



Design Review Subcommittee (DRSC)

Meeting Date: August 10, 2022

PLANNER: Sara Toma, Senior Planner

SUBJECT: **Minor Cultural Heritage Permit (MCHP) 22-111, Koch-Wong Residence**, a request to add a new garage and remodel the interior of an existing two-story, two-unit multi-family dwelling for the property located at 238 West Mariposa in the Residential Medium Density (RM) zoning district.

BACKGROUND:

Site Data

The subject site is a three-story, two-unit multi-family dwelling located at 238 West Mariposa in the Residential Medium Density (RM) zoning district, within 300 feet of a historic structure. The existing building utilizes a 1950's contemporary architectural style as shown in Exhibit 1.

Exhibit 1: View of Front Façade

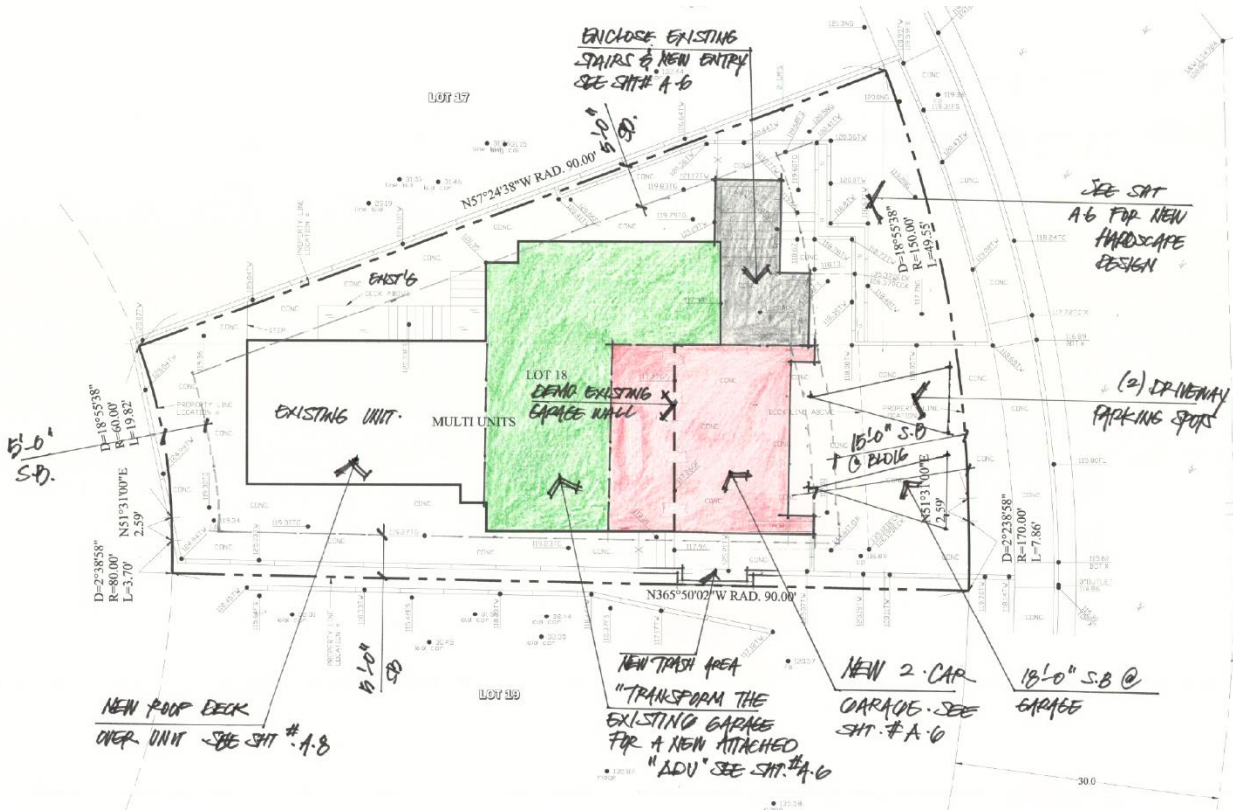


Project Description

The applicant proposes a new garage addition as well as interior and exterior modifications to the existing structure. The proposed garage addition will be located within

the existing building footprint and will replace the existing garage. Exhibit 2 shows the existing site plan.

Exhibit 2: Existing Site Plan



Exhibits 3 and 4 show the wall within the existing two-car garage being demolished to accommodate a new two-car garage.

Exhibit 3: Existing Garage Location

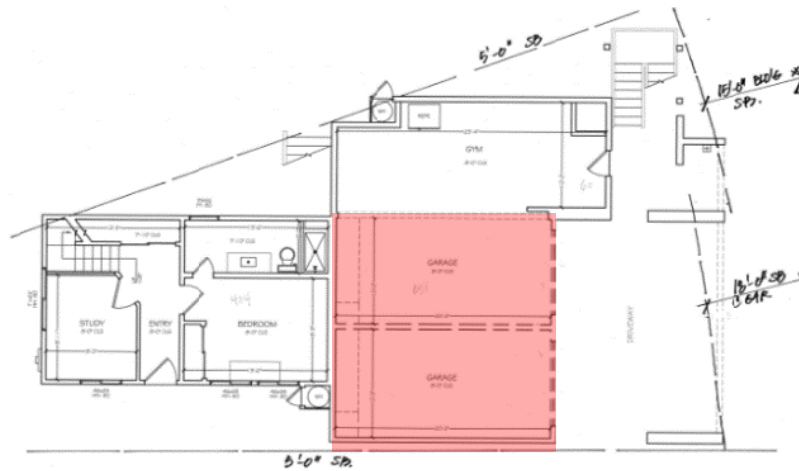
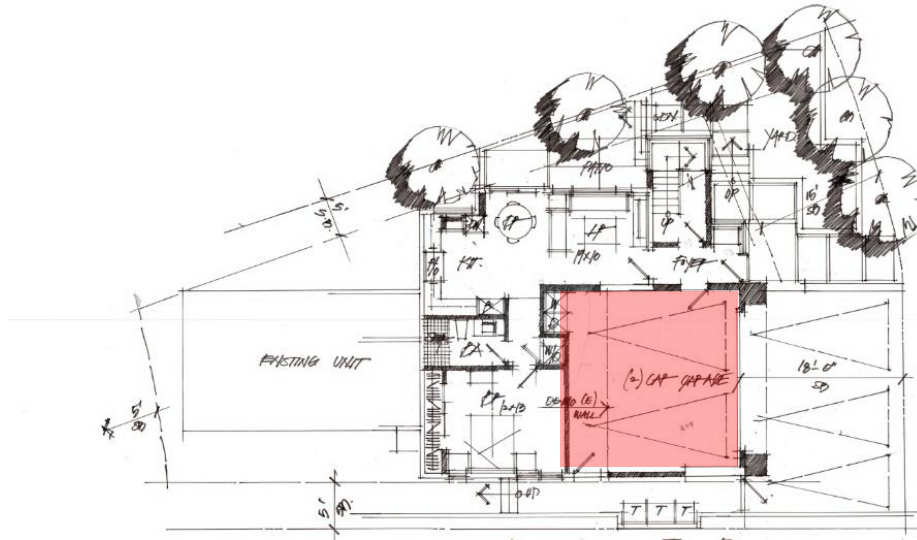


Exhibit 4: Proposed Garage Location



Exterior improvements include enclosing the outdoor staircase located on the northeast portion of the building (Exhibits 5 and 6) and a new rooftop deck located on the northwest area of the building in the rear yard, not within the required five-foot setback area.

Exhibit 5: Existing Open Outdoor Staircase



Exhibit 6: Proposed Enclosed Outdoor Staircase***Why is DRSC Review Required?***

San Clemente Municipal Code (SCMC) Section 17.12.020 (Review Authorities), under Table 17.12.020 (Review Authority for Permits and Entitlements) requires Zoning Administrator approval of a Minor Cultural Heritage Permit (MCHP) to allow minor exterior alterations to a residential building. Based on the scope and scale of the proposed project, the City Planner can determine that a project requires Design Review Subcommittee (DRSC) review. The City Planner has determined that the changes to the building's improvements warrant DRSC review to ensure that there are no impacts on the abutting historical resources in the neighborhood and that the exterior modifications are compatible with the City's Design Guidelines.

ANALYSIS:***Development Standards***

As proposed, the project is consistent with the applicable development standards, with the exception of the building height limitations. The existing is shown as 27'-3" and the height limit of the zone is 25'. The proposed exterior improvements will include enclosing an outdoor staircase, adding a new rooftop deck, chimney, and parapet wall. The addition of the chimney and parapet will increase the building's non-conformity related to building height. Staff recommends the parapet and chimney be revised to maintain a building height no taller than the existing building's current 27'-3" height. Interior modifications include changes to the existing floorplan to accommodate a new two-car garage. Table 1 on the following page details the project's compliance with development standards.

Table 1- Development Standards

<i>Standard</i>	<i>Residential Medium Density RM</i>	<i>Proposed</i>	<i>Complies with the ZC</i>
<u>Setbacks</u> (Minimum)			
Front Yard	15'-0"	15'-0"	Yes
Street-Facing Garage	18'-0"	18'-0"	Yes
Interior Side	5'-0"	5'-0"	Yes
Street Side	0'-0"	0'-0"	Yes
Rear	5'-0"	5'-0"	Yes
<u>Height</u>	25 feet	27'-3 (existing)	No

Architecture

The project is in the Residential Medium Residential zoning district, which encourages multi-family residential projects to convey a high level of quality and distinctive neighborhood character in accordance with the Urban Design Element and Zoning Code.

The proposed exterior modifications would update the façade while maintaining the existing contemporary architectural style and staying sensitive to the historical features within its surroundings (Attachments 2-3).

Design Guidelines

Design Guidelines and General Plan policies identified below, along with how the project modification to maintain its consistency with each guideline and policy.

DG II.B. – All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood. A diligent effort should be made to orchestrate careful relationships between old and new.

- Consistency with guidelines: Exterior modifications will include updates to the façade while maintaining its contemporary architectural style and staying sensitive to the neighboring sites. The improvements are intended to increase the architectural quality while taking into consideration its contextual influences, namely historical structures.

DG III.B. – Multi-family buildings should contribute to the sense of community in their neighborhoods by carefully relating to the open spaces, scale, and form of adjacent properties, and by designing street frontages that create architectural and landscape interest for the pedestrian and neighboring residents.

- Consistency with guidelines: The proposed exterior improvements minimize the adverse visual impacts by utilizing materials that are compatible and consistent with the existing styles found within the

neighborhood. Enclosure of the outdoor staircase has been integrated into the design of the building to minimally impact the scale of the structure.

General Plan Policies

LU-1.03. – *Maintenance of Neighborhood Character.* We maintain elements of residential streets that unify and enhance the character of neighborhoods, including parkways, street trees, and compatible setbacks.

- Consistency with policy: The proposed exterior improvements will update the façade of the existing building while maintaining its contemporary architectural style. As noted in Table 1, setbacks will continue to comply with City standard and will not be incompatible with setbacks of the neighboring properties.

LU-9.08. – Locate and design parking areas and garages to be architecturally integrated with and complementary to the main structure.

- Consistency with policy: The proposed garage will be integrated into the existing footprint of the building and will be designed to incorporate materials that will not detract from the architectural style of the main building.

RECOMMENDATIONS:

The architectural details demonstrated on the plans comply with the Zoning Ordinance and Design Guidelines, with the exception of the proposed building height. Staff recommends the parapet and chimney be revised to maintain a building height no taller than the existing building’s current 27’-3” height. Staff seeks the DRSC’s comments and welcomes any additional comments or recommendations.

Attachments:

1. Koch/Wong Project Site Plan
2. Architectural Color Board Koch/Wong Residence
3. Attachment 3-Colored Front Elevation

THE KOCH/WONG RESIDENCE
COLOR BOARD

238 WEST MARIPOSA
SAN CLEMENTE, CA. 92672



Smooth Exterior Stucco
Omega 437



Roofing Tremco
Cold applied color/Tan



Windows: Fleetwood
Color Deep Taupe



Stone Veneer...ECO Outdoor
Color,,,Baw Baw



southeast (front) elevation

The Koch/ Wong Residence

San Clemente, California

1/4"=1'

8.04.22



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