



Design Review Subcommittee (DRSC)

Meeting Date: March 13, 2024

PLANNER: Prepared by Chris Johnson, Senior Planner

SUBJECT: **Conditional Use Permit (CUP) 23-197, Site Plan Permit (SPP) 23-199, and Minor Exception Permit (SPP) 23-198,** a request to remodel an existing office, construction of a new 2,705 s.f. multipurpose building with a 1,600 s.f. patio on the main level, a 3,040 s.f. unfinished basement, and demolition of an existing garage located at 702 Avenida De La Estrella within the Residential Medium (RM) Density Zoning District.

BACKGROUND:

The applicant is requesting a revision to the original master plan entitlements SPP 06-027, CUP 08-030, MEP 08-270 for Cornerstone Church which was approved on August 20, 2008. The original entitlement included the approval of a second story over the existing church. The applicant has determined that the construction of a second story over the existing church creates too much massing and is now proposing to utilize that space in another location onsite in the form of a multipurpose building and unfinished basement.

Proposed Project

The requested modifications to the original approvals noted above include the remodeling of an existing office and the construction of a new multipurpose building to match the architecture of the existing church completed in March 20, 2015. An existing trailer located onsite would be replaced with a new multipurpose building of 2,706 s.f. with a 1,600 s.f. patio on the main level, and a 3,040 s.f. unfinished basement below. An existing onsite garage is also to be demolished. All new architectural elements and style will incorporate Spanish Colonial Revival architecture to match the existing church. The project is located within the Residential Medium (RM) Zone at 702 Avenida De La Estrella. Please refer to **Attachment 1: Project Site.**

The surrounding area is comprised of single and multi-family residential development with various architectural styles. Please refer Figure 1: Project Location and **Attachment 2: Photographs of Existing Conditions.**

Architecture

Although not required, the applicant is proposing Spanish Colonial Revival architectural for the new multipurpose building and modifications to an existing office which occupies the space of a former residential building. The overall design of the project is consistent with the

City's adopted architectural style. The smooth white stucco finish, red tile roof, and various design elements help to create a theme consistent with Spanish Colonial Revival architecture. Refer to **Attachment 3: Architectural Style-Inspiration Board**, **Attachment 4: Site Plan**, **Attachment 5: Project Plans** for more detail.

Figure 1: Project Location



DRSC Review:

The project requires review by DRSC pursuant to San Clemente Municipal Code (SCMC) Section 17.16.100¹. DRSC review is required for Development Permits (DP) as it relates to site planning, parking lot design, setbacks, compatibility, and relationship with adjacent development. A review of physical improvements is required for projects which due to their scale, proximity to environmentally sensitive resource areas, or unique design features, require special discretionary consideration. The Development Permit process is intended to encourage site and structural development which 1) respect the physical and environmental characteristics of the site, 2) ensures safe and convenient access and circulation for pedestrians and vehicles, 3) exemplifies the best professional design practices, 4) encourages individual identity for specific uses and structures, 5) encourages a distinct community or neighborhood identity, and 6) minimizes visual impacts.

¹ The City's Municipal Code does not yet reflect the standards approved by the City Council through Ordinance no. 1759 in October of 2023. The Ordinance and associated code provisions can be found here in the interim: https://library.municode.com/ca/san_clemente/ordinances/code_of_ordinances?nodeId=1249271

ANALYSIS:

Development Standards

The project complies with most development standards of the RM zone, as shown below in Table 1: *Compliance with Development Standards*. The only exception is for improvements to a portion of the office building within the front setback. Development plans indicate that the proposed office expansion would not comply with the street side setback. Staff will continue to work with the applicant to explore options for the office expansion.

Table 1: Compliance with Development Standards

<i>Standards for RM</i>	<i>Zoning Ordinance</i>	<i>Proposed</i>	<i>Compliance</i>
<u>Setbacks</u> (Minimum)			
Front ² (Estrella)	15'	7' (existing office)	Pending: Staff is evaluating whether an existing porch can be enclosed
Side (Interior)	5'	5'	Yes
Street Side (El Oriente)	10'	3' (existing church)	Yes: Legal non-conforming
Rear	5'	5'	Yes
<u>Building Height</u> (Maximum)	25'	25'	Yes
<u>Parking</u> (Minimum)	25 stalls	25 stalls	Yes
<u>Lot Coverage</u>	55%	29%	Yes

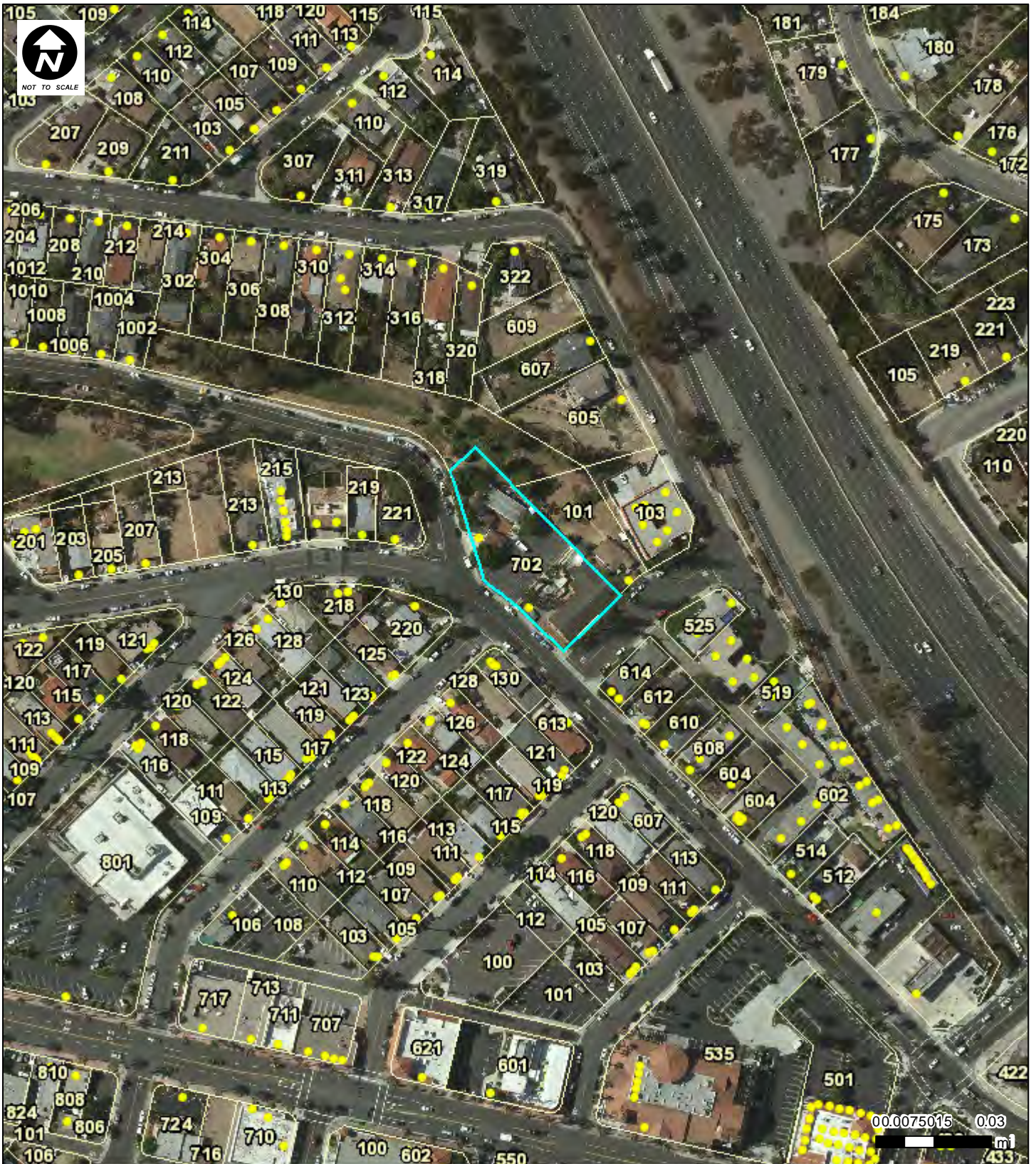
RECOMMENDATIONS:

Staff and the applicant request DRSC feedback on the proposed architectural design and a determination on whether the project may be forwarded to the required public hearing. The project requires review by the Planning Commission due to the modified request of the previous entitlements, per SCMC 17.12.180 - Applicant Requests to Change Approved Applications.

² "Front lot line" means the narrowest dimension of a lot fronting on a street. The parcel incorporates multiple lots, which individually have their narrowest frontage on Avenida De La Estrella. As part of the original Master Plan approval, it was established that the Estrella frontage constitutes the "front lot line."

ATTACHMENTS:

1. Project Site
2. Photographs of Existing Condition
3. Architectural Style-Inspiration Board
4. Site Plan
5. Project Plans



City of San Clemente

910 Calle Negocio, Suite 100
San Clemente, CA 92673
Tel (949) 361-6100
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City of San Clemente

Cornerstone Church
702 Avenida De La Estrella
Project Site

ATTACHEMENT 2: PHOTOGRAPHS OF EXISTING CONDITION



Photo 1: View Looking North from Avenida De La Estrella at the Existing Church



Photo 2: View Looking North from Avenida De La Estrella Toward the Project Site



Photo 3: View Looking Northeast Toward the Project Site from E. Escalones



Photo 4: View Looking East Toward the Project Site from Avenida De La Estrella

INSPIRATION

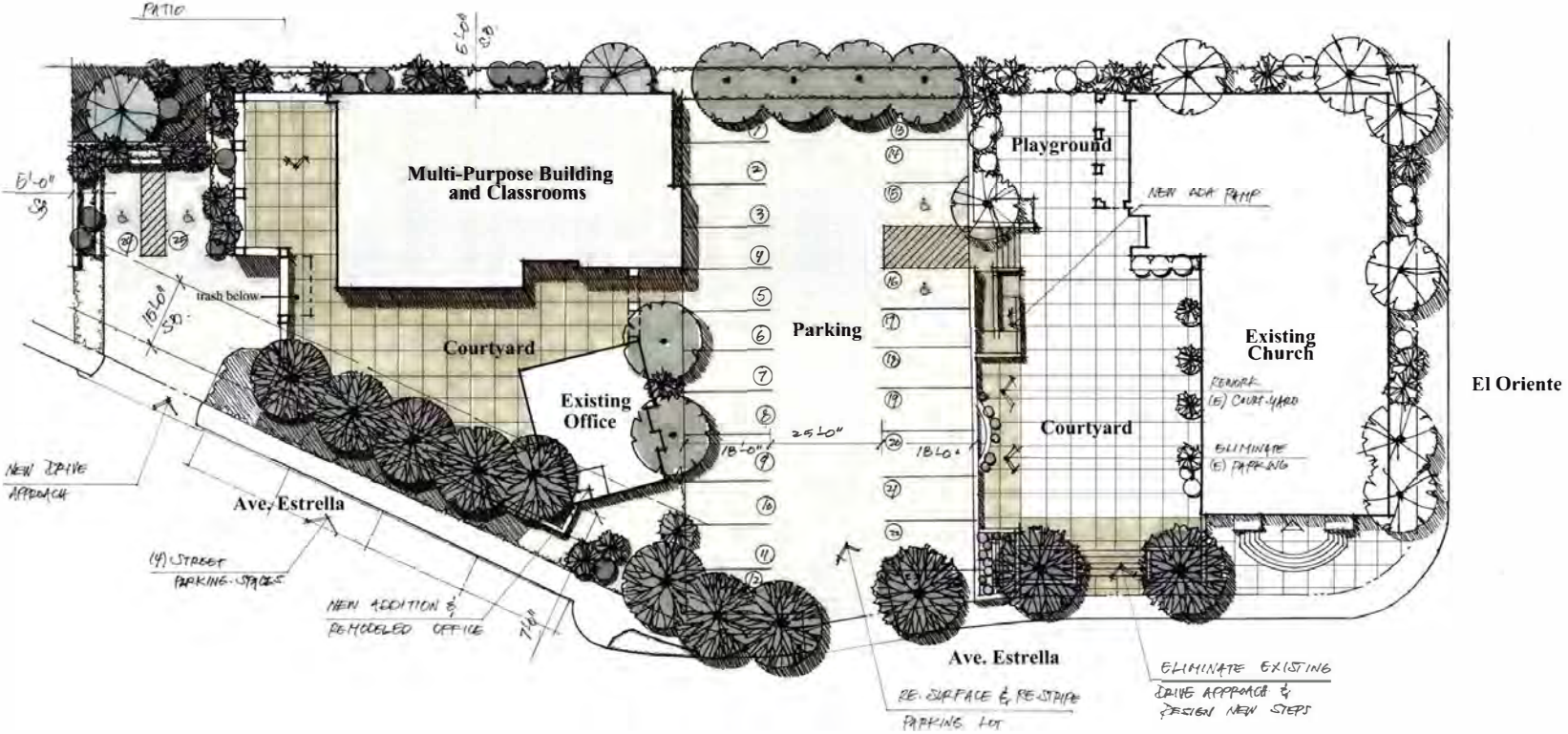
ARCHITECTURAL STYLE- SPANISH COLONIAL REVIVAL



1

CORNERSTONE COMMUNITY CHURCH

703 AVENIDA DE LA ESTRELLA



Site Plan
Cornerstone Church
 San Clemente, California
 1"=10' 11.21.23

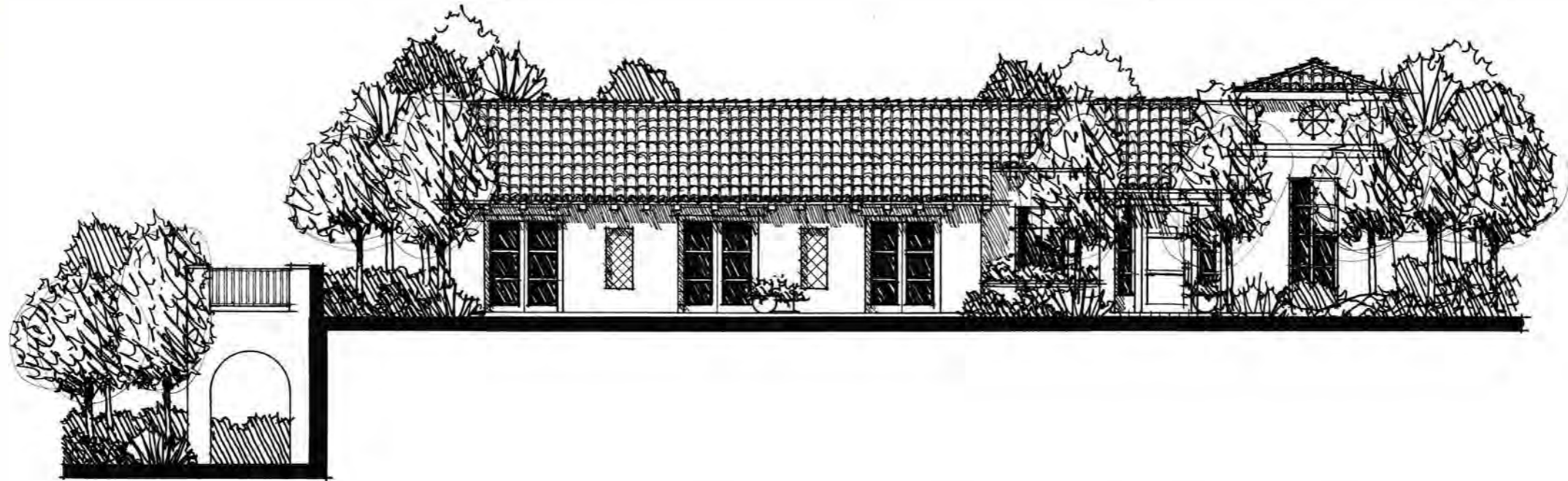


PROJECT CONTACT:

PROJECT TEAM PRINCIPAL: BRIAN MUEHLBAUER DIRECTOR: ARCHITECT: ROBERT WILLIAMS MANAGER:

CLIENT: CORNERSTONE CHURCH 708 AVENIDA DE LA ESTRELLA SAN CLEMENTE, CALIFORNIA PHONE NUMBER: FAX NUMBER:

PROJECT MANAGER: PHONE NUMBER: (949) 492-2558 FAX NUMBER: (949) 492-2628 EMAIL:



CORNERSTONE CHURCH SAN CLEMENTE, CALIFORNIA

CORNERSTONE CHURCH 708 AVENIDA DE LA ESTRELLA SAN CLEMENTE, CALIFORNIA

PROJECT NUMBER:

MILESTONES / REVISIONS

Table with columns: NO, DATE, DESCRIPTION. It contains a list of milestones and revisions for the project.

LICENSE STAMP

SHEET TITLE TITLE SHEET

SHEET NUMBER

T-1

ABBREVIATIONS

Large table of architectural abbreviations and their meanings, organized in columns. Includes terms like ANCHOR BOLT, ARCHITECT, AREA BEAM, etc.

DESIGN DATA

Table containing design data such as JURISDICTION (SAN CLEMENTE), ZONE (RM), CONSTRUCTION TYPE (V-B), OCCUPANCY (A-3/B-1), STORES (1 OFFICE, 1 BASEMENT MULTI PURPOSE), SETBACK (FRONT 15'-0", REAR 5'-0", SIDE 5'-0", SIDE/STR 10'-0", BLD'G. HGT. FROM NG 25'-0", LOT COV. 55%), and LEGAL DESCRIPTION.

SQUARE FOOTAGE CALCULATION:

Table showing square footage calculations for various areas: GROSS LOT AREA (280,552 S.F.), EXISTING OFFICE (84,000 S.F.), NEW MULTI PURPOSE (2,103,800 S.F.), UNFINISHED BASEMENT (3,040,000 S.F.), and BIRTHDAY CHURCH (4,07236 S.F.).

SCOPE OF WORK:

WE ARE REQUESTING A REVISION TO THE ORIGINAL MASTER PLAN UPDATED ON DECEMBER 4, 2014. THE EXISTING OFFICE WILL BE REMODELED AND THE NEW EXTERIOR ARCHITECTURE WILL MATCH THE EXISTING CHURCH BUILDING COMPLETED MARCH 20, 2015 (SPANISH COLONIAL REVIVAL). WE WILL ALSO REPLACE THE EXISTING TRAILER AND BUILD A PERMANENT BUILDING IN ITS PLACE. THE ORIGINAL MASTER PLAN HAD APPROVED A SECOND STORY WHERE THE NEW CHURCH BUILDING IS TODAY, TOO MUCH MASS. THE NEW MULTI PURPOSE BUILDING WILL BE 3,040,000 S.F. ON THE MAIN LEVEL WITH AN UNFINISHED BASEMENT. STYLE OF ARCHITECTURE WILL MATCH THE OTHER BUILDINGS. WE WILL DEMOLISH THE EXISTING DETACHED GARAGE.

PROJECT TEAM:

Table listing project team members and their roles: OWNER (CORNERSTONE COMMUNITY CHURCH), ARCHITECT (STUDIO 6 ARCHITECTS, INC.), CIVIL (DZIN ENGINEERING), SOILS ENG. (S&P-FIRM), and LANDSCAPE DESIGN (JODIE COOK).

SHEET INDEX:

Table listing sheet indices: T-1 TITLE SHEET, C-1 CIVIL/SURVEY, A-1 COLORED ARCHITECTURAL SITE PLAN, A-2 AS-BUILT FLOOR PLAN/OFFICE, A-3 AS-BUILT OFFICE EXTERIOR ELEVATIONS, A-4 AS-BUILT OFFICE ROOF PLAN, A-5 NEW OFFICE FLOOR PLAN, A-6 NEW OFFICE ELEVATIONS, A-7 NEW OFFICE COLORED ELEVATIONS, A-8 NEW OFFICE ELEVATIONS, A-9 NEW MULTI PURPOSE BUILDING MAIN FLOOR, A-10 NEW MULTI PURPOSE BUILDING IN FINISHED BASEMENT, A-11 NEW MULTI PURPOSE BUILDING ELEVATIONS, A-12 NEW MULTI PURPOSE BUILDING COLORED ELEVATIONS, A-13 NEW MULTI PURPOSE BUILDING ELEVATIONS, A-14 NEW MULTI PURPOSE BUILDING COLORED ELEVATIONS, A-15 MULTI PURPOSE BUILDING AND OFFICE ROOF PLAN.

PARKING DEMAND SUMMARY:

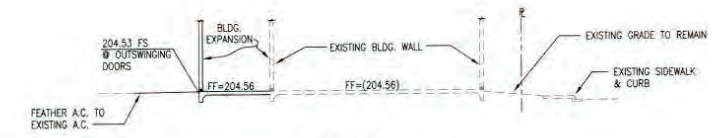
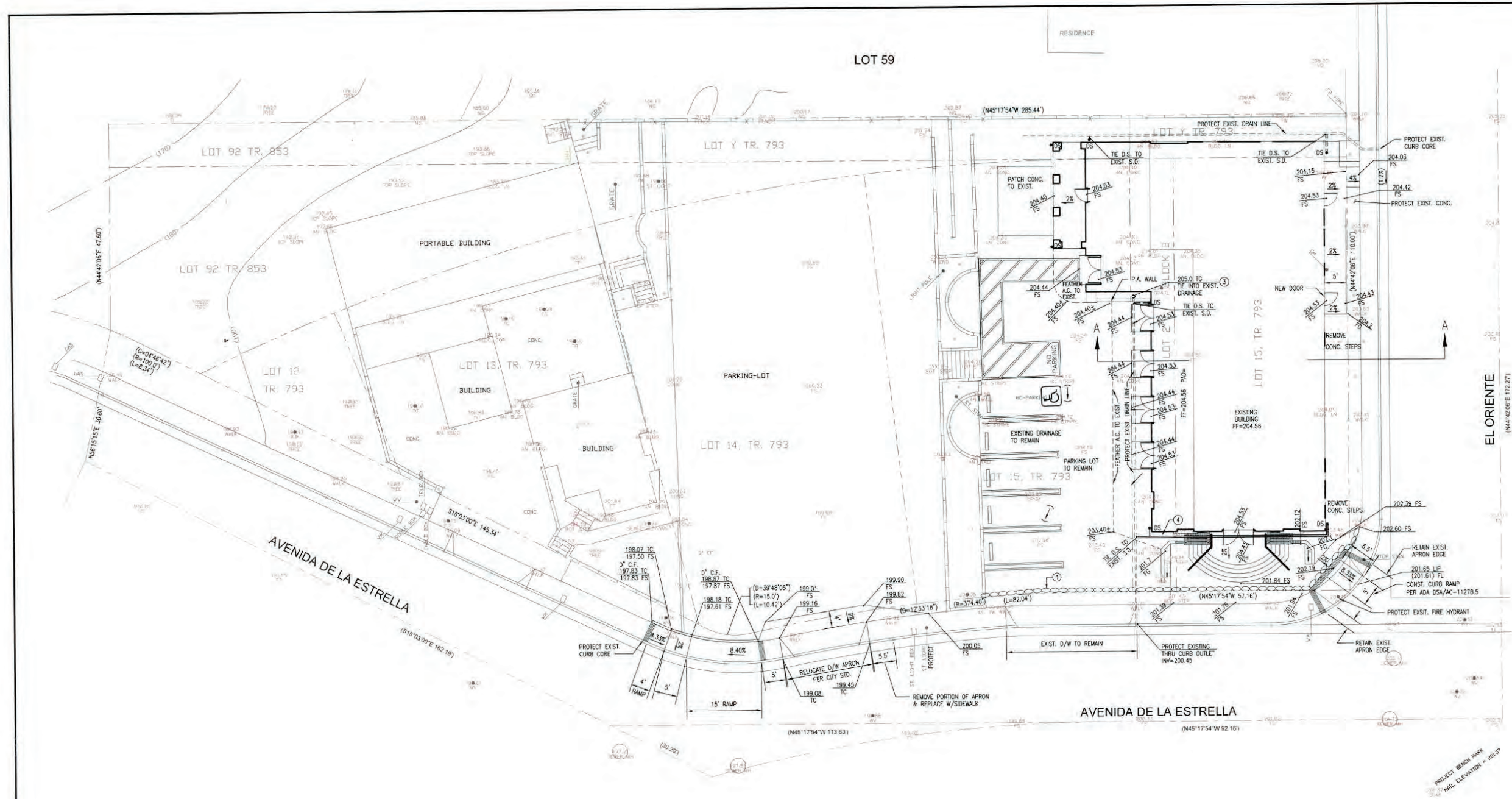
Table summarizing parking demand: Use, days/hours, size, parking ratio, and parking req./attendees. Includes entries for Church Services, El Buen Pastor, Church Office, and Bible Study.

- 50% of El Buen Pastor's congregation walks to our Church.
• El Buen Pastor has several people that go to our first service that will go to El Buen Pastor's service at 10:45 am.
• Cornerstone Church also uses "Farmers and Merchants" parking. This is to be used as a gentlemen's agreement with the Bank.

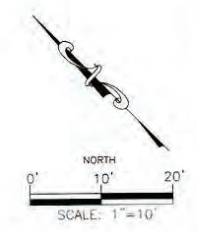
VICINITY MAP



- CONSTRUCTION NOTES:**
- ① INSTL. TEMP. EROSION CONTROL, GRAVEL BAGS, 2 HIGH
 - ② CONST. CONC. WASH-OUT BASIN W/MISQUELEN
 - ③ INSTL. 6" DIA. PLANTER DRAIN W/AIRLUM, NOS 80 OR EQUAL
 - ④ INSTL. 4" DIA DRAIN, SDR 35 PVC



SECTION A-A
SCALE: 1"=10'



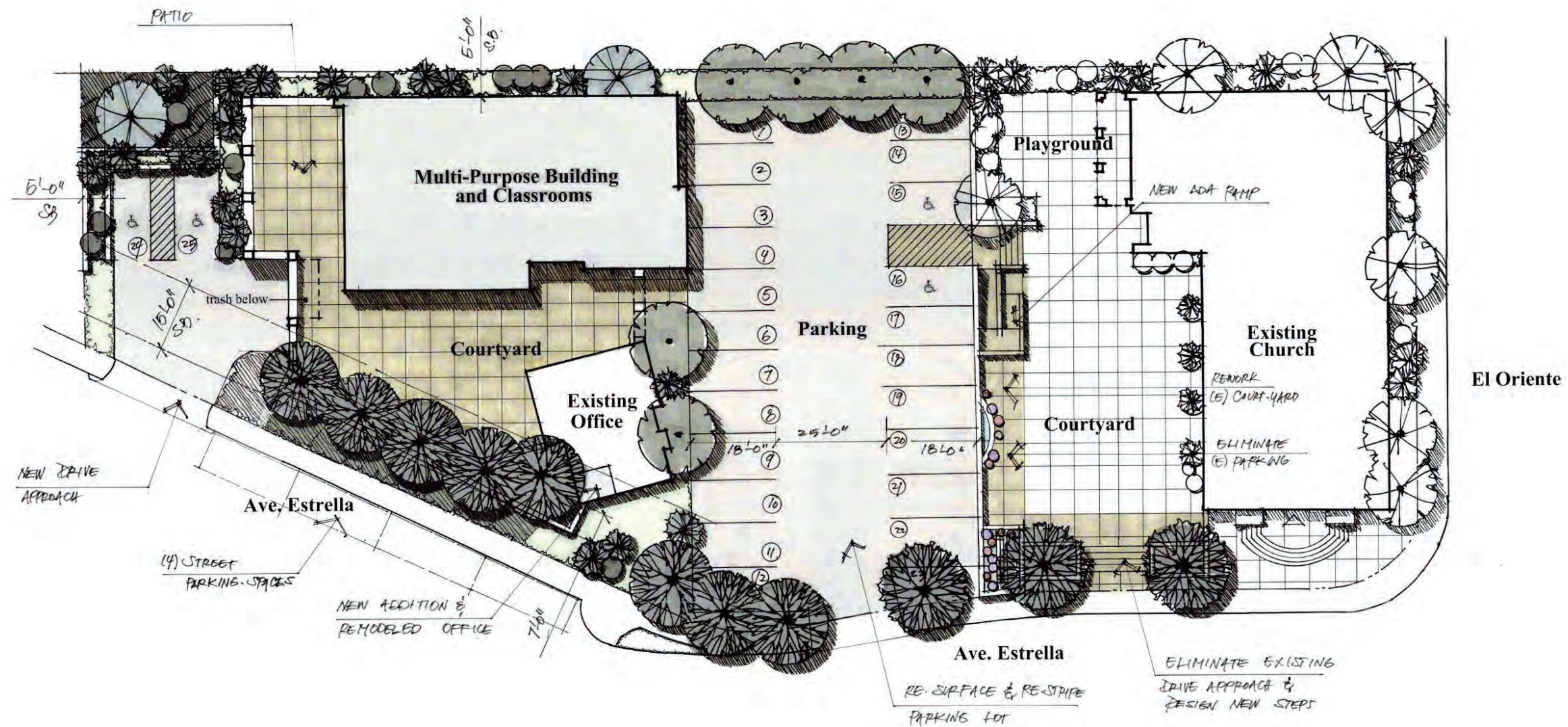
708 AVENIDA DE LA ESTRELLA
SAN CLEMENTE, CA

GRADING PLAN C-1

OWNER: CORNERSTONE CHURCH
708 AVENIDA DE LA ESTRELLA
SAN CLEMENTE, CA
(949) 388-5300

REV.	DATE	DESCRIPTION	APP.	DATE	BY	DATE	BY

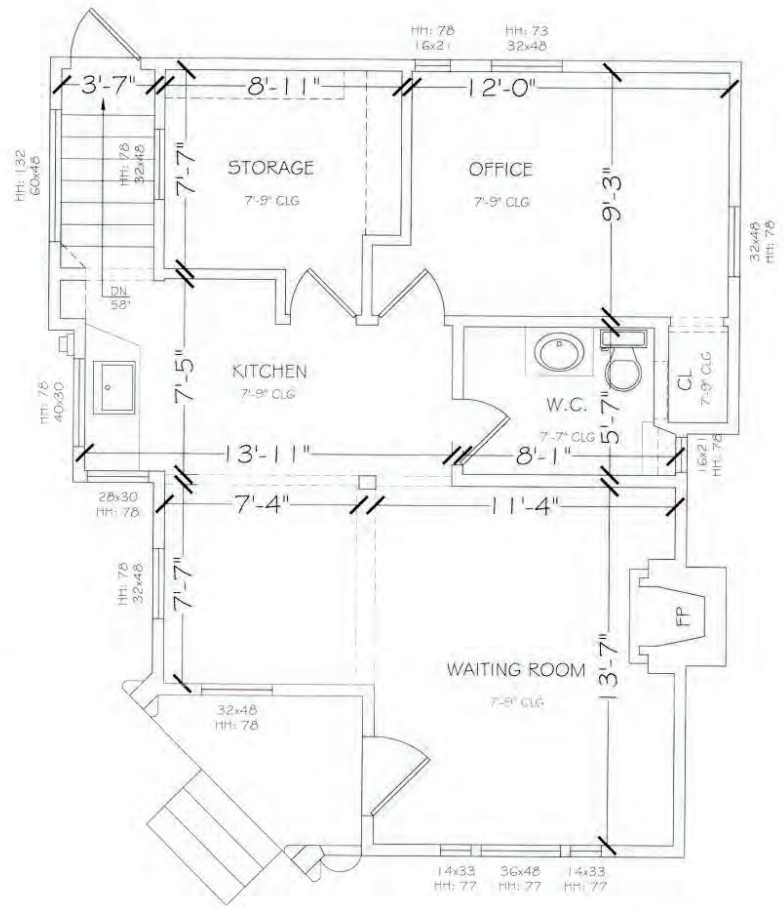
SHEET
OF SHEETS



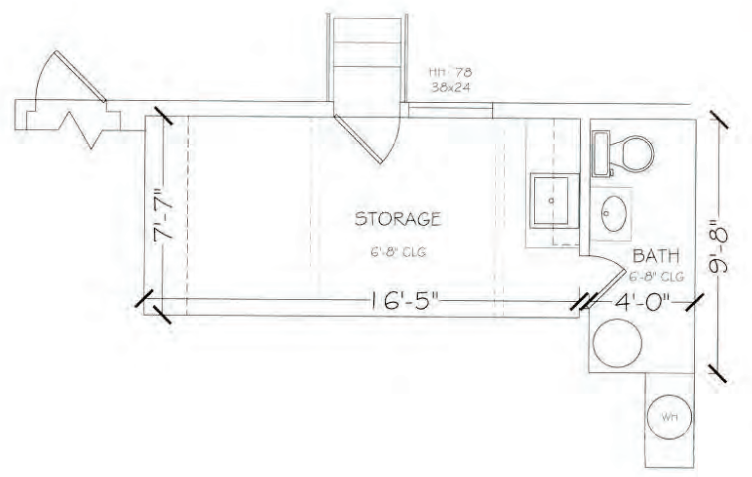
Site Plan
Cornerstone Church
 San Clemente, California
 1"=10' 11.21.23



STUDIO 6 ARCHITECTS, INC.
 ARCHITECTURE + PLANNING
 3703 CARMEL CAYENNE DRIVE SUITE 101
 SAN CLEMENTE, CA 92673
 (949) 396-0000 PHONE
 (949) 396-0000 FAX
 STUDIO6ARCHITECTS.COM



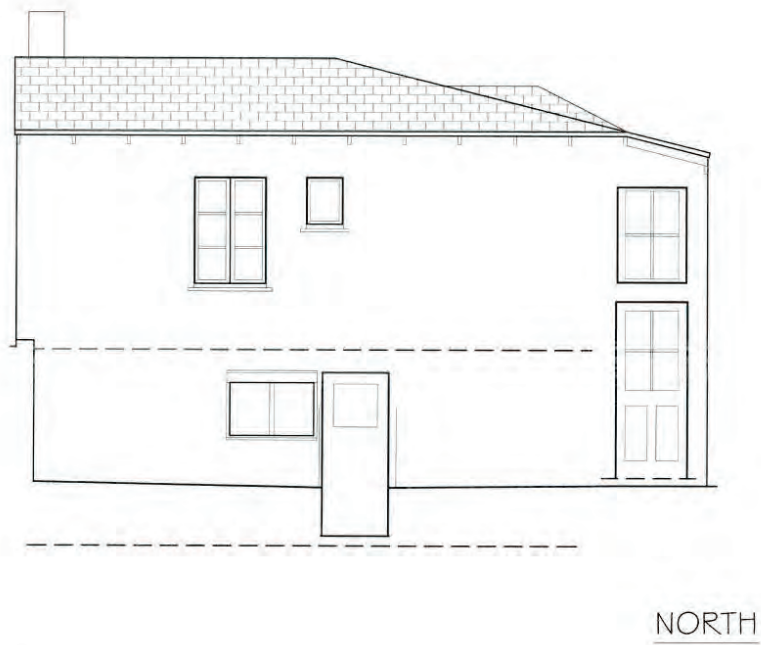
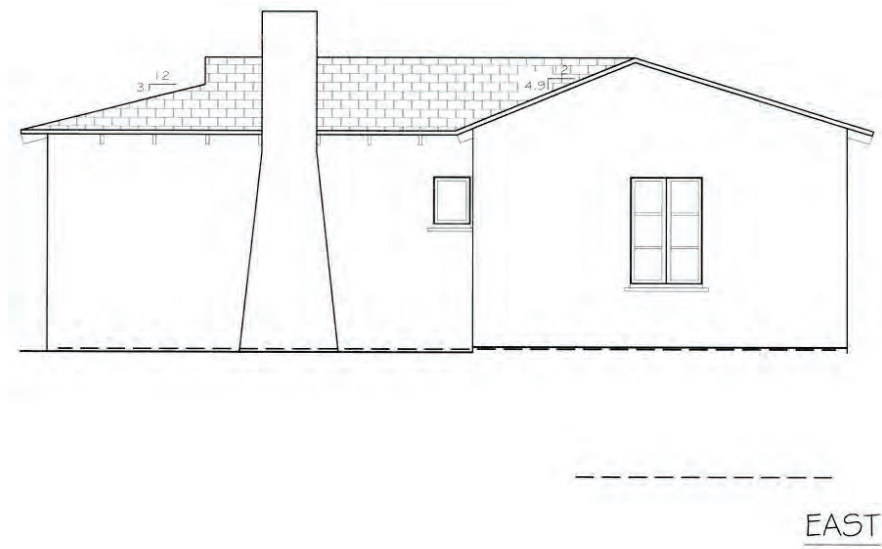
MAIN FLOOR



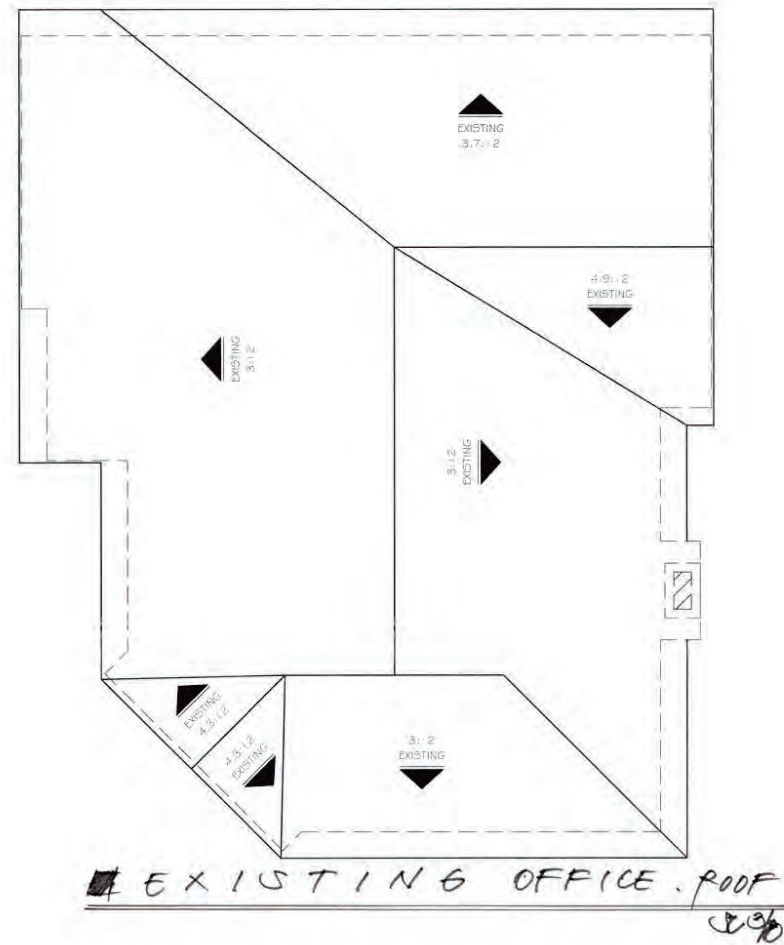
BASEMENT

EXISTING OFFICE PLAN
 08/16/10

CORNERSTONE CHURCH PHASE II
 SAN CLEMENTE, CALIFORNIA



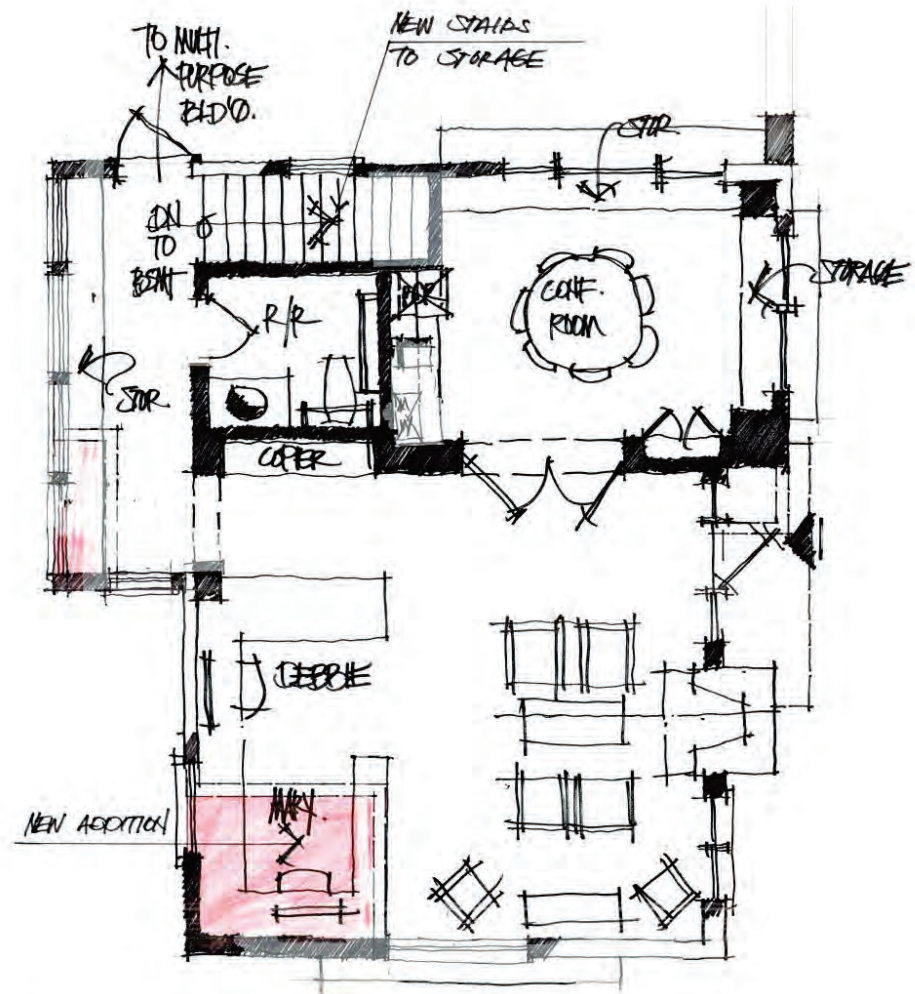
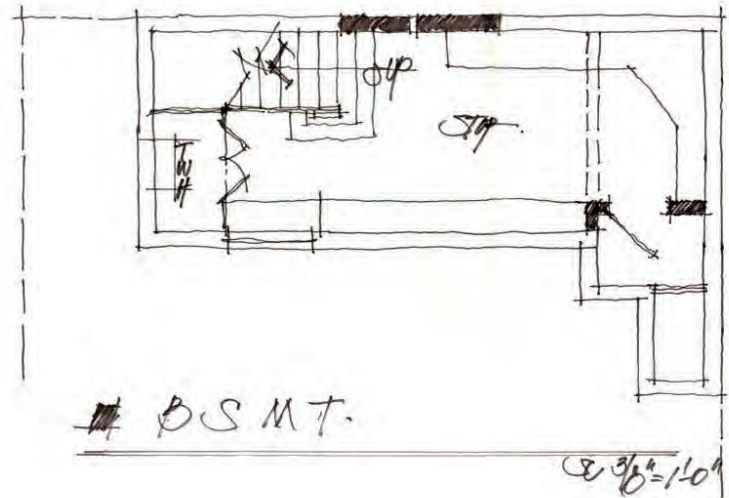
CORNERSTONE CHURCH PHASE II
 SAN CLEMENTE, CALIFORNIA



CORNERSTONE CHURCH PHASE II
SAN CLEMENTE, CALIFORNIA

PROJECT NUMBER:
2018015

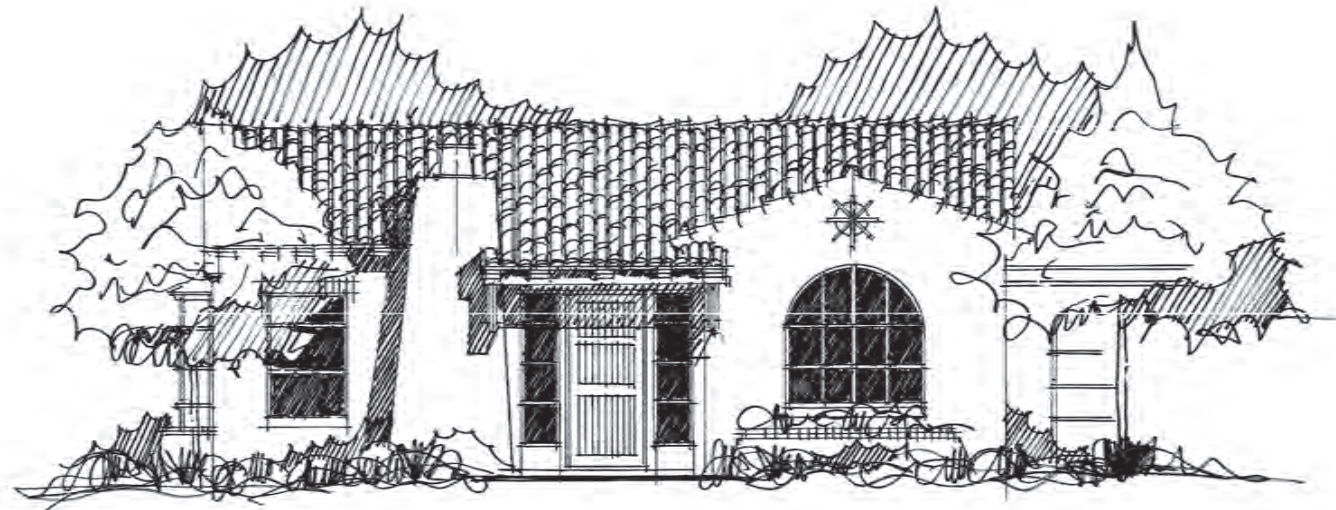
Studio 6 ARCHITECTS
STUDIO 6 ARCHITECTS, INC.
ARCHITECTURE + PLANNING
2753 CAMINO CAPISTRANO, SUITE 8100
SAN CLEMENTE, CA 92672
(949) 388-5100 PHONE
(949) 388-3330 FAX
STUDIO6ARCHITECTS.COM



NEW OFFICE LAYOUT
SU. 3/8"

- LEGEND:**
- ===== EXISTING
 - DEMO.
 - ===== NEW WALLS

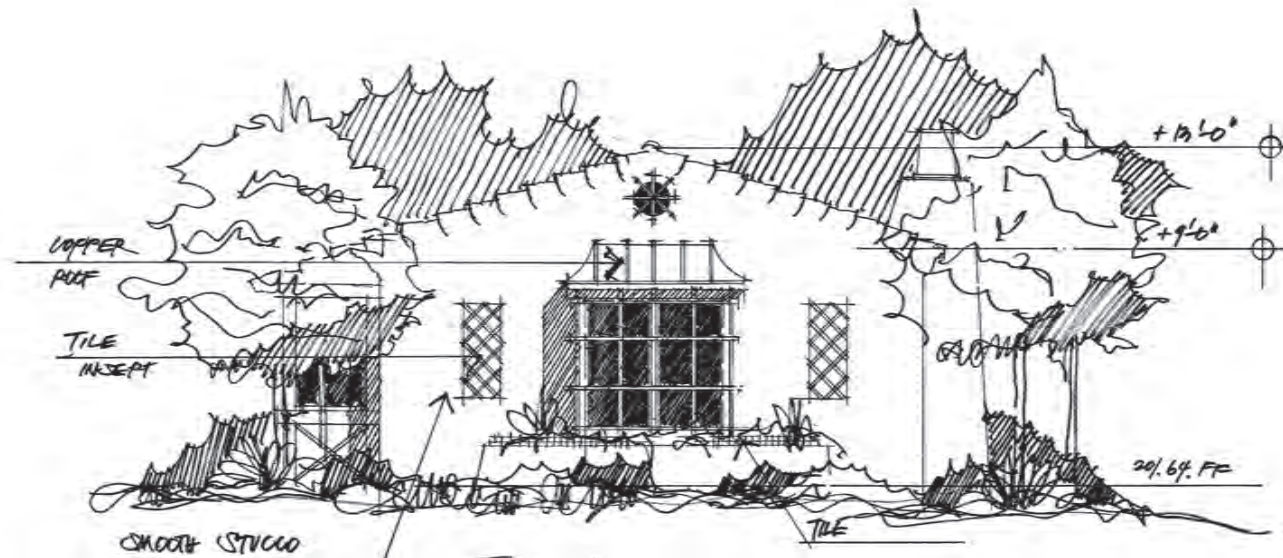
CORNERSTONE CHURCH PHASE II
SAN CLEMENTE, CALIFORNIA



PARKING LOT VIEW

* NEW DESIGN *

50' 3/8" x 10'

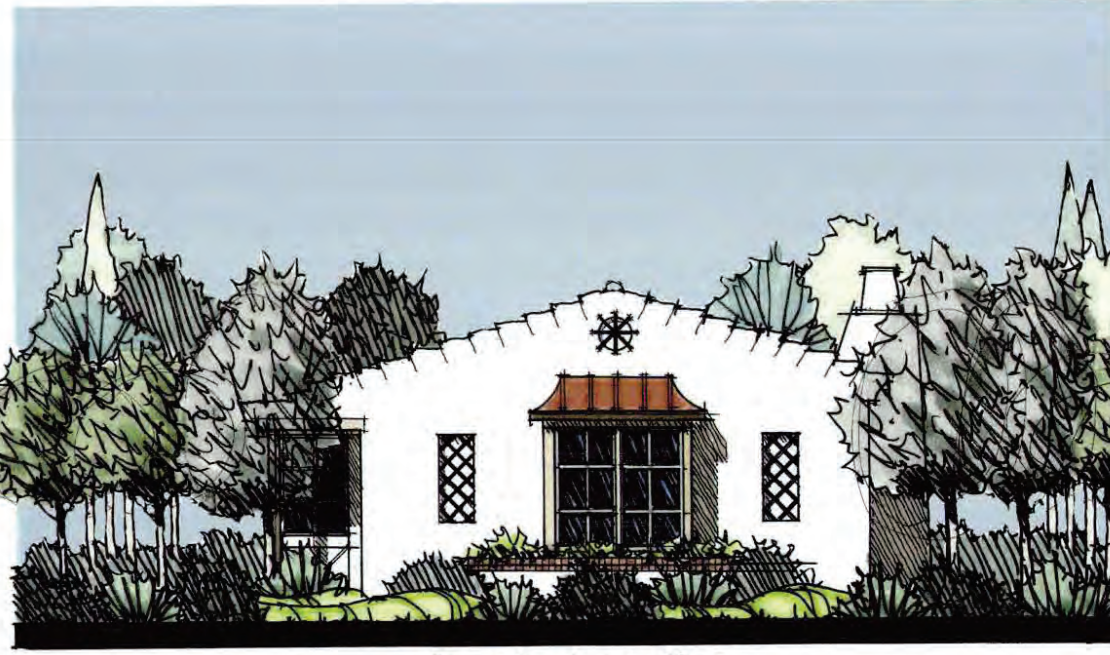


FRONT

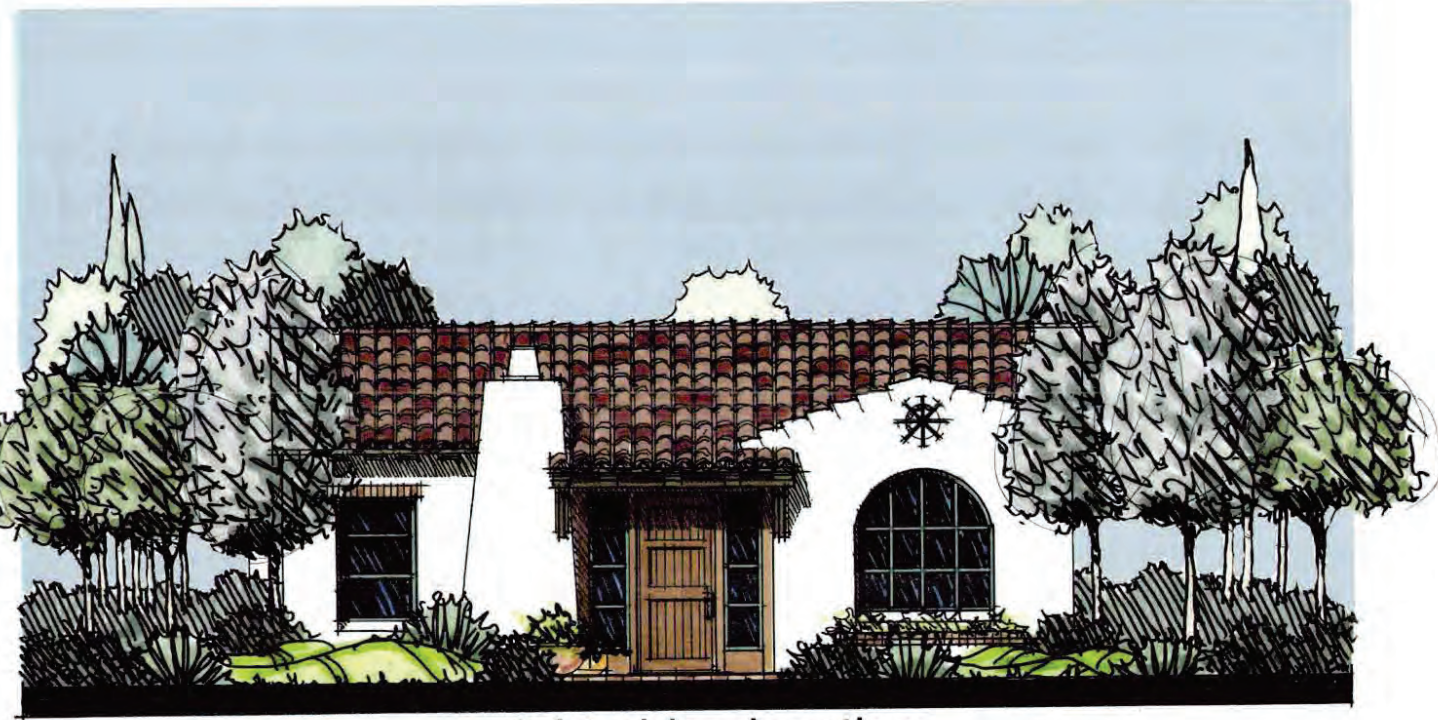
* NEW DESIGN *

50' 3/8" x 10'

CORNERSTONE CHURCH PHASE II
SAN CLEMENTE, CALIFORNIA



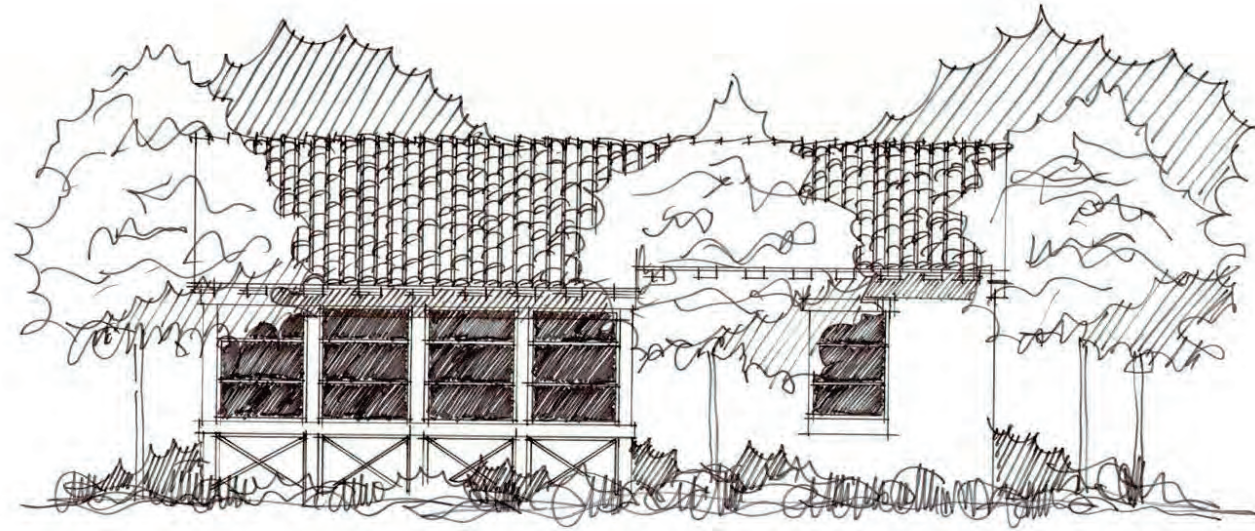
front elevation



right-side elevation

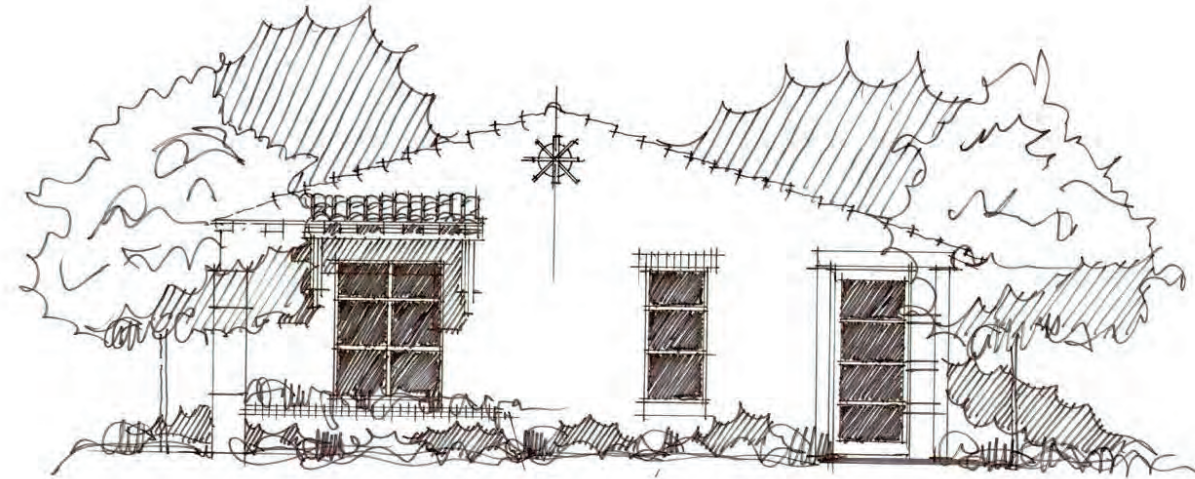
Office Building
3/8"=1'
4.26.23

CORNERSTONE CHURCH PHASE II
SAN CLEMENTE, CALIFORNIA



■ LEFT

8/30/11



■ RIGHT

8/30/11

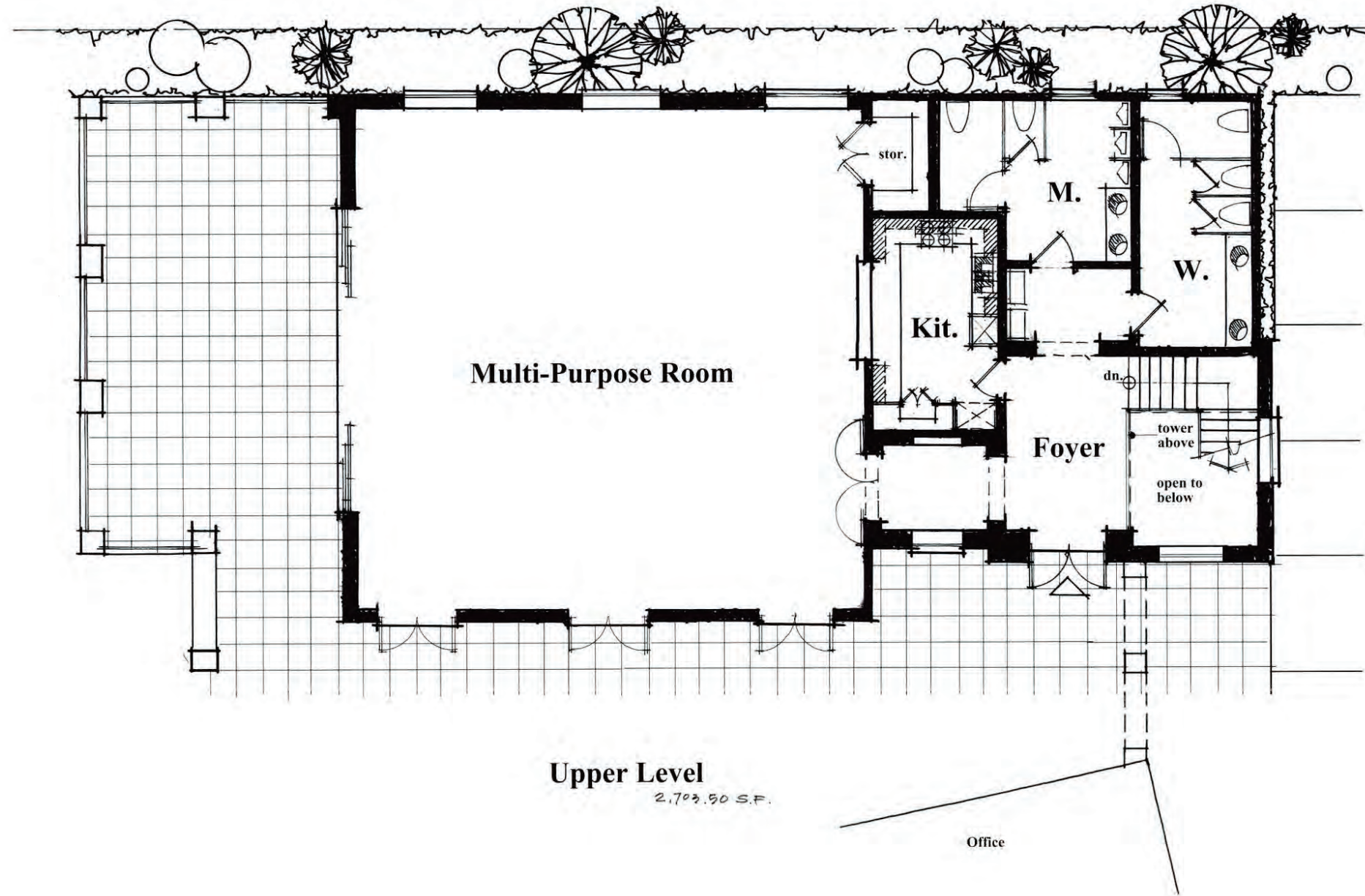
CORNERSTONE CHURCH PHASE II
SAN CLEMENTE, CALIFORNIA

PROJECT NUMBER:
2018015

Studio 6
ARCHITECTS

STUDIO 6 ARCHITECTS, INC.
ARCHITECTURE + PLANNING
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A-8



Upper Level
2,702.90 S.F.

Multi-Purpose Building

Cornerstone Church

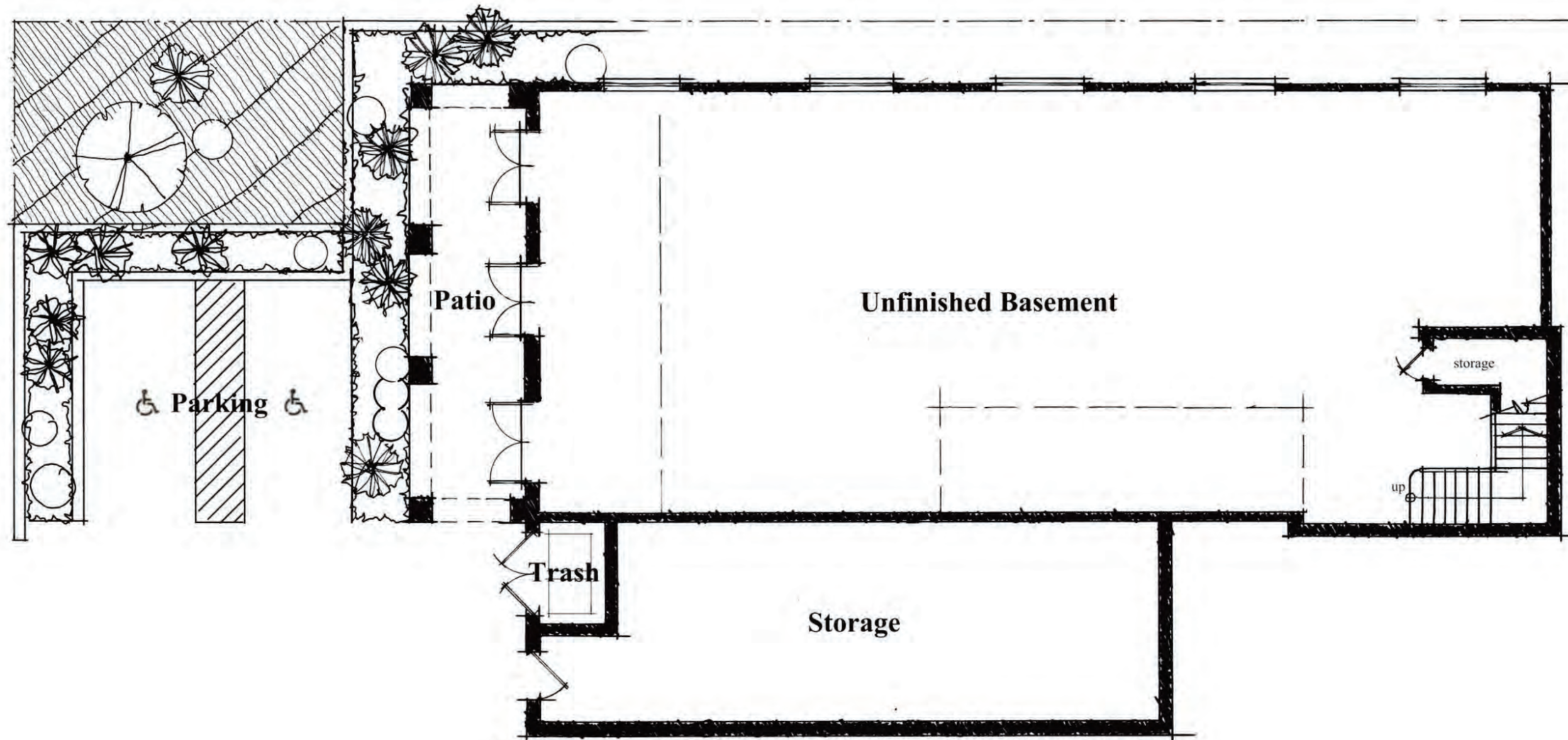
San Clemente, California

1/4"=1'

11.06.23



STUDIO 6 ARCHITECTS, INC.
ARCHITECTURE + PLANNING
2711 CARRO CAMPESINO, SUITE 107
SAN CLEMENTE, CA 92673
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STUDIO6ARCHITECTS.COM

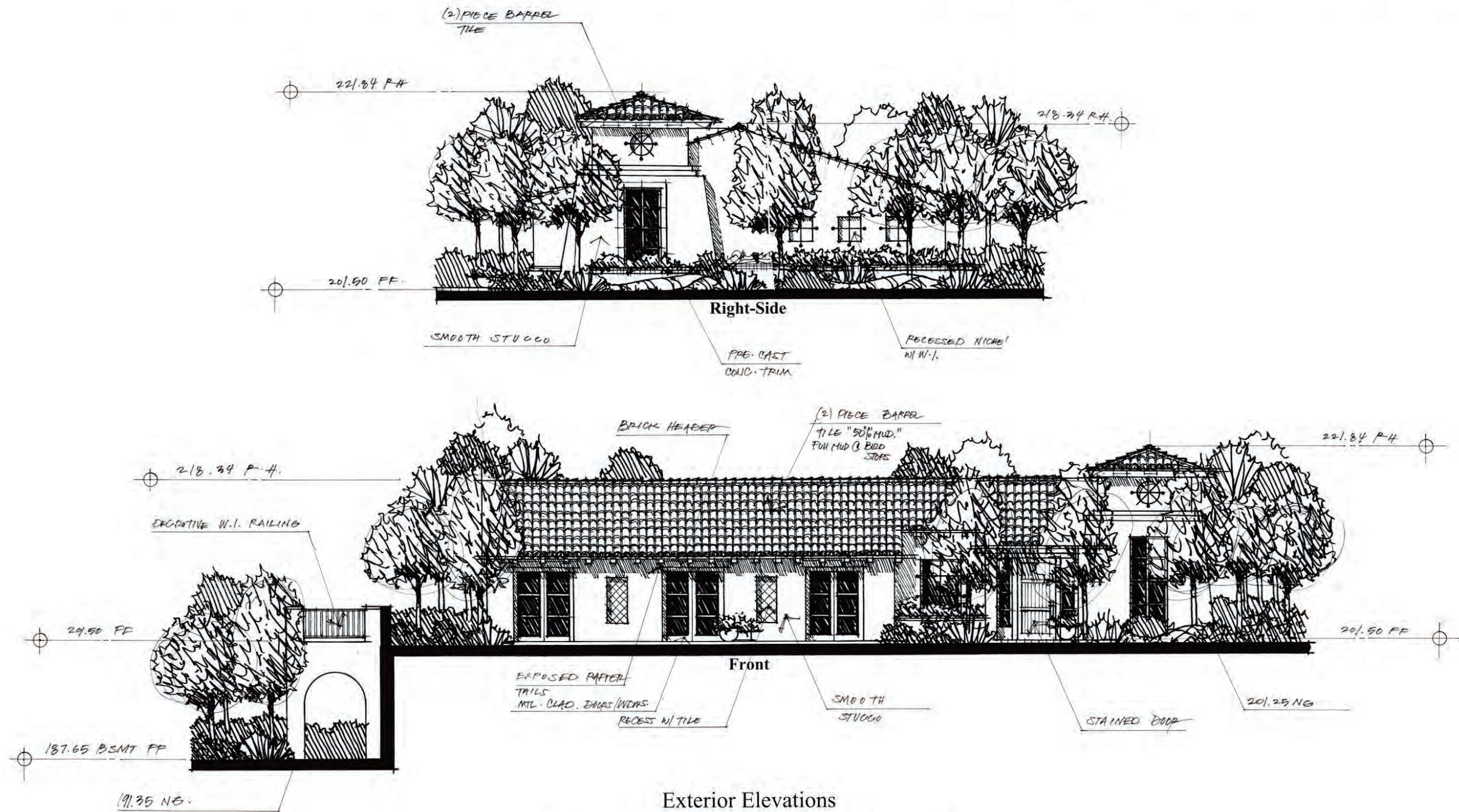


Lower level
 2,040.00 SF.

Multi-Purpose Building
Cornerstone Church
 San Clemente, California
 1/4"=1' 11.06.23



STUDIO 6 ARCHITECTS, INC.
 ARCHITECTURE + PLANNING
 1715 CLAYTON AVENUE, SUITE 100
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 STUDIO6ARCHITECTS.COM



Exterior Elevations

Cornerstone Church

San Clemente, California

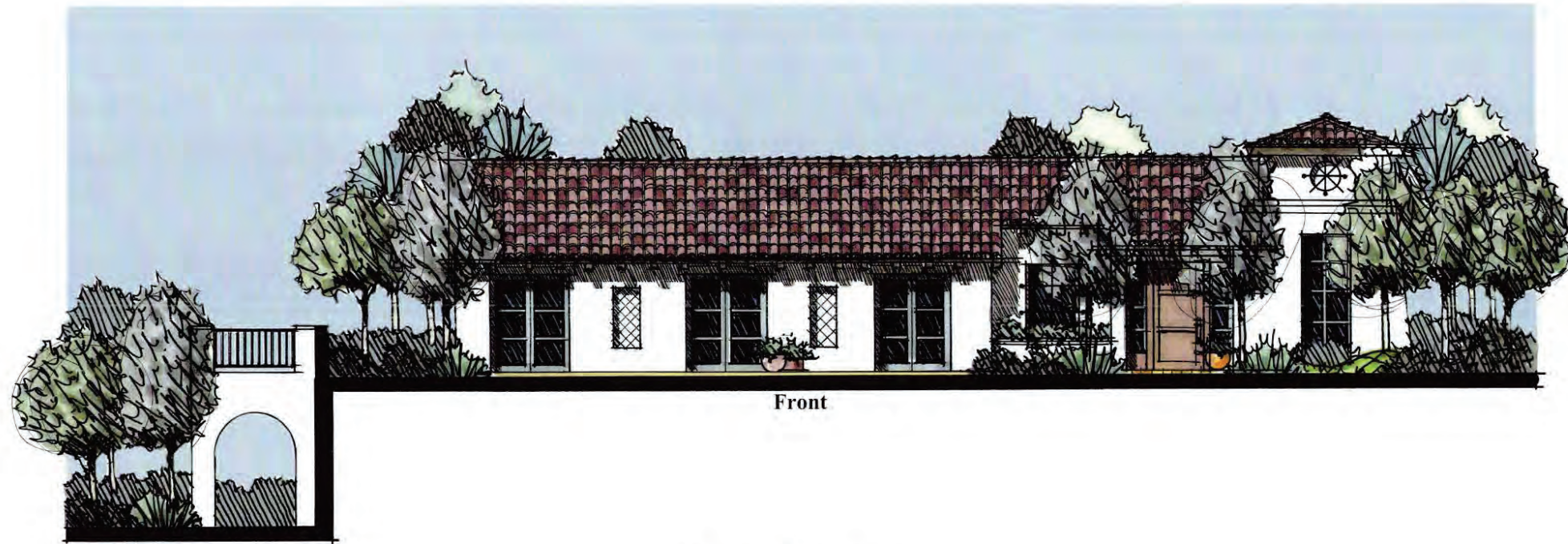
1/4"=1' 11.07.23



STUDIO 6 ARCHITECTS, INC.
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8700 CAMINO CARONNE, SUITE 80
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TEL: 949.333.1100
FAX: 949.333.1101
STUDIO6ARCHITECTS.COM



Right-Side



Front

Exterior Elevations

Cornerstone Church

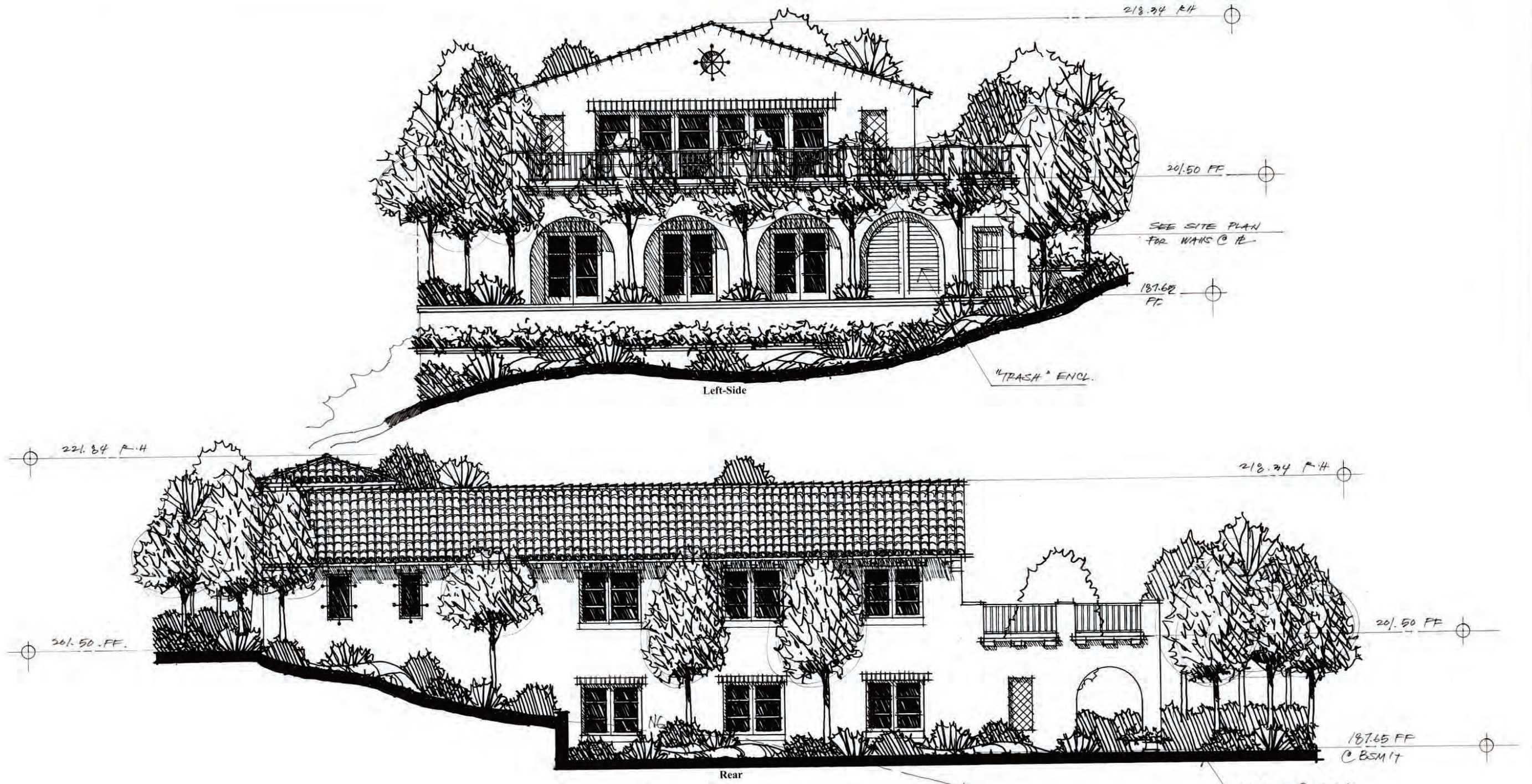
San Clemente, California

1/4"=1'

11.07.23



STUDIO 6 ARCHITECTS, INC.
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2750 LAMOND CANYON ROAD, SUITE 80
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Exterior Elevations

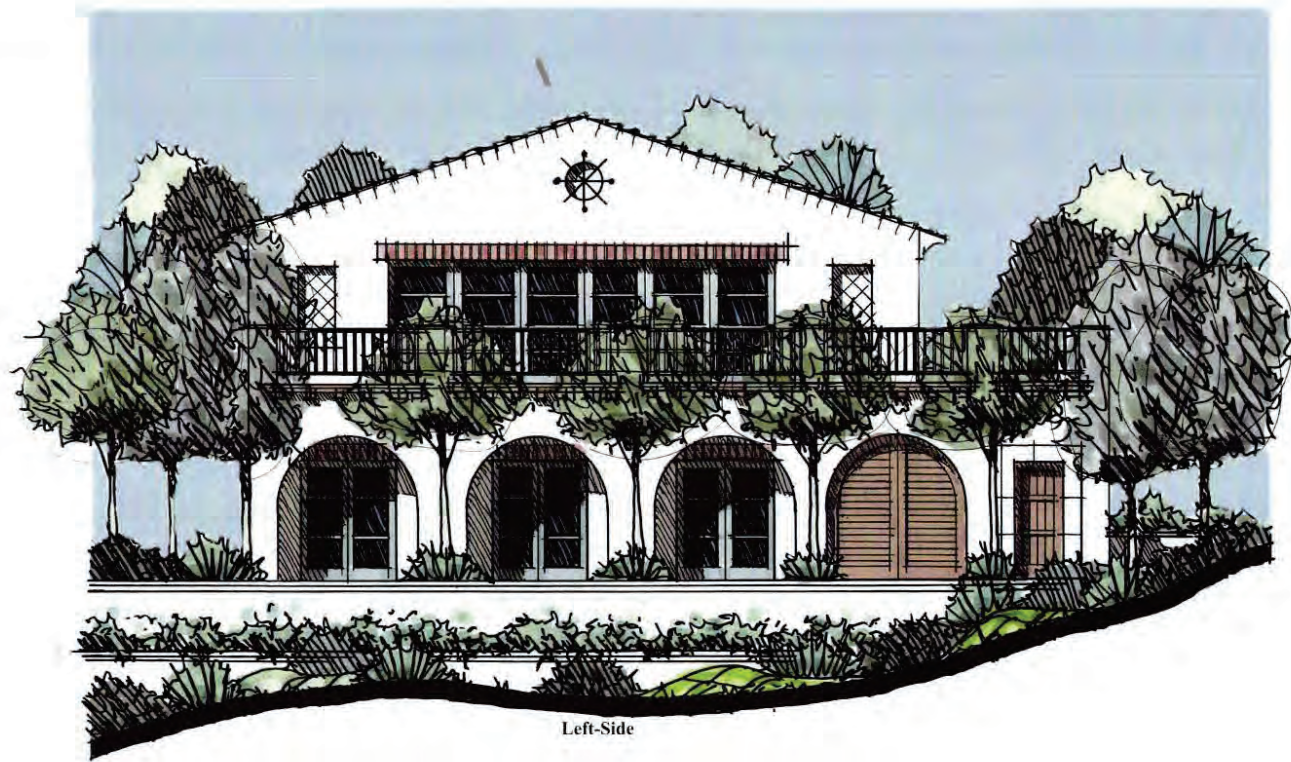
Cornerstone Church

San Clemente, California

1/4"=1' 11.07.23



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Left-Side



Rear

Exterior Elevations

Cornerstone Church

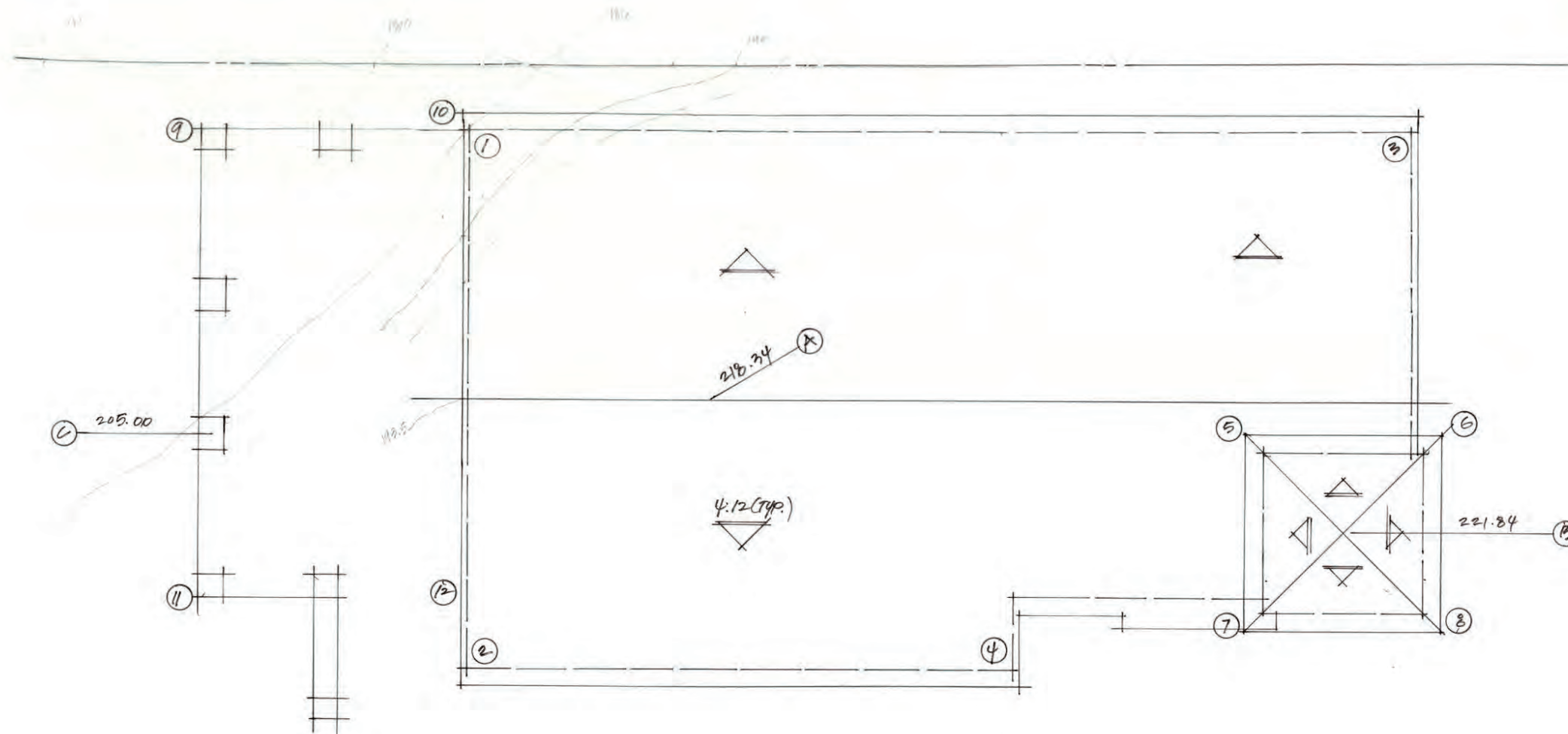
San Clemente, California

1/4"=1'

11.07.23



STUDIO 6 ARCHITECTS, INC.
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1951 GRAND CANYONWAY, SUITE 202
SAN CLEMENTE, CA 92673
PH: 949.333.1111
WWW.STUDIO6ARCHITECTS.COM



P R O O F P L A N
Sc. 1/4"

HEIGHT ANALYSIS

	1	2	3	4	
A RIDGE ELEVATION	218.34	218.34	218.34	218.34	= 89.41 = 24.85 4
EXISTING GRADE	186.00	194.00	191.50	196.45	
	32.34	24.34	26.84	21.89	
B RIDGE ELEVATION	221.84	221.84	221.84	221.84	= 112.78 = 28.18 4
EXISTING GRADE	196.45	191.00	196.75	196.25	
TOWER (11.24.080)	25.39	24.84	25.00	25.50	
C RIDGE ELEVATION	205.00	205.00	205.00	205.00	= 71.00 = 17.75 4
EXISTING GRADE	176.00	186.00	192.50	192.50	
	29.00	19.00	12.50	12.50	

CORNERSTONE CHURCH PHASE II
 SAN CLEMENTE, CALIFORNIA