights are arched on axis with the arch in front.

### **North Elevation** (Rear View from Avenida Cabrillo)

The rear elevation gives us an opportunity to engage the public, remove all encroachments and non-conformities, and add landscaping. The existing structure encroaches over the property line and into the overhead easement. The entire rear of the new structure is pulled back to provide a new landscaping area 10'-0" deep that runs the length of the rear with succulent plantings, ramp access, and a hidden grease trap.

The arch that denotes the primary rear entrance will be dramatic since it is several feet thick. It is as high as it can be since there is a staircase above it. To emphasize the entry, we have a circular window above with wrought iron detailing which visually elongate the rear public entrance. Proportions along this elevation are expressive of the access points. The larger expanse is for public access while the narrower element is for the service entrance.

2-piece clay tile shed roofs with exposed rafter tails are used as described in the Design Guidelines for San Clemente which encourages the use of shed roofs and states the following:

*"Shed Roof: A roof with a single slope in one direction. A building may contain several "shed" roofs, each over a part of the building,"*(Design Guidelines City of San Clemente, Appendix B: Glossary, p. B-1)

The use of shed roofs, hips, and gables are all consistent with the Design Guidelines, and integrating a variety of these roof types is encouraged for architectural interest.

**West Elevation** (Side View adjacent to Historic structure)

The roofs used along the west elevation are shed and hip roofs. These provide articulation and are consistent with the Design Guidelines for the City of San Clemente. The elevation is broken up into 3 distinct elements. The front element engages the public and is opened up to give light and air to Del Mar and the Historic property. The middle section includes canvas awnings with wrought iron supports above for ocean view dining, and a landscape area below. The rear portion houses an elevator with a clay tile hip roof above to read as a tower element while providing elevator mechanical clearances. A large gable roof in this section of the building would exceed the maximum building height. If we lower the plate height to be below the maximum height, the ceiling would be too low to comply with the California Building Code. The shed roofs used will hide the rooftop mechanical equipment required for the restaurant without the need for a parapet and offer architectural interest to the building.

Additional features along this elevation include wrought iron railings and arches at the outdoor patio at both levels at the corner. The covered upper outdoor patio will integrate exposed beams at the underside with shaped wood corbels and shaped exposed rafter tails.

**East Elevation** (Side View adjacent to 224 Avenida Del Mar - 2 story office building)

View along this side is limited since there is a narrow paseo between 224 and 226 Avenida Del Mar. 224 is an existing 2-story adjacent structure. The pedestrian view will mainly be at eye level. To engage the pedestrian along the paseo, we will incorporate tile murals/tile mosaics by a local artist depicting San Clemente heritage. There are limited windows along this elevation since we have a zero-lot line for building code and fire code compliance. Walls that are setback have windows where possible to break up the stucco; however long expanses of stucco are consistent with Spanish Colonial Style Architecture. The massing and artwork evoke interest along this elevation while complying with code for the portions that are on the property line. Where possible, we integrated shaped rafter tails indicative of Spanish Colonial Revival architecture.

Our design will complement the character of San Clemente and the adjacent Historic structure. We have incorporated the City's Design Guidelines and carefully considered every elevation on this Spanish Colonial Revival style restaurant. The project will engage pedestrians on Avenida Del Mar and honor San Clemente's heritage.

Sincerely,



Alura Aguilera, AIA, LEED AP

Anthony Aguilera

a2 design

## Consistency with General Plan Policies

Policy	Project Consistency
<p><u>LU-11.04.</u> Outdoor Dining. We encourage the development of outdoor dining and other similar uses which do not impede pedestrian use of the sidewalks.</p>	<p>Consistent. The project includes a Del Mar-facing outdoor patio on both levels of the building within private property.</p>
<p><u>LU-11.07.</u> Access Between Buildings. Where feasible, we require new development to link buildings and sites with adjacent development and public alleys through the use of walkways or paseos, in addition to street-abutting sidewalks.</p>	<p>Consistent. The existing paseo adjacent to the project site will remain to connect pedestrians to the restaurant, rear parking lot, and adjacent businesses to the east of the project site.</p>
<p><u>LU-11.11.</u> Art in Public and Private Places. We encourage the incorporation of art in public and private spaces that reflects the area's historic and small town beach character.</p>	<p>Consistent. The applicant proposes a mural on the east elevation, adjacent to the paseo (the mural will require administrative approval prior to installation).</p>
<p><u>LU-2.01.</u> Quality. We require that new development protect community character by providing architecture, landscaping and urban design of equal or greater quality than surrounding development, and by respecting the architectural character and scale of adjacent buildings</p>	<p>Consistent. In general, the project provides quality SCR architecture with ornamental landscaping, compatible with the scale of Downtown development.</p>
<p><u>UD-5.03.</u> Usable Outdoor Areas. New buildings and major remodels on Avenida Del Mar and El Camino Real in the Downtown Core should contribute to public and private, publicly accessible outdoor areas, such as patios, recessed storefronts, courtyards and balconies that support a variety of activities and contribute to Downtown's vitality.</p>	<p>Consistent. The project includes a Del Mar-facing outdoor patio on both levels of the building.</p>
<p><u>UD-5.06.</u> Preserving Distinctive Architecture. In the Architectural Overlay areas, we require new buildings to follow the City Design Guidelines for</p>	<p>Consistent. In general, the proposed building is designed in the SCR architectural style and incorporates basic elements encouraged by the City's Design Guidelines.</p>

Policy	Project Consistency
Spanish Colonial Revival architectural style.	
<p><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.</p>	<p>Consistent. Scale, mass, and form of the proposed building is compatible with the general development of Downtown. The abutting historic resource does not consist of similar building mass as the proposed building. However, architectural techniques to mitigate massing impacts on the historic resource have been presented, as explained in <i>Abutting Historic Resource</i> section of the staff report.</p>
<p><u>HP-2.06.</u> New Development. We require that all new single-family and multifamily residential development abutting historic resources, and new commercial and multi-family development of three or more units within a 300-foot radius from a historic resource be compatible with the historic resource in terms of scale, massing, building materials and general architectural treatment.</p>	<p>Consistent. Scale, form, design and materials of the proposed building is compatible with the abutting historic resource. The abutting historic resource does not consist of similar building mass as the proposed building. However, architectural techniques to mitigate massing impacts on the historic resource have been presented, as explained in <i>Abutting Historic Resource</i> section of the staff report.</p>

Photo Location Map

