



Design Review Subcommittee (DRSC)

Meeting Date: January 24, 2024

PLANNER: Zach Rehm, Senior Planner
CONSULTANTS: Precision Civil Engineering, Inc.

SUBJECT: **Housing Element Implementation Program – Objective Design Standards**, second review of the draft objective design standards for multi-family and mixed-use development to meet the City’s Housing Element requirements.

SUMMARY:

The focus of this meeting is to follow up on the input from the DRSC’s September 27, 2023 first review of the Objective Design Standards for four identified architectural styles. Specifically, Staff is requesting input on the following:

Do the draft Objective Design Standards, provided as **Attachment 1**, accurately encompass all architectural features and design elements related to the four specified architectural styles, with specific numerical standards necessary to facilitate administrative review? The red text identifies changes from the first draft reviewed by the DRSC and **Attachment 2** provides responses to comments.

DEVELOPMENT OF OBJECTIVE DESIGN STANDARDS:

The Objective Design Standards provide a set of architectural and site design requirements for new residential development within the proposed Housing Overlay, including mixed-use developments. Objective Design Standards are numeric and/or quantifiable and can be measured, as opposed to subjective standards, which require interpretation. Objective standards will ensure development maintains the unique character and quality of design within the City of San Clemente, while providing the City an avenue to process development permits administratively.

The Objective Design Standards will be applied to projects that are eligible for ministerial review and approval. Additional zoning amendments will be proposed as part of this project, such as revisions to the City’s Affordable Housing Overlay, and text amendments to the Zoning Ordinance’s Land Use Tables. These additional amendments will be presented to the Planning Commission for their consideration after the Design Review Subcommittee process concludes.

The drafting of the Objective Design Standards required extensive research of state housing laws, as well as existing City documents that pertain to design standards for residential developments, such as the City’s Design Guidelines, Zoning Code, and applicable Specific Plans. Numerical performance standards were derived from a combination of best practices, analysis of existing development constraints, and discussion with Staff, consultants, and stakeholders, including the DRSC.

In order to ensure that the Objective Design Standards can be satisfied and will result in attractive development compatible with the existing discretionary design guidelines, the consultant analyzed multi-unit residential and mixed-use projects that have been approved and developed in the city, and found that they are generally consistent with the standards (see **Attachment 3**). Staff and consultants also considered feedback from 40 residents and stakeholders who participated in two community workshops in February and March, 2023. Staff worked with the consultant to establish four architectural styles that would apply within the proposed Housing Overlay based on the City's design requirements, General Plan Focus Areas, Architectural Overlay, and existing development:

- Spanish Colonial Revival
- Mission
- Los Molinos
- Surf Zone

The proposed Housing Overlay map (**Attachment 4**) illustrates the designated locations within the Housing Overlay where each architectural style will be required for applicable projects. Objective Design Standards for Spanish Colonial Revival and Mission architectural styles are largely derived from the City's Design Guidelines and General Plan Focus Area policies (see [City's Design Guidelines](#) on City's website). The Objective Design Standards for Los Molinos architecture were derived from design guidelines stated within the West Pico Corridor Specific Plan (see **Attachment 5** for relevant excerpts), while Objective Design Standards for Surf Zone architecture were derived from various subjective design standards and General Plan Policies (see **Attachment 6** for relevant excerpts).

RECOMMENDATIONS:

Staff seeks feedback and direction from the Design Review Subcommittee (DRSC) on the draft Objective Design Standards.

Attachments:

1. Objective Design Standards (2nd Review)
2. Response to DRSC Comments from 1st Review
3. Project Analysis
4. Housing Overlay Map
5. West Pico Corridor Design Guidelines (Los Molinos architecture)
6. Standards/policies related to Surf Zone architecture

17.XX.050 Objective Design Standards.**A. Site Design Standards.**

1. **Open Areas.** (NEW) New development shall provide usable residential open areas (as defined by Title 17, Section 17.88 (Definitions)), subject to the following standards.
 - a. A minimum of 20% of the total lot area shall be used for open areas. Open area is calculated as a percentage of net lot area; and
 - b. In mixed use districts, surface parking and setback areas may be used to meet the open area requirement.
2. **Parking Location, Access, and Design**
 - a. **Parking Location.** Locate parking areas to the rear or internal locations of the property, using alley access where an alley exists. Where site conditions prevent a parking area from being located to the rear of the property, the following standards apply:
 - i. Locate it to the interior side with a maximum dimension measured parallel to the sidewalk of 65 feet and setback 10 feet from property lines and 5 feet from the face of buildings.
 - ii. Street frontage of a single parking area shall be limited to one double row with circulation aisle (65 feet). A building or building element shall occur before an additional parking row is added.
 - iii. The setback area shall be fully landscaped in accordance with Section 17.XX.050(X), unless used as a pedestrian walkway. If a pedestrian walkway is proposed, the walkway shall be a minimum width of 5-feet along the entire length of the setback area and be constructed of firm, stable, and slip-resistant materials (e.g., poured-in concrete), permeable paving, or concrete pavers.
 - b. **Parking Access and Driveways.** The number of driveway openings to public streets shall be limited to #1 driveway opening per #150 linear feet of street frontage. Side street or alley access shall serve as the primary vehicular access to parking areas, if available. If not available, then the public street frontage shall provide access. When access is possible from more than one public street, use the street with the least traffic volume.
 - c. **Internal Circulation (Larger Development).** Larger development, defined as multi-family developments (35+ units) and mixed-use developments (10,000 square feet and larger), that proposes internal circulation (i.e., sidewalks, streets, and drives) internal to the site shall be subject to the following circulation standards.
 - i. Align new streets and sidewalks with existing streets and sidewalks. Connected sidewalk(s), shared driveways, shared access drives, or shared parking count toward this requirement.

- ii. Provide a sidewalk on at least one (1) side of a private drive. The sidewalk shall be a minimum width of 5-feet along the entire length of the drive and be constructed of firm, stable, and slip-resistant materials (e.g., poured-in concrete), permeable paving, or concrete pavers.
 - iii. Create landscaped buffer of minimum 5-feet between the buildings and the private drive(s) that include groundcover and shrubs a minimum of 30-inches in height after two years of growth and one (1) tree (minimum 24-inch box size) provided for each 300 square feet of buffer area. **Trees shall be spaced at a minimum of 6 feet.**
 - ~~iv. Orient at least #/percent of the entrances of buildings and individual dwelling units toward the private drive.~~
- d. Parking Design.
- i. Parking Structures. Structured parking provides parking within a structure below, at, or above grade. If a parking structure is proposed, the following standards shall be required.
 - 1. Locate parking structures to the rear or interior portions of the property. Where site conditions prevent a parking structure from being located to the rear or interior portions of the property:
 - a. Place the short dimensions of the parking structure at the street edge, measured horizontally from the street fronting width of the garage and vertically from the ground to the top of the structure.
 - b. Utilize vertical landscaping on the portions of the parking structure along street frontage.** If vertical landscaping does not restrict at least 50% of the total view of the parking structure as observed from any street frontage, then architectural features, false facades, and/or screening devices shall be provided.
 - c. When the structure will serve a mixed-use development, locate storefronts, offices, or other commercial space along the ground level of street frontage. When this is not possible, provide one of the following:
 - i. Parking structure with an integrated ground floor shop.
 - ii. Parking structure with a planted patio space that covers at least 50% of the horizontal street frontage(s).

- d. Garage entries, loading and service entries, utility rooms, stairs, elevators, and other similar elements shall occupy no more than 20% of the width of a public street facing building façade.
- ii. Parking Courts. A parking court is a type of parking area where parking is provided between the street and the building. Where 50 or more parking total parking stalls are proposed, then portions of those stalls shall be broken up within smaller parking courts in accordance with the following standards:
 1. Parking courts shall consist of 25 ~~(16)~~ or fewer spaces.
 2. Parking courts shall be physically separated from each other ~~by at least 15 feet in each direction~~ using building structures, landscaped areas including parking diamonds, or pedestrian walkways.
- iii. Parking Drives. A parking drive is a paved way located outside the public right-of-way that provides vehicular access between the street and parking area, that also incorporates open parking spaces, carports, or garage doors along the length. If parking drives are proposed, the following standards shall be required.
 1. Arrange parking in bays. Separate each 8 spaces of continuous perpendicular or angled parking from others by planting areas not less than one parking space wide.
 2. In Multi-family projects over 30 dwelling units, the location of Parking Drives shall be internal to the site and not located around the periphery or edge of the site adjacent to public street(s).
- iv. Covered Parking. When covered parking is required pursuant to Section 17.64.050 (Off-Street Parking Requirements by Land Use), then covered parking shall be provided by means of garages, carports, and trellised canopies.
 1. Carports and garage door openings shall not be located adjacent to the primary street unless there is no other driveway access available onsite for parking.
 2. When visible from the public street frontage, covered parking entrances shall be recessed by a minimum of 18 inches from the street-facing elevation and be accompanied by projecting elements such as porches, windows, trellises, architectural ornament, or landscaping. An extended or projected feature shall project a minimum of 2 feet and run horizontally for a minimum depth of 4 feet.

3. Garage entries, loading and service entries, utility rooms, stairs, elevators, and other similar elements shall occupy no more than 20% of the width of a public street facing building façade.

3. Streetscape Design.

- a. Sidewalk Space.

- i. Development proposed in a Pedestrian District shall provide a 12-foot public sidewalk, measured from the front property line to the planned curb. This may require a public dedication or easement where the existing sidewalk is less than 12 feet, or where a future street widening is planned. Widened sidewalk spaces for pedestrian seating and planting may be provided at select mid-block and corner locations. These improvements may be implemented by a future City streetscape program, or individually with new developments. Developers shall incorporate the required sidewalk space into the project plans and work with the City to determine if the project location is suitable for this type of improvement as part of the project or as part of a future City streetscape program.
 - ii. Development proposed in a Mixed Pedestrian – Automobile District shall provide a 10-foot public sidewalk, measured from the front property line to the planned curb. This may require a public dedication or easement where the existing sidewalk is less than 10 feet, or where a future street widening is planned. The following exceptions shall apply:
 1. El Camino Real. Sidewalks shall be 12 feet.
 2. Calle de Los Molinos: Sidewalks shall be 8 feet.

- b. Sidewalk Paving. Sidewalk paving shall be continuous from the street curb to the property line, interrupted only by tree planting spaces and street furniture. The walking surface shall be concrete finish in accord with the City Standard, with the following exceptions.

- i. Avenida Del Mar. ~~The sidewalk surface on Avenida Del Mar shall be broom-finished concrete with a Sunset Red clay tile decorative trimcourse. Red interlocking pavers shall be used.~~
 - ii. El Camino Real. ~~The sidewalk surface on El Camino Real shall be broom-finished concrete with a Sunset Red clay tile decorative trimcourse. Red interlocking pavers shall be used.~~

- c. Street Lighting. ~~The street lighting standard for development proposed in the Pedestrian District is the “San Diego” series manufactured by Western Lighting Standards, Fountain Valley, California (or equal).~~ Street lighting should be provided as per City Standard in consultation with Public Works staff. The single lamp fixture shall be used on all streets in the Pedestrian District except for El Camino Real. A

double lamp fixture shall be used on El Camino Real. Lighting shall be spaced every 50-100 feet, depending on the height and illumination of each pole .

- d. Street Furniture. Street furniture
 - e. means the functional elements, objects, and pieces of equipment installed and mounted along streets including public art, seating benches, fountains, planters and planting pots, bicycle parking, and bins and trash containers. If proposed, street furniture shall only be located in widened sidewalk spaces that are more than 12 feet in width.
4. Landscaping. In addition to landscape standards contained in Chapter 17.68 (Landscape Standards) of the Zoning Code, projects shall conform to the following standards.
- a. Site Interior/Yard Planting. Landscaping shall be utilized for all required front, side, and rear yard areas that are not specifically used for parking, driveways, walkways, or open space (private, common, and pedestrian space) in accordance with the following standards.
 - i. Landscaping shall include groundcover and shrubs a minimum of 30-inches in height after two years of growth and one tree (minimum 24-inch box size) provided for each 300 square feet of yard area. **Trees shall be spaced at a minimum of 25 feet on center.**
 - ii. Projects shall utilize plant materials that are drought tolerant and primarily native to Coastal California, such as those identified in in Appendix A – Plant Selection Guide.
 - b. Parking Area Landscaping. In addition to standards contained in Section 17.64.060 (Design Standards for Off-Street Parking Facilities) of the Zoning Code, projects shall conform to the following standards.
 - i. Perimeter Landscaping. Perimeter landscaping shall be provided to visually screen off-street surface parking areas from the public street view, adjacent properties, and open space (private, common, and pedestrian space). Screening shall be in accordance with the following standards.
 - 1. Screening shall be provided by planting or a combination of planting and low solid walls or earth berms that are at least 30 inches high.
 - a. Screened perimeter areas shall be 10 feet deep along public streets and 5 feet deep along interior property lines.
 - b. If a wall is used to create the screen, it shall not be greater than 42 inches high if located within the front yard setback.

- c. Solid walls used for screening shall be accompanied by a minimum 5-foot-wide landscaped edge between the property line and the wall, facing the street.
 - d. Landscaping shall include groundcover and shrubs a minimum of 30-inches in height after two years of growth and one tree (minimum 24-inch box size) provided for each 300 square feet of perimeter area between the property line and the parking area. **Trees shall be spaced at a minimum of 25 feet on center.**
 - ii. Interior Landscaping. For surface parking lots greater than 5,000 square feet, an internal area of at least 10% of the total parking area shall be planted with a combination of trees and shrubs in accordance with the following standards.
 1. Tree spacing shall be such that every designated parking space is within 30 feet of the trunk of a tree (minimum 24-inch box size). Landscaped fingers or “planted breaks” may be used.
 2. If palm trees are used for interior landscaping, then other tree species with large canopies shall also be used.
 3. Projects shall utilize plant materials that are drought tolerant and primarily native to Coastal California, such as those identified in Appendix A – Plant Selection Guide
 - iii. Street Trees. Street trees along public streets shall be **provided in consultation with Public Works staff and shall consist primarily of drought tolerant species native to Coastal California**, such as those included in Appendix A – Plant Selection Guide.
 1. **Street trees shall be provided at an interval of 30 feet along the entire length of the property line adjacent to a public street, except where driveway or utility locations prohibit placement.**
 2. **Provide a 4-foot by 4-foot planting space or well under each tree.**
 3. **The ground surface of the planting space or well shall be level with the sidewalk.**
 4. **Use stone blocks or steel grates as approved by the City.**
5. Building Equipment and Service Areas
 - a. Ground-Mounted Equipment on Private Property. Where feasible, ground-mounted equipment, such as air conditioning units, landscape irrigation's controls, transformers, fuse boxes, telephone equipment, gas meters, water meters, stand pipes, and fire sprinkler connectors, shall be located underground, outside the front yard setback. and, when no front yard setback is required outside the area between the street and the building closest to the street.

- b. Where it is infeasible to locate ground-mounted equipment outside the front yard, ground-mounted equipment located in the front yard shall be screened from public view. Screening of ground-mounted equipment must be similar to adjacent landscaping, architecture and/or materials.
 - c. Roof-Mounted Equipment. All roof-mounted appurtenances including, but not limited to air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets, and adjacent residentially zoned property. It shall be located in an equipment well which is screened by a screening wall, parapet wall or equipment well. The height of such equipment, mounted in the well, shall not exceed the height of the architectural element used to screen the well. Viewsheds and sightlines shall be taken into consideration and the equipment should be placed in a location which effects maximum screening. Roof screens shall be sheathed in a matching or complementary material to the exterior building and may include metal panels, parapet walls or screens constructed of exterior grade plywood or other durable materials.
6. Outdoor Lighting **(NEW)**
- a. Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel and shall be directed downward and away from adjoining properties and public rights-of-way.
 - b. No lighting shall blink, flash, or be of unusually high intensity or brightness.
 - c. All lighting fixtures shall be appropriate in scale, intensity and height to the use. Security lighting shall be provided at all entrances/exits.
 - d. Outdoor lighting shall comply with the applicable California Energy Code and California Green Building Standards Code.
 - e. Covered parking areas with visible openings (TBD) shall be considered exterior lighting and shall comply with the nonresidential exterior lighting standards identified in the California Energy Code and California Green Building Standards Code.
 - f. Outdoor recreational lighting associated with a permitted recreation use shall comply with the standards established by the Illuminating Engineering Society.
7. Signage. Sign design shall be consistent with the following standards:
- a. Construction
 - i. Signs shall be constructed as to not obstruct line of sight for pedestrians, bicyclists or vehicular drivers.
 - ii. All permanent sign faces shall be constructed of permanent materials including, but not limited to, painted and/or sandblasted wood, ceramic tile, applied letters, carved wood, metal, plastic or other compatible,

durable and waterproof material. No material more combustible than treated wood shall be used in the construction of any permanent sign.

- iii. All signs shall be constructed in accordance with all applicable Uniform Building Code and National Electrical Code provisions.
- iv. Sign support hardware shall be of a compatible material and design with the sign it supports and shall complement the architecture and design of building to which it is affixed.
- v. Signs shall be designed and oriented to minimize light or glare upon adjacent residential properties and public rights-of-way.

b. Lighting of Signs

- i. Electrical lines from buildings to signs shall be concealed from public view. Exposed raceways are prohibited.
- ii. Light fixtures in planted areas or within support structures shall be screened.
- iii. All external lighting shall be directed away from any adjacent residential uses and public rights-of-way.
- iv. Internally lighted signs shall be a maximum of 200,000 lumens.

c. Landscaping

- i. Landscaped planters shall be required to be installed at the base of all permanent freestanding signs.
- ii. The area of the landscaped planter shall be at least equal in size to the area of two sign faces for pole signs and one sign face for monument signs.
- iii. All landscaped planters shall be irrigated and landscaped with living plant material. Drought tolerant, low maintenance plants shall be utilized wherever possible.

- d. Signage size and location shall comply with the objective requirements of [Section 17.84](#) (Sign Regulations).

B. Building Design Standards.

1. Building Form and Massing.

- a. Scale down the street-facing facades of buildings more than two stories high in order to reduce apparent height. Achieve this by stepping back the third story and any additional stories at least 10 feet from the street-facing property line, or 5 feet from the building face, whichever stepback is greater.
- b. All building elements within 10 feet of street-facing property lines shall be limited to two stories in order to reduce apparent building height. If a building contains a third story, the third story shall be set back at least 10 feet from the street-facing property line. The third story stepback is not required to be uniform. A variety of methods to achieve the stepback may be used.

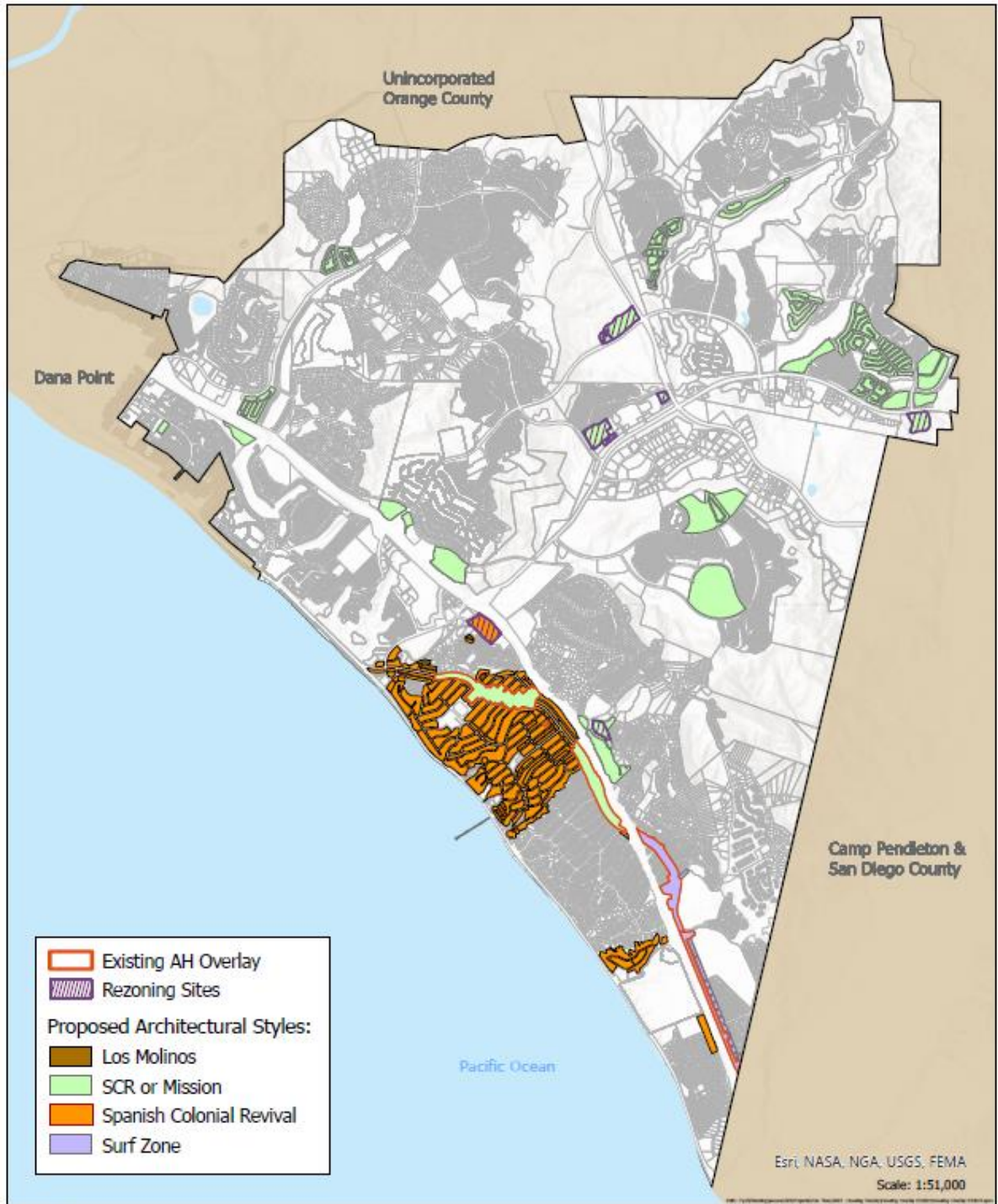
- c. All building elevations visible from public streets, adjacent properties, or internal courtyards should incorporate the following elements into their design:
 - i. Buildings over two stories in height shall have their third story set back at least 10 feet from the interior side property line and at least 10 feet from all street-facing setback lines, or 5 feet from the building face, whichever stepback is greater.
 - ii. Buildings over two stories in height that have frontages on a common open space or courtyard shall have their top story set back at least 5 feet from the building face at the courtyard.
 - d. **Buildings on sloping lots shall step down with the topography of the slope.**
 - e. Building frontages on public streets shall include defined projecting or recessed architectural elements such as building or unit entrances, bays, bay windows, stair towers, balconies, verandas, porches, trellises, overhangs, and loggias count toward this requirement. Such elements shall occur at a minimum of every 30 feet and each story shall have at least two of the following features:
 - i. A recessed feature that has a minimum depth of 6 feet used to define courtyards, entries, balconies, porches, loggias, or other outdoor spaces along the perimeter of the building.
 - ii. An extended or projected feature that projects a minimum of 2 feet and runs horizontally for a minimum depth of 4 feet used to emphasize architectural elements such as entrances, bays, stair towers, balconies, and verandas.
 - iii. Offsets of façade or roof line of 2 feet or greater in height.
 - f. Roof lines shall not extend horizontally by more than 20 feet in length without at least one prominent change as described below. **(NEW)**
 - i. Provide variation in roof height of at least 24 inches measured from the highest point of each roof line. Variation in roof height shall be accompanied by plan offsets.
 - ii. Provide variation in roof form such as gable, hipped, shed, or parapet, pitch (i.e., low to medium), or orientation. Variation in roof orientation shall be accompanied by plan offsets.
 - iii. Provide variation in architectural elements such molding, cornices, eaves, overhangs, corbels, and brackets.
2. Building Entrances. Entrances shall be oriented in accordance with the following standards.
- a. Mixed-Use Buildings.
 - i. Buildings located adjacent to public streets shall have primary (main) pedestrian entrances **for commercial uses** oriented to face adjoining street(s).

-
- ii. Buildings not located adjacent to public streets shall have primary (main) pedestrian entrances **for commercial uses** oriented to face parking areas, walkways, or open space such as courtyards or plazas.
 - iii. Buildings with more than 100 linear feet of public street frontage shall provide at least one building entrance for each 100 linear feet.
 - iv. Entrances shall be recessed a minimum of 2 feet from the sidewalk right-of-way.
 - v. Entrances shall be clearly recognizable from the street using one or more of the following methods:
 - 1. Awnings or canopies above an entry with an 8-foot minimum height above the finished grade.
 - 2. Architectural elements such as columns, porticos, overhanging roofs, or ornamental light fixtures.
 - vi. When non-residential and residential uses are in a vertical mixed-use structure, separate pedestrian entrances shall be provided for each use.
 - vii. The entrance to residential portions of the building or additional commercial suites (upper floors) shall be accessed through a street level lobby, architecturally integrated entry corridor, from an adjacent alley, or from an internal parking area.
- b. Multi-Family Residential Development.
- i. Each unit entrance shall have a non-obstructed, direct sightline either toward the street or to an interior **or exterior** open space on the site such as **verandas, open passages,** outdoor courtyards, ~~or~~ gardens, **or parking areas.** ~~Entrances of units shall not be located to the rear of buildings, or open to parking areas.~~
 - ii. ~~If more than 51 percent of the dwellings are oriented to open spaces within the site, then up to 25 percent of units may be oriented directly to the~~
 - iii. When an outdoor courtyard or garden is used as an entrance to dwellings, the courtyard or courtyard entry shall open directly to the street and sidewalk **adjacent to at the front of** the site.
3. Building-Street Edge. The building-street edge is defined as the configuration of buildings and open spaces along the street frontage of the site. Where a multi-story development is proposed, one of the following building-street edge configurations at the ground level shall be used.
- a. Continuous uninterrupted building edge at the sidewalk for the length of the street frontage.
 - b. Continuous uninterrupted building edge with recessed or projected covered walkway, pedestrian plaza, courtyard, or a combined building and pedestrian open

space (e.g., patio or veranda), built to the sidewalk for the length of the street frontage. Any proposed recessed or projected features shall conform to Section 17.XX.050(B)(1)(d)(i-ii).

- c. A combination of building, pedestrian open space, and parking frontage, parallel to the sidewalk for the length of the street frontage. The street frontage of a single parking area should be limited to one double row with circulation aisle (65 feet). A building or building element should occur before an additional parking row is added. All parking areas should be setback at least 10 feet from front and side street property lines, with the setback area fully landscaped.
4. Additional Building Design Standards Applicable to Mixed-Use Buildings.
- a. Storefront Transparency.
 - i. ~~At sidewalk level, buildings with commercial uses shall be primarily transparent.~~
 - ii. All glass in windows and doorways shall be 90 percent clear for maximizing visibility into stores. A minimal amount (2 to 3 percent) of neutral tinting of glass to achieve sun control is acceptable if the glass appears essentially transparent when viewed from the outside. Opaque, reflective, or dark tinted glass that obstructs interior views at the street level is prohibited.
 - b. Public Realm.
 - i. At least 50 percent of the building frontage facing a public street, primary pedestrian way, or parking lot shall be devoted to pedestrian-oriented features (e.g., storefronts, pedestrian entrances to nonresidential uses; transparent display windows; landscaping).
- C. Architectural Design Elements.** There are four distinct architectural styles that comprise San Clemente's character: Spanish Colonial Revival, Mission, Los Molinos, and Surf. All new development proposed within one of these architectural zones as identified in Figure 1 – Architectural Styles by Location shall comply with the architectural design standards for the applicable style zone.

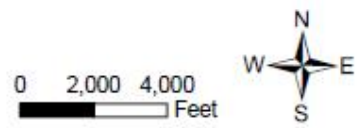
Title 17 - ZONING
CHAPTER 17.XX Objective Design Standards for Multi-Family and Mixed-Use Development



Architectural Styles

Affordable Housing Overlay

DRAFT MAP



1. Spanish Colonial Revival.

- a. Background. The original architecture of San Clemente is expressive of the founder's vision of a "Spanish Village by the Sea" The historic image and identity of the community is reinforced through the design of buildings and gardens that reflect the traditions of California's Spanish Colonial revival.
- b. Applicability. Properties designated as Spanish Colonial Revival on Figure 1 shall comply with the architectural design standards contained in this section.
- c. Form and Massing
 - i. Building facades shall be asymmetrical by incorporating:
 1. A minimum of 2 or more roof planes; and
 2. A minimum of 1 vertical and 1 horizontal element.
 - ii. For buildings with 2 or more stories, the first floor shall have the tallest plate height by a minimum of 10%, ~~followed by the second and third.~~
- d. Roof Design.
 - i. Roof Configuration. The following configurations are permitted.
 1. The structure's primary roof element shall be gabled, hipped, and shed roofs.
 2. Hipped roofs may be used for towers, turrets, and belvederes.
 3. Towers shall have domes.
 4. Flat roofs as accents on elements of the main building, such as roof decks, porches, and colonnades. Flat roofs shall have a color and material that matches the tile used on pitched roofs.
 - ii. Roof Materials. The following materials are permitted.
 1. Terra cotta flat or barrel tiles.
 - iii. Roof Elements. Roofs shall incorporate ridges, hips, valleys, rakes, and eaves subject to the following standards.
 1. Ridges. A ridge is a horizontal line of intersection at the top between two sloping planes of a roof.
 - a. Ridge tiles shall cap all gables and be packed with mortar.
 - b. Three to four booster tiles shall be used at the ends.
 - c. All flashing and waterproofing shall be hidden.
 2. Hips. A hip is the inclined projecting angle that is formed by the junction of two adjacent sloping sides of a roof.
 - a. Hip tiles shall be capped and packed with mortar.
 - b. Three to four booster tiles shall be used at the ends.
 - c. If no hip cap is used, ridge tiles shall lap over hip tiles.
 3. Valleys. A valley is an intersection of two inclined roof surfaces, toward which rainwater flows. Valleys shall be of either type:

- a. A standard/cut valley treatment where tiles are cut and secured to the roof leaving a straight path for water to shed.
 - b. A woven valley treatment where tiles are weaved back and forth across the midpoint from both sides of the valley.
 4. Rakes. A rake is the inclined, occasionally projecting, edge of a sloping roof. On a tile roof, tiles shall be rolled over rakes in at least one of the following ways:
 - a. Plain rake-to-wall transition.
 - b. Slaked stucco to encapsulate the tile.
 - c. Rake terminated with rafter tail or cornice.
 5. Eaves. An eave is the overhanging lower edge of the roof.
 - a. Eaves shall be shallow and not extend past the roof.
 - b. Eaves shall have exposed wooden rafter tails with spacing of no more than three times the width of the rafter.
 - c. Construct corbels/brackets of stone, wood, or stucco. Carvings shall be a classical profile such as an ogee, cyma recta, or cyma reversa.
 - d. Bird stops shall be of mortar with weep or drain holes.
- iv. Roof drainage systems shall blend into the building through utilization of at least one of these systems:
 1. Rain gutters shall either be cornice gutters or copper round gutters.
 2. Downspouts shall be copper and vertical from the roof or gutter to the ground. When a downspout engages the wall, a copper leader box shall be used.
 3. Scuppers shall use clay tiles, spouts, sculpted faces or gargoyles, or tapered canals.
- e. Exterior Walls, Ceilings, and Flooring.
 - i. Exterior walls.
 1. Wall Thickness. Walls are subject to the following standards.
 - a. Wall thickness shall be between 12 and 24 inches.
 - b. The area of solid building shall be greater than the total area of door and window openings in the wall, except at storefront locations.
 - c. Rectangular wall openings shall be vertically oriented, where possible. If horizontal openings are more suitable, then they shall be broken up vertically by using a loggia, arcade, or mullion placement.
 2. Wall Finishes. The following finishes are permitted.

- a. Smooth or pool trowel finish stucco with or without scoring. Sprayed on, mixed or textured stucco finish is not permitted.
 - b. Painted or built-up brown coat finish stucco.
 - c. Whitewashed brick.
 - d. Cantera stone in warm tones.
 3. Wall Colors. The following colors are permitted.
 - a. Light earth tone, white, or off-white.
 - b. Accents, trim, and highlighting features shall contrast with the light earth tone, white, or off-white colors (e.g., dark blue, green, and brown).
- ii. Exterior Ceilings.
 1. Exterior ceilings shall have a minimum clearance of 9 feet.
 2. Exterior Ceilings shall be vaulted, beamed, or covered.
 3. If beamed ceilings are proposed, stained wood is required.
 4. Coves, beams, and vaults shall correspond with the spacing of arcades or columns.
- iii. Exterior Flooring and Hardscape Surfaces. The following flooring and hardscape surfaces are permitted.
 1. Brick punctuated with glazed tiles.
 2. Brick in herring bone, basket weave, or soldier course pattern.
 3. Terra cotta or Lincoln tile (Mexican Clay).
 4. Flag stone, sand stone, or limestone.
 5. Plain concrete with scoring patterns or colored concrete in sand type, non-red colors.
 6. Pebble mosaic tiles in black, gray, or sand type, non-red colors.
 7. French style cement or ceramic tiles.
- f. Windows and Doors.
 - i. Window Types and Components.
 1. Permitted window types include:
 - a. Casement with a single pane of glass or divided.
 - b. Double hung.
 - c. Decorative (e.g., vent, round, oval, quatrefoil).
 2. Glass areas shall be broken up by mullions and transoms.
 3. When proposed, focal windows shall be triple-arched or windows with parabolic shaped grills of wood, iron, or other elaborations.
 4. Frames and mullions shall be wood, painted, or stained; stucco framing is acceptable.
 5. Decorative metalwork shall be traditional steel.

6. Windows shall be set toward the interior to allow the wall thickness to be revealed on the exterior of the building. **Insets shall be a minimum of 4 inches.**
- ii. Door Types and Components.
 1. Permitted door types include:
 - a. Wood panel with or without glass.
 - b. Wood and glass.
 - c. Antique or found doors.
 - d. Plank doors.
 2. Frames and mullions shall be wood, painted, or stained; stucco or tile framing is acceptable.
 3. Doors shall be set back in deeply recessed and arched openings. **Insets shall be a minimum of 6 inches.**
- g. Exterior Lighting.
 - i. Lanterns, pendants, sconces, gas lamps, and other decorative fixtures of Spanish Style (i.e., geometric and angular with points and spikes) shall be used on building exteriors.
 - ii. Recessed lighting is permitted if the cans are treated with wrought iron or a painted shroud.
 - iii. Placement of fixtures shall be restricted to entrances, passageways, pedestrian spaces, and arcades.
- h. Architectural Elements. If included, these architectural elements shall be designed as follows.
 - i. Balconies and Porches.
 1. Balconies and porches shall have painted or stained finish.
 2. Support shall be one of the following:
 - a. Balcony or porch with supporting posts from ground to floor.
 - b. Cantilevered or projecting balcony or porch with posts supporting the roof.
 - c. Cantilevered or projecting balcony or porch and cantilevered or projecting roof with no supporting posts.
 - d. Recessed balconies or porches.
 - e. Open balconies over porches or loggias.
 - ii. Colonnades and Arcades.
 1. Columns and Colonnades.
 - a. Columns shall be round or square in shape with no capital or base.

- b. Column heights shall be between 7 and 10 times its width.
 - c. Column spacing shall be no more than 6 times its width from center to center, and no less than 4 times its width from face to face.
 2. Arcades and Arches.
 - a. Arcades shall be located against plain surfaces.
 - b. Arches shall be fully round or semi-circular.
 - c. Arches and support column shall be a minimum of 18 inches deep, with an articulated column base.
 - iii. Awnings.
 1. Awning fabric shall be canvas in natural colors, earth tones, deep jewel tones, or black.
 2. Awnings shall be designed in a triangular shape in a catenary curve, open on the sides with either a pane or decorative valance.
 3. Supports shall be wrought iron.
 - iv. Exterior Staircase.
 1. The tread shall be a stone, paver, or finished concrete.
 2. The rise shall be enhanced with a decorative tile.
 3. The railing shall be a stepped or rounded-stucco wall that is a continuation of building form.
 - v. Towers/Chimneys/Cupolas
 1. Projections may be used to emphasize important architectural elements such as entrances, bays, stair towers, balconies, and verandas. Elements higher up on a building, such as a tower, shall be scaled up.
 2. Decorative towers, chimneys, and cupolas shall incorporate stucco, brick, terra-cotta pipe, barrel tiles, or ironwork.
 - i. Character Defining Features. Projects with 10 or more units shall include a minimum of 1 of the features listed below.
 - i. Courtyard.
 - ii. Patio or Plaza.
 - iii. Colonnades and Arcades.
2. Mission.
 - a. Background. The Mission architectural style is derived from the Mediterranean region and was often used in the design of the California Missions. Common features of Mission architectural style include stucco and plaster walls, low to medium pitched roofs, columns and archways, and exposed wood features.

- b. Applicability. Properties designated as Spanish Colonial Revival or Mission on Figure 1 have the option to comply with the architectural design standards of either style.
- c. Form and Massing
 - i. Building facades shall be asymmetrical by incorporating:
 - 1. A minimum of 2 or more roof planes; and
 - 2. A minimum of 1 vertical and 1 horizontal element.
 - ii. For buildings with 2 or more stories, the first floor shall have the tallest plate height by a minimum of 10%, ~~followed by the second and third.~~
- d. Roof Design
 - i. Roof Configuration. The following configurations are permitted.
 - 1. The structure's primary roof element shall be gabled and shed roofs with raised parapets.
 - 2. Hipped roofs with straight or flared eaves for towers, turrets, and belvederes.
 - 3. Flattened or semi-circular domes on towers.
 - 4. Pointed caps on circular towers.
 - 5. Flat roofs as accents on elements of the main building, such as roof decks, porches, and colonnades. Flat roofs shall have a color and material that matches the tile used on pitched roofs.
 - 6. Pent eave roofs with brackets.
 - 7. Roof dormers with gable or hopped roofs, raised parapets.
 - ii. Roof Materials. The following materials are permitted.
 - 1. Terra cotta flat or barrel tiles.
 - 2. Galvanized sheet metal with standing seam may be used for dome roofs.
 - 3. Asphalt shingles.
 - iii. Roof Elements. Elements shall be provided as follows.
 - 1. **Roof Elements. Roofs shall incorporate ridges, hips, valleys, rakes, and eaves subject to the following standards.**
 - a. **Ridges. A ridge is a horizontal line of intersection at the top between two sloping planes of a roof.**
 - i. Ridge tiles shall cap all gables and be packed with mortar.
 - ii. Three to four booster tiles shall be used at the ends.
 - iii. All flashing and waterproofing shall be hidden.
 - b. **Hips. A hip is the inclined projecting angle that is formed by the junction of two adjacent sloping sides of a roof.**

- i. Hip tiles shall be capped and packed with mortar.
 - ii. Three to four booster tiles shall be used at the ends.
 - iii. If no hip cap is used, ridge tiles shall lap over hip tiles.
 - c. Valleys. A valley is an intersection of two inclined roof surfaces, toward which rainwater flows. Valleys shall be of either type:
 - i. A standard/cut valley treatment where tiles are cut and secured to the roof leaving a straight path for water to shed.
 - ii. A woven valley treatment where tiles are weaved back and forth across the midpoint from both sides of the valley.
 - d. Rakes. A rake is the inclined, occasionally projecting, edge of a sloping roof. On a tile roof, tiles shall be rolled over rakes in at least one of the following ways:
 - i. Plain rake-to-wall transition.
 - ii. Slaked stucco to encapsulate the tile.
 - iii. Rake terminated with rafter tail or cornice.
 - e. Eaves. An eave is the overhanging lower edge of the roof.
 - i. Eaves shall be shallow and not extend past the roof.
 - ii. Eaves shall have exposed wooden rafter tails with spacing of no more than three times the width of the rafter.
 - iii. Construct corbels/brackets of stone, wood, or stucco. Carvings shall be a classical profile such as an ogee, cyma recta, or cyma reversa.
 - iv. Bird stops shall be of mortar with weep or drain holes.
- 2. Roof drainage systems shall blend into the building through utilization of at least one of these systems:
 - a. Rain gutters shall either be cornice gutters or copper round gutters.
 - b. Downspouts shall be copper and vertical from the roof or gutter to the ground. When a downspout engages the wall, a copper leader box shall be used.
 - c. Scuppers shall use clay tiles, spouts, sculpted faces or gargoyles, or tapered canals.
- e. Exterior Walls, Ceilings, and Flooring.

i. Exterior walls.

1. Wall Thickness. Walls are subject to the following standards.

- a. Wall thickness shall be between 12 and 24 inches.
- b. The area of solid building shall be greater than the total area of door and window openings in the wall, except at storefront locations.
- c. Rectangular wall openings shall be vertically oriented, where possible. If horizontal openings are more suitable, then they shall be broken up vertically by using a loggia, arcade, or mullion placement.

2. Wall Finishes. The following finishes are permitted.

- a. Adobe.
- b. Smooth or pool trowel finish stucco with or without scoring; or painted or built-up brown coat finish stucco. Sprayed on, mixed or textured stucco finish is not permitted.
- c. Stone masonry such as river rock veneer on cut stone, cast stone, or foundation walls, chimneys, and front porch balustrades.
- d. Clay tile.
- e. Wrought iron in Mission Revival, Arts and Crafts, or traditional design.
- f. Cement plaster with spatter dash finish or sand finish.
- g. Wood paneling (when used for accent trim, framing, and decorative elements). Oak paneling with dropped panels on walls and soffits of a recessed main entrance.

3. Wall Colors. The following colors are permitted.

- a. Light earth tone, white, or off-white.
- b. Accents, trim, and highlighting features shall contrast with the light earth tone, white, or off-white colors (e.g., dark blue, green, and brown).

ii. Exterior Ceilings.

1. Exterior ceilings shall have a minimum clearance of 9 feet.
2. Exterior Ceilings shall be vaulted, beamed, or covered.
3. If beamed ceilings are proposed, stained wood is required.
4. Coves, beams, and vaults shall correspond with the spacing of arcades or columns.

iii. Exterior Flooring and Hardscape Surfaces. The following flooring and hardscape surfaces are permitted.

1. Brick punctuated with glazed tiles.
 2. Brick in herring bone, basket weave, or soldier course pattern.
 3. Terra cotta or Lincoln tile (Mexican Clay).
 4. Flag stone, sand stone, or limestone.
 5. Plain concrete with scoring patterns or colored concrete in sand type, non-red colors.
- f. Windows and Doors.
- i. Window Types and Components.
 1. Permitted window types include:
 - a. Casement with a single pane of glass or divided.
 - b. Double hung.
 - c. Decorative (e.g., vent, round, oval, quatrefoil).
 2. Glass areas shall be broken up by mullions and transoms.
 3. When proposed, focal windows shall be triple-arched or windows with parabolic shaped grills of wood, iron, or other elaborations.
 4. Frames, mullions, and transoms shall be wood, metal, painted, or stained; stucco framing is acceptable.
 5. Decorative metalwork shall be traditional steel.
 6. Windows shall be set toward the interior to allow the wall thickness to be revealed on the exterior of the building. **Insets shall be a minimum of 4 inches.**
 - ii. Door Types and Components.
 1. Permitted door types include:
 - a. Wood panel with or without glass.
 - b. Wood and glass.
 - c. Antique or found doors.
 - d. Plank doors.
 2. Frames and mullions shall be wood, painted, or stained; stucco or tile framing is acceptable.
 3. Doors shall be set back in deeply recessed and arched openings. **Insets shall be a minimum of 6 inches.**
- g. Exterior Lighting.
- i. Lanterns, pendants, sconces, gas lamps, and other decorative fixtures of Spanish Style (i.e., geometric and angular with points and spikes) or Arts and Crafts style shall be used on building exteriors.
 - ii. Recessed lighting is permitted if the cans are treated with wrought iron or a painted shroud.

- iii. Placement of fixtures shall be restricted to entrances, passageways, pedestrian spaces, and arcades.
 - h. Architectural Elements. See Spanish Colonial Revival.
 - i. Character Defining Features. Projects with 10 or more units shall include a minimum of 1 of the features listed below.
 - i. “Companario.” A scalloped wall pierced for the hanging of bells.
 - ii. Ornamented Openings. Lavish embellishments at entrances.
 - iii. “Corredor.” Outdoor arcade for shaded protection, gathering, and walking.
 - iv. Bell Tower. Tiered vertical element.
 - v. Quadrangle – Courtyard or Patio with water element (e.g., fountain, pool).
 - vi. Colonnades and Arcades.
3. Surf City.
- a. Background. The Surf City Zone is located along South El Camino Real (East of I-5). The design standards for this area feature an eclectic mix of architectural styles, which together can be described as “Surf City” architecture. This is a mixture of Spanish Colonial Revival, Mission, Contemporary/Modern, ~~Atomic Ranch~~, Polynesian, and Seaside/Fishing.
 - b. Applicability. Properties designated as Surf City in Figure 1 shall comply with the architectural design standards contained in this section.
 - c. Roof Design.
 - i. Roofs shall be a combination of at least two pitch types (e.g., steep gable roofs of 10:12 or greater and low hipped roofs of 3:12 or greater with long overhangs).
 - ii. Isosceles (sharp) triangular forms and shapes shall be used for the composition of gabled or hipped roofs.
 - iii. Wood beams shall be used to highlight roof lines and angular details including roof lines and entryways.
 - d. Materials and Colors.
 - i. Materials and Textures. A minimum of 2 different materials shall be used for building exteriors:
 - 1. Wood: unfinished lumber, finished and coated lumber, and laminated wood.
 - 2. Steel: stainless, corten, galvanized.
 - 3. Masonry: brick, stone.
 - 4. Stucco.
 - 5. Concrete.
 - ii. Base Colors.

1. The base tone of the building shall be associated with earth tones, or colors found on the beach (e.g., sandy beige and hues of soft blues, grays, and greens).
2. No two buildings shall share the same color scheme if they are next to or adjacent to each other. Adjacency does not include buildings behind primary structures or buildings across the street.
3. On walls visible from public rights-of-way with no windows or architectural features, a mural or green wall is permitted.
- iii. Accent Colors. Accent colors that contrast with the base color shall be used for front doors, window/door frames, railings, mailboxes, lettering and numbering, and other framing details. These details shall not be the same color as the building.
- e. Decorative Accents and Details.
 - i. Awnings.
 1. Fabric or cloth in an accent color that contrasts with that of the building. Awnings shall not be the same color as the building.
 2. Metal or wood awnings.
 - f. Character Defining Features. Projects with 10 or more units shall include a minimum of 1 of the features listed below.
 - i. For Spanish Colonial Revival: See Spanish Colonial Revival.
 - ii. For Mission: See Mission.
4. Los Molinos District.
 - a. Background. The Los Molinos District is a special industrial district center for the local surfing industry, manufacturing, arts and crafts, and business incubation. Most buildings with this style will be 1-2 stories in height with vaulted roofs, allowing for ample light to flood the interior of the building.
 - b. Applicability. Los Molinos is generally defined as properties within Los Molinos Industrial Park, Bonita Canyon Park (west of Calle Bonito), and residential parcels on Avenida De La Estrella and Calle Bonita. Properties designated in Figure 1 as Los Molinos shall comply with architectural design standards contained in this section.
 - c. Roof Design. Roofs shall be designed subject to the following standards.
 - i. Varied roof-pitch is acceptable.
 - ii. Built-up roofs shall be accompanied by parapets.
 - iii. Roof aggregate shall be earth tone colors (warm and muted shades of brown, gray, beige, red) and applied to cover the entire roof.
 - iv. Metal roofing systems are acceptable if earth colors are used (warm and muted shades or brown, gray, beige red).

- v. Roof equipment shall be screened from public view through enclosures that match the architectural style of the primary structure and are painted to match the roof color. Equipment that contributes to the architectural character of the site and district (e.g., windmills, water towers, cisterns) are exempt from this requirement.
- d. Exterior Walls, Flooring, and Signage.
 - i. Exterior walls.
 - 1. Wall Finishes. Exterior walls shall have raw exposed materials and textures as described below.
 - a. Pre-cast concrete.
 - b. Brick.
 - c. Split-faced block and ribbed finished corrugated metal (e.g., acid washed or painted).
 - d. Stone.
 - e. Steel Beams.
 - 2. Wall Colors.
 - a. Light earth tone (warm and muted shades of brown, gray, beige, red), white, or off-white.
 - b. Accents, trim, and highlighting features shall contrast with the light earth tone, white, or off-white colors (e.g., dark blue, green, and brown).
 - c. On walls visible from public rights-of-way with no windows or architectural features, a mural or green wall is permitted.
 - ii. Flooring and Hardscape Surfaces. Project entries and interior pedestrian areas shall utilize decorative paving consisting of any of the following:
 - 1. Brick.
 - 2. Tile.
 - 3. Pavers.
 - 4. Stamped concrete.
 - iii. Building Signage.
 - 1. Building signage shall appear hand-crafted (i.e., not manufactured) in the style of one or more of the following sign types:
 - a. Projecting signs on decorative metal brackets.
 - b. Pinned-off metal or wooden letters applied to a wall.
 - c. Signs painted directly on a wall, awning, or window.
 - d. Wood sandblasted signs.
 - e. Handcrafted or carved signs.

2. Lighting of signs shall be shielded and indirect (versus face-lit internal letters). If external lighting is used, fixtures shall be non-obtrusive and match the architectural style of the building.

DRAFT

**CITY OF SAN CLEMENTE
DESIGN REVIEW SUBCOMMITTEE
OBJECTIVE DESIGN STANDARDS
RESPONSE TO COMMENTS FROM 9/27/23 MEETING**

COMMENT	RESPONSE TO COMMENT
Parking Structures	
Allow rooftop and vertical landscaping/foilage; not opposed to street access (current draft includes requirement for structures located at rear or interior) but should incorporate mesh screens or climbing landscape if allowed at street access, and especially if proposed subterranean/semi-subterranean.	Requirements revised to allow/incorporate this comment. SEE REV. ODS PAGE: 4
Allow more flexibility than a full parking stall of landscape (p. 5); such as diamonds. This is more flexible than the current Design Guidelines.	Requirements revised to allow/incorporate this comment and to encourage greater flexibility. SEE REV. ODS PAGE: 5
Add requirement to space out the trees so they are not grouped together.	Requirements revised to allow/incorporate this comment. SEE REV. ODS PAGE: 4, 7, 8
Clarification	
Should be clear that “stand-alone residential” does not mean single family--clarify that SFR does not apply, providing use tables at next meeting for reference.	Requirements revised to allow/incorporate this comment. SEE REV. ODS PAGE: 1
Landscaping (pg. 7) “ii” instead of “ii”.	This has been edited/revised. SEE REV. ODS PAGE: 7
Open Space	
Percentages of open space are very strict, or impossible—requires more research.	Private and common open space requirements replaced with one standard for Open Space and Pedestrian Areas. SEE REV. ODS PAGE: 3

Entrances	
Entrances should not always be required at rear of buildings or open towards parking areas, this should be reserved for main buildings, but not units. Allow for entries near alleys (pg. 11).	These requirements have been removed to encourage greater flexibility. SEE REV. ODS PAGE: 12
51% of units oriented towards public street seems unreasonable. Any percentage seems too restrictive as a requirement.	These requirements have been removed to encourage greater flexibility. SEE REV. ODS PAGE: 12
Types of projects (Major vs. Minor):	
May need to provide different standards for smaller projects vs. larger projects; e.g., 2-4 units vs. 5+ units, 1-10 units vs. 10+ units, 50 or more, etc.	City to confirm.
Adding different requirements for projects proposed at a larger scale.	City to confirm.
Architectural Elements	
Corbels and rafter tails (and their spacing) aren't mentioned;	Requirements revised to allow/incorporate this comment. A Roof Elements section has been added to SCR and Mission. SEE REV. ODS PAGE: 15, 20
Use trade references for stucco texture; perhaps require means and methods, be very specific (i.e. pool trowel, not spray on);	Requirements revised to allow/incorporate this comment. Smooth or pool trowel finish, or painted/built-up brown coat. No spray on, mixed, textured allowed. SEE REV. ODS PAGE: 17, 22
Floor heights: Only ground floor should be 10% higher, not every floor;	Requirements revised to allow/incorporate this comment. "Followed by second and third" has been removed. SEE REV. ODS PAGE: 15, 20

<p>Insets may be too restrictive for residential.</p>	<p>Requirements revised to allow/incorporate this comment. Window insets proposed at 4 inches min. Door insets proposed at 6 inches min.</p> <p>SEE REV. ODS PAGE: 18, 23</p>
<p>Roof material, make objective so not up for interpretation.</p>	<p>Requirements revised to allow/incorporate this comment.</p> <p>SEE REV. ODS PAGE: 15, 20</p>
<p>Asked about whether parking standards and designs would be incorporated into the Architectural Elements code section.</p>	<p>City to confirm.</p>
<p>Not allowing mixed textured/smooth stucco to avoid inconsistent appearance.</p>	<p>Requirements revised to allow/incorporate this comment. Smooth or pool trowel finish, or painted/built-up brown coat. No spray on, mixed, textured allowed.</p> <p>SEE REV. ODS PAGE: 17, 22</p>
<p>Line of sight from balconies and windows in terms of OCFA requirements.</p>	<p>Need input from the City on how this is implemented on non-ministerial projects. One way to approach this is to have OCFA give project “sign-off” before the application is submitted, or route it to them for review of compliance with codes and policies.</p>
<p>Street lighting: remove specific type of lighting, refer to “type” or City document that calls for specific lighting/poles—Staff to research this.</p>	<p>Requirements revised to allow/incorporate this comment. Reference to San Diego series removed. Single or double lamp fixture type remains. Reference now made to City standard.</p> <p>SEE REV. ODS PAGE: 7</p>
<p>Colors: tiles, doors, etc. describe where the three colors are required (walls, trim, etc.).</p>	<p>Requirements revised to allow/incorporate this comment.</p> <p>SEE REV. ODS PAGE: 17, 22</p>
<p>Inset for doors and windows (12”) may be okay for some projects but other could be less</p>	<p>Requirements revised to allow/incorporate this comment. Window insets proposed at 4 inches min. Door insets proposed at 6 inches min.</p>

	SEE REV. ODS PAGE: 18, 23
Questioned why the standards mention off-site improvements.	Staff noted that current projects commonly require off-site improvements like installation of sidewalks; specific direction is typically given in COAs but now must be outlined in the ODS.
Remove Atomic Ranch reference.	This has been removed. SEE REV. ODS PAGE: 24
Public Comments	
Sidewalk policy on p. 7: needs to be a requirement for historic tile in certain areas.	Reference has been updated. SEE REV. ODS PAGE: 6
P.8: streets used to have one tree type; e.g., Esplanade had sycamores, etc.	Reference has been updated to species native to Coastal California. SEE REV. ODS PAGE: 8
Questioned the 3 rd floor setback standard (p. 9)	This standard is from the Design Guidelines.
P. 11: what is meant by “primarily transparent” for commercial buildings	This has been removed. (ii) already addresses this: 90% clear. SEE REV. ODS PAGE: 13
P. 13: supportive of flexibility on color	These requirements have been removed to encourage greater flexibility. SEE REV. ODS PAGE: 17, 22

Calvada Mixed-Use Project

A. 1. a. 20% of the total lot area shall be used for open spaces

- ✓ 20.5% urban open area is provided

A. 1. b. 10% of open spaces shall be used for active pedestrian areas

- ✓ 28.2% active pedestrian space is provided (brick pavers)

A. 2. a. parking areas to the rear or internal locations of the property

- ✓ Parking is located within the building at the rear end.

A. 2. b. 1 driveway opening per 150 ft. of street frontage to public streets

- ✓ 1 driveway per public street.

A. 2. c. internal circulation for larger development.

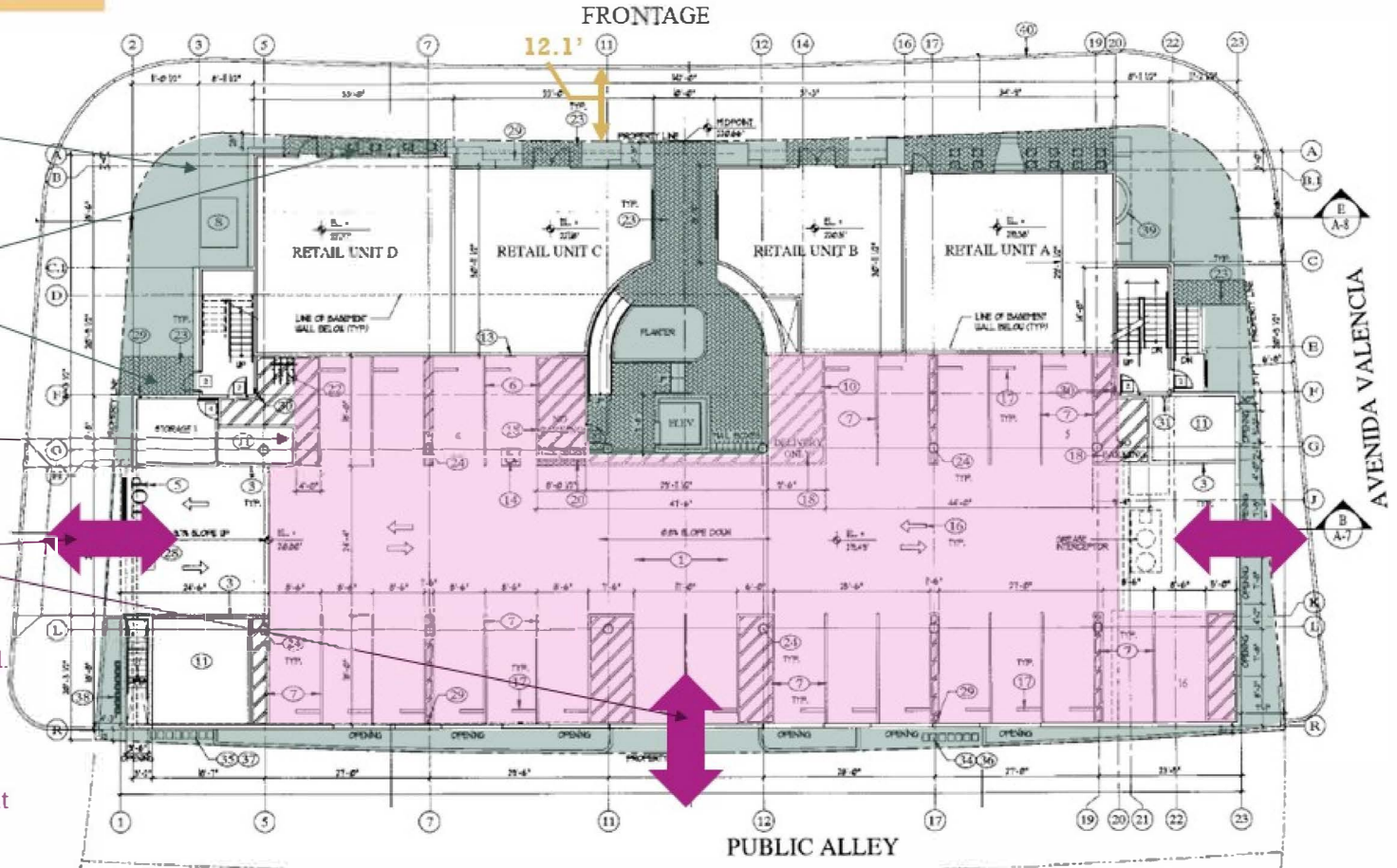
- ✓ i. N/A - no new street/sidewalk proposed.
- ✓ ii. N/A - no private drive proposed.
- ✓ iii. N/A - no private drive proposed.

A. 2. d. parking design.

- ✓ i. Parking is located within the building at the rear end.
- ✓ ii. N/A
- ✓ iii. N/A
- ✓ iv. N/A

A. 3. a. sidewalk shall be at least 12 ft from front property line to curb.

- ✓ Front sidewalk is 12.1 ft wide.



A. 3. b. sidewalk paving.

- ✓ Paving is continuous from street curb to property line.
- ❖ Concrete finish is not specified

A. 3. c. double lamp fixture shall be used on El Camino Real.

- ✗ Single lamp fixture was presented in the proposal

Jamboree Apartments

A.1.a. 20% of the total lot area shall be used for open spaces

- ✓ More than 20% open space is provided

A.1.b. 10% of open spaces shall be used for active pedestrian areas

- ✓ Catwalks, stairs, corridors, covered walks, totals 3,199 sf. There are also trails and sidewalks without calculated acreages. Courtyard gardens are also walkable.

A.2.a. parking areas to the rear or internal locations of the property

- ✓ Parking is located at internal locations.

A.2.d. parking design.

- ✓ i. N/A
- ✓ ii. N/A
- ✗ iii. Parking courts have more than 25 spaces and are not physically separated by structures or landscaped areas.
- ✗ iv. Parking along private drives are not broken into bays of 8 stalls.

A.3.a. sidewalk space.

- ✓ N/A – not within a pedestrian district

A.3.b. sidewalk paving.

- ✓ Paving is continuous from street curb to property line.

A.3.c. street lighting to be provided per city standard.

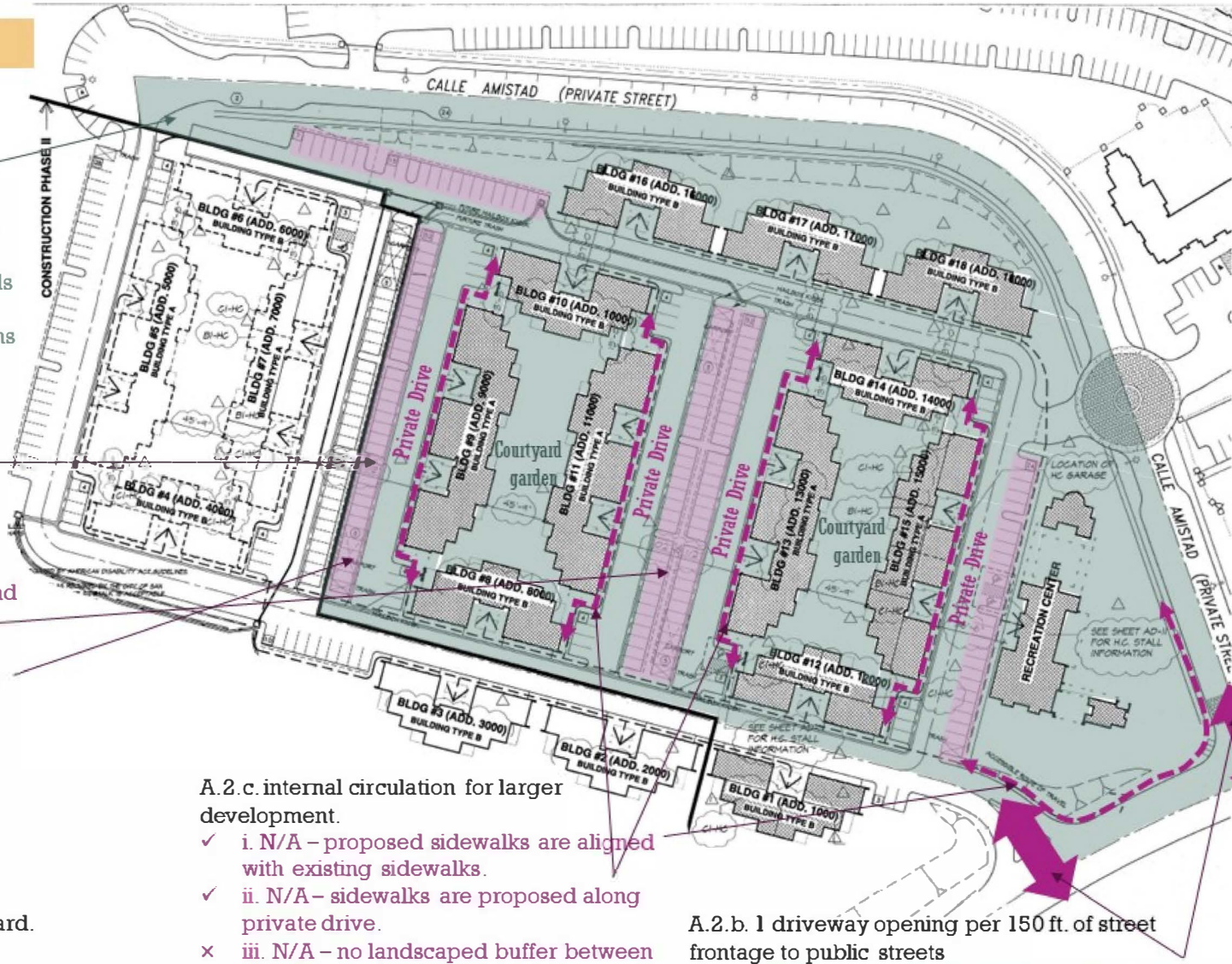
- ✗ Lighting not specified

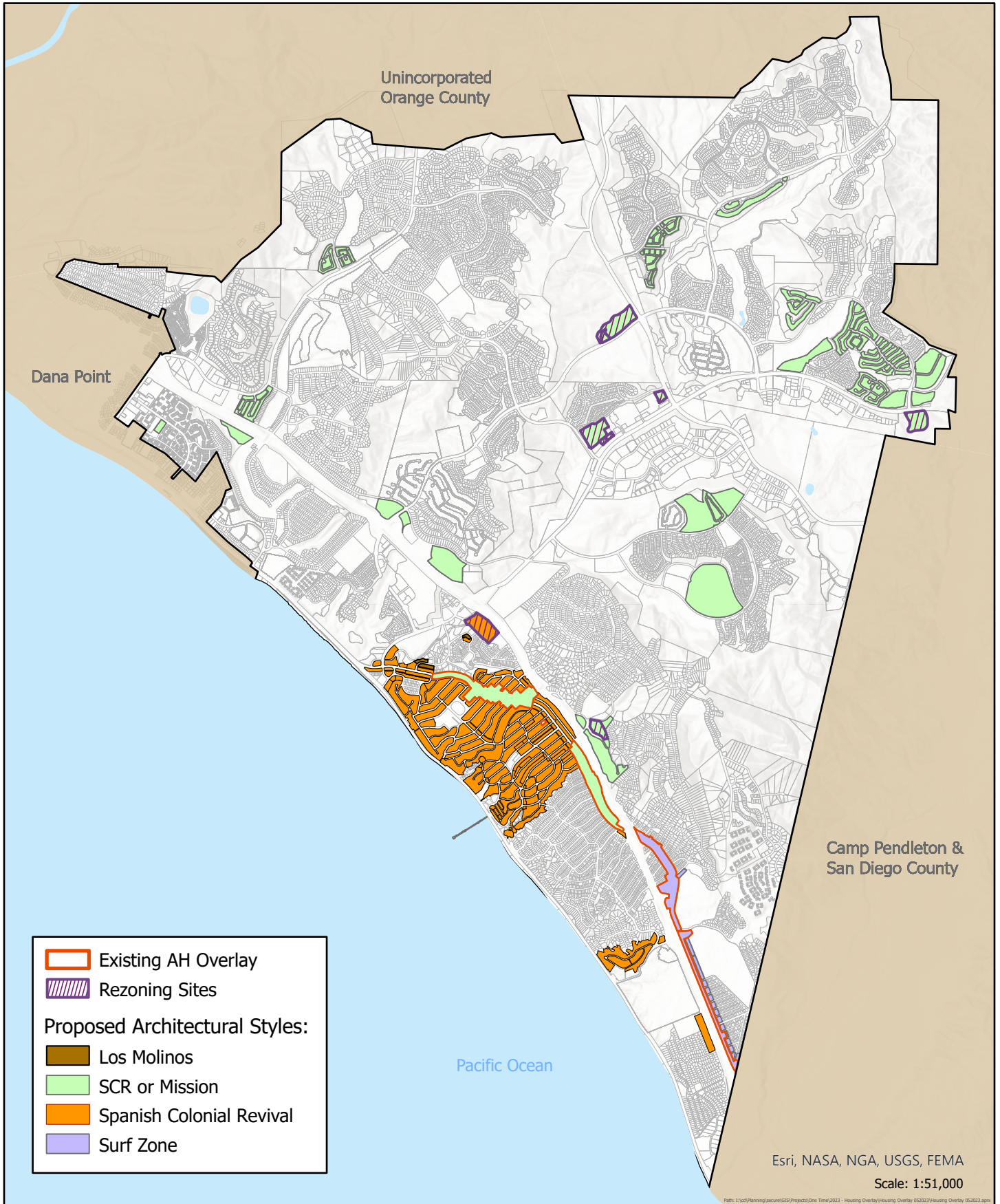
A.2.c. internal circulation for larger development.

- ✓ i. N/A – proposed sidewalks are aligned with existing sidewalks.
- ✓ ii. N/A – sidewalks are proposed along private drive.
- ✗ iii. N/A – no landscaped buffer between buildings and private drives.

A.2.b. 1 driveway opening per 150 ft. of street frontage to public streets

- ✓ 2 driveways on approx. 300 ft. of public street.

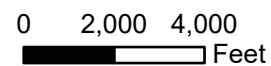




HOUSING OVERLAY

Architectural Styles

DRAFT MAP



Los Molinos Area

Excerpts of Specific Plan policies and subjective design standards relevant to Los Molinos architectural style:

Los Molinos is a special industrial district center for the local surfing industry, manufacturing, arts and crafts, and business incubation. This district includes properties shown on Figure 3-1 (Design Districts) and described generally below. For the district's architectural guidelines, see Section 306.C of the West Pico Corridor Specific Plan.

- Los Molinos industrial park.
- Bonita Canyon Park west of Calle Bonito.
- Residential parcels on Avenida De La Estrella and Calle Bonita.
- Rear of Neighborhood Commercial properties on North El Camino Real in the Architectural Overlay district shown on Figure 2-2 (Overlays). The properties slope down to and front Calle Valle and Los Obreros Lane within the Los Molinos Focus Area. Therefore, the rear of these parcels are visually a part of the Los Molinos district. Thus, improvements below the grade of El Camino Real are to follow Los Molinos district guidelines.

The following principles define the vision for the character of Los Molinos and application of this Chapter to development review:

- Projects should be compatible with, maintain the architectural character of, and showcase Los Molinos' heritage as a flex-use industrial center; distinctive from the "Spanish Village By the Sea" theme elsewhere in the City. Design elements in Los Molinos are welcome that fits the Los Molinos' industrial identity with details, textures, colors, materials, signage, landscaping, public art, and architecture that may be creative, varied, and fun to add interest to the area.
- Design should prioritize functionality first, and then design considering Los Molinos is an industrial area and this design principle is common for styles within the umbrella of industrial architecture.
- Use of varied, high-quality, raw rough materials and textures are encouraged to accent building forms or cover walls and roof surfaces as a character defining feature. These materials may have distressed or worked finish, as if they have years of heavy use and weathering. Examples include exposed brick walls, corrugated finished metal (e.g. acid wash or painted), concrete, stone, and steel beams, etc.
- Purposeful details, colors, signage, public art, and other eclectic flourishes that contribute and highlight the area's heritage, such as a sign, mural, or wall with a tile mosaic that has a surf theme or Rainbow Sandals teak facade and color palette.
- Landscaping to soften structures and screen parking, utility, storage, and service areas; while ensuring the function of properties is a priority.

ATTACHMENT 5

- Building equipment may be visible from public property if the equipment contributes to the architectural character of the site and industrial district, and the function of an industrial use, such as windmills, water tanks, and cisterns.
- While Los Molinos is an industrial area first, the Specific Plan also allows a variety of public facing uses, such as retail and restaurants. Properties with frontage on Calle De Los Molinos are more visible than parcels on collector streets such as Calle Valle. Industrial activities should be screened from public view with landscaping and enclosures, where public facing businesses should have inviting walk up access and pedestrian spaces. The photographs on the following pages are examples of projects that reflect these desired design principles for Los Molinos district.









These guidelines apply to the Los Molinos District shown and described in Section 302 above:

1. Landscaped Street-Edge
Street frontages should have 10 feet of public visible landscaping area between a street and parking lots, and public visible landscaping between a street and structures with adequate space to support street trees spaced at least four feet from the sidewalk.
2. Parking Lot Buffering
There should be a buffer area of at least five (5) feet between buildings and parking areas or driveways in order to avoid placing paved vehicular areas next to building walls. Except where there are walkways, this buffer area should be landscaped. Parking and circulation areas should be screened from the street by landscaping and berming.
3. Pedestrian Orientation for Visitor-Serving Commercial
Defined outdoor spaces, such as arcades, colonnades, and courtyards, should be provided for visitor-serving commercial uses on Calle De Los Molinos, such as restaurants with outdoor dining and service businesses. For these uses, the streetscape design should encourage pedestrian activity with the siting of buildings around common walkways that connect buildings.
4. Outdoor Lighting
Parking lot and outdoor lighting should be the minimum needed to accommodate safety and security, while minimizing impacts on surrounding residential areas. 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. Light fixture design should be consistent with the character of the project.
5. 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.
6. Screening of Service Areas
Service areas, storage yards (when they are a permitted use), and trash enclosures should be screened from public view by means of landscaping or in combination with fences or walls. Chain link fencing is not allowed.
7. District Identification Signs
Overhead or monument signage to identify the Los Molinos district at entries on Calle De Los Molinos is encouraged. Such signs may include logos and should be harmonious in scale, form, materials, architecture, and colors with project buildings, walls, and other structures. Signs must comply with SCMC 17.84, Sign Regulations.

Landscape Elements:

1. Project Entries

Major project entries should be designed as statements reflective of the character of the project in order to establish identity. Special paving textures, flowering accents, and specimen trees should be used to reinforce the entry statement.

2. Parking Area Screening

In addition to the Zoning Ordinance standards, parking and circulation areas should be screened from the street by means of landscaping and berming in order to shield views of cars and paving while promoting views of buildings on the site.

3. Boundary Landscaping

Boundary landscaping should be installed along all property lines with at least one tree planted for every 30 lineal feet on average.

4. 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.

5. Street Trees

On local and collector streets, new development, major remodels, and redevelopment projects should plant street trees at an average ratio of one tree per every 25 feet of frontage in order to visually soften the effect of buildings and hardscape as viewed from the street. Trees should be minimum 15-gallon size and should be planted within 10 feet of the sidewalk (or curb where there is no sidewalk). Care must be exercised to avoid potential impacts to existing sewer, water, gas, and utility infrastructure.

Streetscapes:

1. Sidewalk Width and Design

Calle de Los Molinos is the main collector street through the Los Molinos Industrial area. It provides pedestrian linkages for employees of the industrial area to reach the North Beach Village and/or the Pico Community Commercial area for lunch or convenience shopping. The public right-of-way is approximately eight feet in width along the street frontage. Within this right-of-way, generally there should be curb adjacent sidewalk, that is standard concrete, with street trees planted on private property. Mature tree trunks should be separated four feet from the sidewalk and spaced ideally 25 feet on center but primary emphasis on tree placement should be on yielding space compatible with the function and access of each site.

2. Street Tree Species

The following street trees are designated for Calle De Los Molinos: (1) *Cercis Occidentalis* (Common name: Western Rosebud) as the primary street tree. (2) *Magnolia grandiflora* 'Little Gem' (Common name: Little Gem Magnolia) as the secondary street tree. Plants should be selected that accent and complement architecture guidelines for the Los Molinos district, shown on Figure 3-1 above. A majority of Los Molinos properties are developed with constrained space

for landscaping so there may be less opportunity for minor remodel projects to fully bring properties into compliance with landscape requirements in the Specific Plan and Municipal Code. In these instances, efforts should be made to add landscape in space available that softens the appearance of the site, accents architecture, and improves the streetscene. Vertical plantings can be an effective option to add landscape when there is a lack of planter area between buildings and the street. For plantings, California native species should be used, unless the review authority determines natives are not suitable for site conditions and needs for the function of a site's use. The primary use of natives in Los Molinos is to distinguish the district's character from other City areas that specify for native plants to comprise a minimum of 60 percent of required landscape area. For trees in parking lots, *Quercus ilex* (Common name: Holly Oak) should be used unless an alternative is needed to address a site condition.

Architectural Guidelines:

1. Walls

Exterior walls are encouraged to have raw rough exposed materials, where practical with materials that contain integral color and texture such as pre-cast concrete, brick, split-faced block and ribbed finished corrugated metal wall systems should be utilized. Discourage bright colors and avoid highly-reflective wall surfaces. Earth tones are preferable. Colors should harmonize and provide contrast. Visual relief should be provided on long walls through pilasters, reveals, color and material changes, or small off-sets in plan view.

2. Entrances

Entrances should be located on street frontages when possible.

3. Form

Building heights and setbacks should be varied to define different functions such as office and warehouse.

4. Roofs

Careful attention should be given to the appearance of large flat roof surfaces from off-site properties. Built-up roofs should be accompanied by parapets; roof aggregate should be earth tone color and applied dense enough to completely cover the roof. Metal roofing systems with integral color (earth tone) may be used; however, bright-colors and highly reflective surfaces are strongly discouraged. Roof equipment should be screened from public view by being enclosed in a housing which is compatible with the architecture of the main building, unless equipment contributes the architectural character of the site and industrial district, and the function of a permitted use, such as windmills, water towers, and cisterns. If screening is appropriate, the equipment should be organized on the roof to give an uncluttered appearance and painted to match the roof color.

5. Signage

Signs should appear hand-crafted with a design that adds interest to and fits the architectural character of structures to which they are mounted upon. Lighting of signs should be shielded, and indirect (versus face-lit internal letters). If external lighting is used, fixtures should be carefully

ATTACHMENT 5

placed, nonobtrusive, and of an appropriate style. Encouraged sign types include but are not limited to:

- a. Projecting signs, with a hand-crafted appearance on decorative metal brackets.
 - b. Pinned-off metal or wooden letters applied to a wall.
 - c. Signs painted directly on a wall, awning or window.
 - d. Wood sandblasted signs.
 - e. Handcrafted or carved signs. Often, this style of sign is a sculpture of an object, such as a whale, fish, boat, etc.
 - f. Graphic logos are encouraged to be incorporated into the sign design.
6. Public Art
- The inclusion of public art in projects is supported, that is visible from the streetscene in particular. Though the City has no control over the content of art, and content has no factor in decision making; murals, mosaics, sculpture, and other art is encouraged that reflects surfing heritage and coastal resources, in addition to art that highlights the heritage and character of the Los Molinos area.

Surf Zone

Excerpts of General Plan policies and subjective design standards relevant to Surf Zone architectural style:

The Surf Zone is identified as one of the General Plan Focus Areas considered to have the most potential for change. The area is located along South El Camino Real (East of I-5). The design guidelines for this area features an eclectic mix of architectural styles, which together can be described as “surf City” architecture. This is a mixture of Spanish Colonial, Mission, Contemporary/Modern, Atomic Ranch, Polynesian, and Seaside/Fishing, architecture styles.

Style Description

The **South El Camino Real (East of I-5)** corridor’s proximity to prime surfing locations and the presence of various surf-related business gives the area a decidedly casual and eclectic atmosphere. The areas is envisioned as a visitor and local-serving corridor that serves as a hub to a wealth of outdoor recreation (e.g. San Clemente State Park and world class surf sports).

The City’s General Plan encourages the use of diverse architectural styles that reflect the eclectic character and local context of the “Surf Zone” area. Emphasis shall be placed on quality design and building materials per the Zoning Code and Design Guidelines. In this area, the General Plan provides the following policies related to design:

LU-14.01. Gateways. We maintain attractive gateways signifying arrival and reflecting the eclectic character of the Area at the following locations along the corridor: 1) the northbound I-5 freeway off-ramp near Avenida San Juan, 2) the I5 freeway on/off ramp midway between Avenida San Gabriel and Avenida Magdalena, and 3) the southern entrance to the area between the City boundary and Avenida Santa Margarita.

LU-14.02. Architecture at Gateways. We require new development in gateway areas to provide attractive, high-quality architecture, and visual screening and/or architectural treatments on all sides of buildings to provide attractive, welcoming City gateways.

LU-14.03. Surf Culture Design. We acknowledge and promote the South El Camino Real’s eclectic, surfing heritage by encouraging a wide range of architectural styles and materials, including “surf culture” architectural style, consistent with the City’s Design Guidelines.

LU-14.07. Corridor Residential Development. We require that sites developed exclusively for residential use are designed to convey a high level of quality in accordance with the Urban Design Element, Zoning Ordinance and Design Guidelines and require the incorporation of features to ensure their compatibility with adjacent commercial uses and adjacent neighborhoods, including the following:

- a. buffer the residential from abutting commercial uses;
- b. adequately mitigate the noise, traffic (automobile and truck), and lighting impacts of abutting commercial use;

- c. design and site units to provide adequate security and privacy for tenants; and
- d. prevent adverse impacts on the integrity and continuity of other commercial uses;
- e. (for sites developed exclusively for multi-family uses) provide on-site recreation and open space amenities which are designed and sized to be accessible to and usable by tenants.

Residential Design Element Options

A. Form and Massing

- a. Asymmetrical façade/elevations
- b. Multiple roof planes
- c. Articulated facades with massing breaks every 50'
- d. Most buildings with this style will be 1-2 stories with vaulted roofs, allowing for ample light to flood the interior of the building
- e. Hawaiian lanai style patios, porches, and verandas

B. Roof Design

- a. Combination of steep gable roofs and low hipped roofs with long overhangs
- b. Isosceles (sharp) triangular forms/shapes
- c. Wood beams highlight roof lines and angular details night lighting showcases architectural details, including roof lines and entryways.

C. Walls and Window Design

- a. Wood and stone facades, bricks not permitted

D. Materials and Colors

- a. Base colors
 - The base tone of the building will be associated with earth tones, or colors found on the beach (i.e. sandy beige and hues of soft blues, grays and greens)
 - No two buildings will share the same color scheme if they are next to or adjacent to each other
 - Variance in materials (i.e. wood, brick [painted to follow the base color expectations], concrete) for the exterior of a building is encouraged.
- b. Accent Colors
 - Vibrance through strategic use of color is permitted and encouraged in moderation (i.e. front door, mailbox, window frames, door frames, porch railing, and other framing details)
 - If furniture is integrated into the building, accent colors are permitted to be used
 - Colors for accenting are expected to contrast the base color of the structure and draw attention to architectural details – the colors for accents are not limited, but expected to be vibrant and attractive.

ATTACHMENT 6

c. Doors and Entry Ways

- Colored doors shall be in an accent color that contrasts with that of the building, creating visual interest
- Door-frames shall be in a contrasting accent color in applications where the door is the same color as the building
- Doors shall conform to any dimensional requirements of American with Disabilities Act (ADA)

d. Lighting

- Lighting elements and fixtures shall conform to the centennial general plan and shine downward and away from residences, maintaining dark night skies
- Signage will be lit in such a way that conforms to the centennial General Plan
- A combination of street and architectural lighting will contribute to a safe and comfortable night experience

e. Numbers and Letters

- Numbers and lettering on buildings are large and visible to those passing by
- Lighting will be used for all business addresses to enhance visibility at night
- The font of lettering and numbers will be not include serifs, unless it is a part of a business' branding
- The color and/or material of the numbers and lettering will contrast the material and/or color of the building or structure they are on

f. Materials and Textures

- Wood (i.e. unfinished lumber, finished and coated lumber, laminated wood)
- Steel (i.e. stainless, corten, galvanized)
- Masonry (i.e. brick, stone)
- Stucco
- Concrete

Decorative Accents and Details

a. Awnings

- Fabric or other cloth awnings will be in an accent color that contrasts with that of the building
- Metal or wood awnings should be designed in a way that is both visually interesting and functional
- Metal or wood awnings should be constructed of materials that complement the building and required little maintenance and upkeep

b. Signage

- Signage should be designed at a scale that is in accordance with the building, and does not overwhelm its architecture
- Overhanging signs shall be designed at a smaller, human scale as they are meant for pedestrian users
- Tall, vertical signage shall be designed at a larger scale to complement the building façade and justify their size
- Signage text shall conform to numbering/lettering standards, primarily in regard to clarity

c. Facades

- Building facades should be visually interesting through design articulation, variety of building materials, and design elements, and color palette.
- Recessed doors and entryways are encouraged to break up a series building when there is no setback from the sidewalk
- Green walls are permitted where feasible and on building faces with no windows
- Murals are encouraged on building facades with no windows.