



STAFF MEMORANDUM SAN CLEMENTE DESIGN REVIEW SUBCOMMITTEE

Meeting Date: May 29, 2024

PLANNER: David Carrillo, Associate Planner

SUBJECT: **Administrative Development Permit (ADP) 24-179, San Clemente Villas by the Sea Unit Count and Exterior Changes:**
A request to consider an increase to the original unit count at a senior care facility, San Clemente Villas by the Sea, in conjunction with exterior site and building changes.

LOCATION: 660 Camino De Los Mares

ZONING/GP: Community Commercial 4 (CC4)

BACKGROUND:

Staff seeks feedback from the DRSC on the applicant's exterior design considerations and whether the project has a potential for public impact and/or concern. Currently, the project is being reviewed administratively as an Administrative Development Permit. If the project is deemed to not meet standards in [Zoning Ordinance Section 17.16.095.E & F](#), then the project will require a public hearing under a Development Permit. The applicant proposes the changes listed below, as shown on plans provided in Attachment 1:

- An increase to the original approved unit count from 136 to 140.
- Exterior changes to the pool area:
 - New BBQ island
 - New viewing bar
 - Remove and replace pool deck paving
 - New landscaped areas
 - Removal of existing pool fence
 - New pool access gate
- Other exterior site changes
 - Removal of solar panels over existing parking
 - Replace monument sign
- Exterior building changes:
 - Remove green awnings
 - Wood canopy structures to be removed and replaced in kind (at 3rd floor)
 - Replace arched windows with enlarged rectangular window assemblies at the 2nd and 3rd floor dining area elevation facing the ocean.
 - New paint on walls and window/door trims

Attachments:

1. Conceptual Architectural Plans

SAN CLEMENTE VILLAS BY THE SEA

IRA CAPITAL



PROJECT DESCRIPTION

PROJECT ADDRESS
660 CAMINO DE LOS MARES, SAN CLEMENTE, CA 92673

SCOPE OF WORK
RENOVATION TO AN EXISTING 3-STORY (PLUS BASEMENT), 131,765 SF, RESIDENTIAL CARE FACILITY FOR THE ELDERLY AND INCLUDES WORK TO BUILDING COMMON AREAS, ALL UNITS, AND SELECT EXTERIOR AND SITE WORK.

THE INTERIOR RENOVATION SCOPE INCLUDES UPGRADES TO ALL UNITS, COMMON AREAS, AND COMMON AREA RESTROOMS (INCLUDING NEW FINISHES, NEW LIGHTING, NEW MILLWORK, AND NEW PLUMBING FIXTURES TO REPLACE EXISTING); REMOVAL OF EXISTING SMOKE DOORS OUTSIDE OF ELEVATOR VESTIBLES AND REPLACEMENT WITH ROLL-DOWN SMOKE GUARDS; REMOVAL OF CENTRAL FIREPLACE IN MAIN LOBBY; EXPANSION OF THE FIRST FLOOR DINING ROOM, CONVERSION/EXPANSION OF THIRD FLOOR DINING ROOM INTO NEW LOUNGE; RECONFIGURING OF EXISTING OFFICES; RELOCATED MEMORY CARE WING ACCESS CONTROL POINT, AND CONVERSION/RECONFIGURATION OF EXISTING UNITS TO BRING UNIT COUNT BACK TO APPROVED NUMBER OF 136 UNITS.

EXTERIOR RENOVATION SCOPE INCLUDES ENLARGED WINDOW OPENINGS AT THE EXISTING FIRST FLOOR DINING ROOM AND NEW SKY LOUNGE AT THE THIRD FLOOR, REFRESHED PAINT TO THE BUILDING (TO MATCH EXISTING), AND REMOVAL OF ALL EXISTING GREEN WINDOW AWNINGS.

SITE WORK SCOPE INCLUDES REMOVAL OF EXISTING SOLAR PV PANELS AT COVERED PARKING, REFRESH TO EXISTING MONUMENT SIGNAGE, AND AT THE POOL AREA THE ADDITION OF NEW BBQ ISLAND AND BAR SEATING, REMOVAL OF THE EXISTING POOL, FENCE ENCLOSURE TO OPEN UP THE FULL POOL DECK AREA FOR ADDITIONAL FURNISHINGS AND SEATING, NEW POOL GATE ACCESS, UPDATED LANDSCAPING, AND NEW FLOORING THROUGHOUT THE POOL AREA.

EXISTING BUILDING FOOTPRINT, BUILDING SQUARE FOOTAGE, TOTAL UNIT COUNT, AND PARKING COUNT TO REMAIN THE SAME.

PROJECT DATA

LEGAL DESCRIPTION
LOT 2 OF TRACT NO. 5951, IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 260, PAGES 40 TO 42 INCLUSIVE MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BUILDING CONSTRUCTION

OCCUPANCY TYPES R-2.1, A-3, B-2, S-2, S-3
CONSTRUCTION TYPE V-A, 1 HOUR
SPRINKLERS EXISTING SPRINKLERS THROUGHOUT
ACTUAL BUILDING HEIGHT 45'-0" (EXISTING TO REMAIN)
EXISTING BUILDING AREA 131,765 SF (EXISTING TO REMAIN)

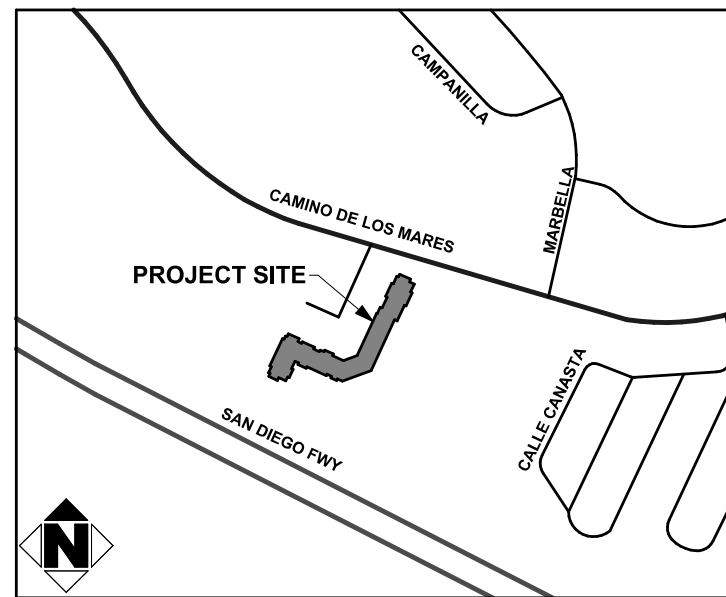
PROPOSED UNIT MIX						
Unit Name	Unit Type	Beds per Unit	Qty	Beds per Unit Type	Unit Area (SF)	Total (SF)
AL-0A	ASSISTED LIVING - STUDIO	1	1	1	338	338
AL-0A ALT 1	ASSISTED LIVING - STUDIO	1	1	1	364	364
AL-0A ALT 2	ASSISTED LIVING - STUDIO	1	1	1	338	338
AL-0A ALT 3	ASSISTED LIVING - STUDIO	1	1	1	365	365
AL-0B	ASSISTED LIVING - STUDIO	1	3	3	476	1,428
AL-0B ALT 1	ASSISTED LIVING - STUDIO	1	1	1	467	467
AL-0C	ASSISTED LIVING - STUDIO	1	3	3	356	1,068
AL-0D	ASSISTED LIVING - STUDIO	1	4	4	324	1,296
AL-0E	ASSISTED LIVING - STUDIO	1	1	1	427	427
AL-0F	ASSISTED LIVING - STUDIO	1	1	1	312	312
AL-1A	ASSISTED LIVING - 1 BED	1	1	1	730	730
AL-1B	ASSISTED LIVING - 1 BED	1	27	27	566	15,282
AL-1B ALT 1	ASSISTED LIVING - 1 BED	1	12	12	593	7,116
AL-1B ALT 2	ASSISTED LIVING - 1 BED	1	3	3	680	2,040
AL-1B ALT 3	ASSISTED LIVING - 1 BED	1	3	3	623	1,869
AL-1B ALT 4	ASSISTED LIVING - 1 BED	1	3	3	553	1,659
AL-1B ALT 5	ASSISTED LIVING - 1 BED	1	1	1	958	954
AL-1C	ASSISTED LIVING - 1 BED	1	10	10	703	7,030
AL-1C ALT 1	ASSISTED LIVING - 1 BED	1	2	2	688	1,376
AL-1C ALT 2	ASSISTED LIVING - 1 BED	1	2	2	645	1,290
AL-1D	ASSISTED LIVING - 1 BED	1	1	1	739	739
AL-1E	ASSISTED LIVING - 1 BED	1	2	2	578	1,156
AL-1F	ASSISTED LIVING - 1 BED	1	2	2	573	1,146
AL-1G	ASSISTED LIVING - 1 BED	1	3	3	549	1,647
AL-1G ALT 1	ASSISTED LIVING - 1 BED	1	4	4	553	2,212
AL-1H	ASSISTED LIVING - 1 BED	1	1	1	564	564
AL-1J	ASSISTED LIVING - 1 BED	1	1	1	534	534
AL-1K	ASSISTED LIVING - 1 BED	1	1	1	574	574
AL-2A	ASSISTED LIVING - 2 BED	2	1	2	877	877
AL-2A ALT 1	ASSISTED LIVING - 2 BED	2	4	8	877	3,508
AL-2A ALT 2	ASSISTED LIVING - 2 BED	2	2	4	905	1,810
AL-2A ALT 3	ASSISTED LIVING - 2 BED	2	1	2	905	905
AL-2A ALT 4	ASSISTED LIVING - 2 BED	2	1	2	1012	1,012
AL-2B	ASSISTED LIVING - 2 BED	2	2	4	1056	2,112
AL-2C	ASSISTED LIVING - 2 BED	2	1	2	905	905
AL-2C	ASSISTED LIVING - 2 BED	2	1	2	958	958
AL-2D	ASSISTED LIVING - 2 BED	2	4	8	948	3,792
AL-2E	ASSISTED LIVING - 2 BED	2	1	2	862	862
MC-1A	MEMORY CARE - 1 BED	1	5	5	365	1,825
MC-1A ALT 1	MEMORY CARE - 1 BED	1	5	5	351	1,755
MC-1A ALT 2	MEMORY CARE - 1 BED	1	5	5	338	1,690
MC-1A ALT 3	MEMORY CARE - 1 BED	1	1	1	344	344
MC-1B	MEMORY CARE - 1 BED	1	1	1	566	566
MC-1B ALT 1	MEMORY CARE - 1 BED	1	1	1	580	580
MC-1C	MEMORY CARE - 1 BED	1	1	1	324	324
MC-1D	MEMORY CARE - 1 BED	1	1	1	553	553
MC-1E	MEMORY CARE - 1 BED	1	1	1	299	299
MC-1F	MEMORY CARE - 1 BED	1	1	1	578	578
			136	154		79,216 SF

EXISTING UNIT MIX BY TYPE **			PROPOSED UNIT MIX BY TYPE		
	Beds per Unit	Qty		Beds per Unit	Qty
Basement					
ASSISTED LIVING - 1 BED	1	11	ASSISTED LIVING - 1 BED	1	9
ASSISTED LIVING - 2 BED	2	2	ASSISTED LIVING - 2 BED	2	6
ASSISTED LIVING - STUDIO	1	11	ASSISTED LIVING - STUDIO	1	3
		24			18
First Floor					
ASSISTED LIVING - 1 BED	1	5	ASSISTED LIVING - 1 BED	1	11
ASSISTED LIVING - 2 BED	1	15	ASSISTED LIVING - 2 BED	2	3
ASSISTED LIVING - STUDIO	1	11	ASSISTED LIVING - STUDIO	1	4
MEMORY CARE - 1 BED	1	12	MEMORY CARE - 1 BED	1	22
		43			40
Second Floor					
ASSISTED LIVING - 1 BED	1	26	ASSISTED LIVING - 1 BED	1	30
ASSISTED LIVING - 2 BED	2	2	ASSISTED LIVING - 2 BED	2	5
ASSISTED LIVING - STUDIO	1	21	ASSISTED LIVING - STUDIO	1	5
		49			40
Third Floor					
ASSISTED LIVING - 1 BED	1	23	ASSISTED LIVING - 1 BED	1	29
ASSISTED LIVING - 2 BED	2	2	ASSISTED LIVING - 2 BED	2	4
ASSISTED LIVING - STUDIO	1	22	ASSISTED LIVING - STUDIO	1	5
		47			38
					136
					154

**NOTE: THE EXISTING UNIT MIX NOTES 163 TOTAL UNITS TO DOCUMENT UNPERMITTED UNIT CONVERSIONS THAT WERE COMPLETED PREVIOUSLY. ORIGINAL APPROVED PLANS INCLUDED 132 UNITS, AND PER BUILDING PERMIT NO. 03-3843, (4) 2 BEDROOM UNITS WERE CONVERTED INTO (4) 1 BEDROOMS AND (4) STUDIO UNITS, THUS ADDING (4) ADDITIONAL UNITS. THE TOTAL NUMBER OF APPROVED UNITS WOULD BE 136 UNITS.

AS PART OF THE SCOPE OF WORK, WE ARE PROPOSING TO BRING THE UNIT COUNT BACK TO THE ORIGINALLY APPROVED AMOUNT OF 136 UNITS VIA SELECT UNIT RECONFIGURATIONS/COMBINATIONS.

VICINITY MAP



SHEET INDEX

ARCHITECTURAL

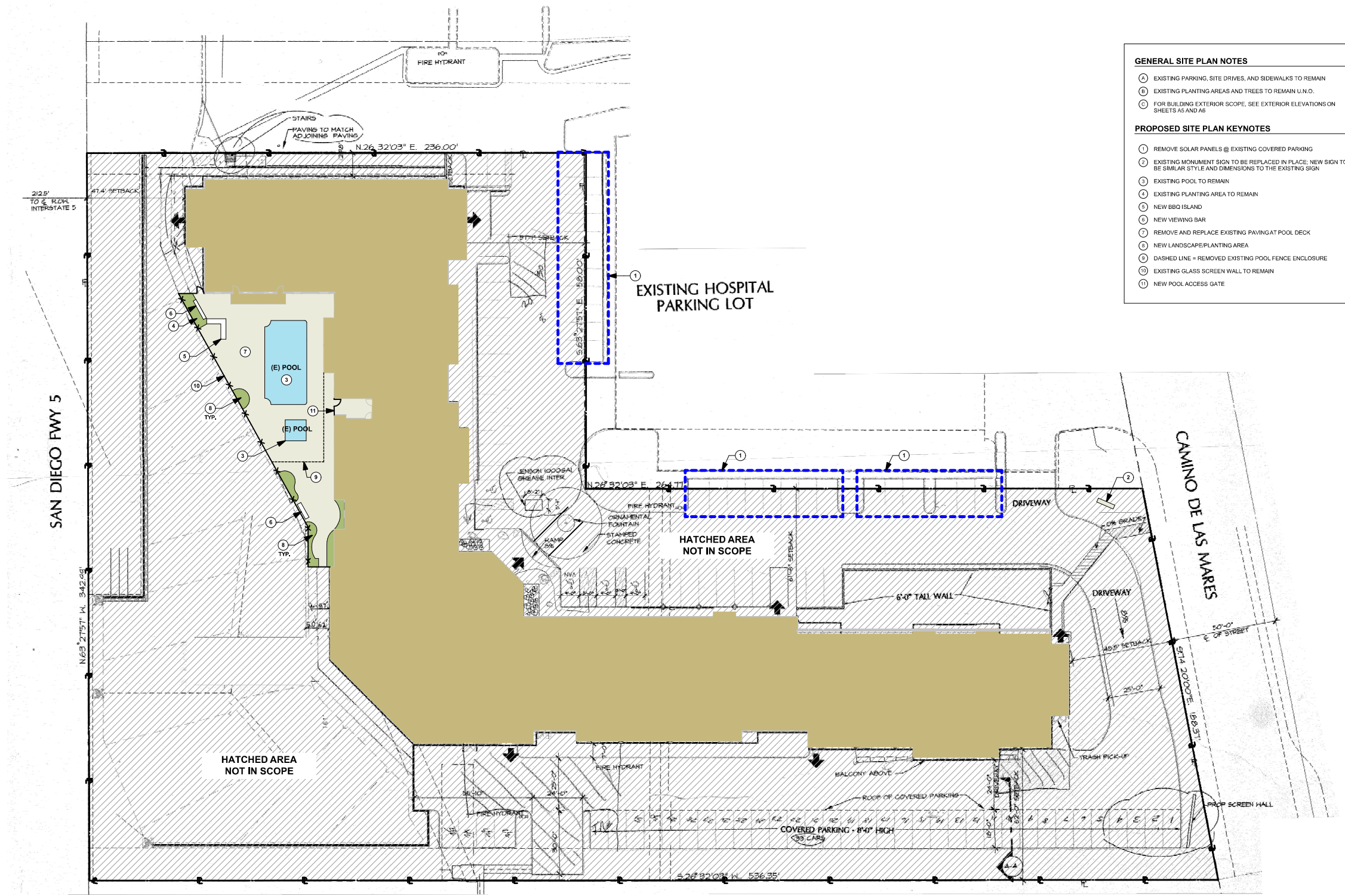
T1	TITLE
A0	SITE PLAN
AD0	DEMO BASEMENT PLAN
AD1	DEMO FIRST FLOOR PLAN
AD2	DEMO SECOND FLOOR PLAN
AD3	DEMO THIRD FLOOR PLAN
A5	PROPOSED BASEMENT PLAN
A6	PROPOSED FIRST FLOOR PLAN
A7	PROPOSED SECOND FLOOR PLAN
A8	PROPOSED THIRD FLOOR PLAN
A9	EXTERIOR ELEVATIONS
A10	EXTERIOR ELEVATIONS
A11	EXISTING PHOTOS
A12	RENDERS

PROJECT TEAM

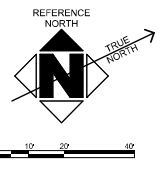
OWNER
IRA CAPITAL
3121 MICHELSON DR, SUITE 500
IRVINE, CA 92612
T: (949) 346-1259
CONTACT: AZHAR JAMEELI

ARCHITECT
DOUGLAS PANCAKE ARCHITECTS
19000 MACARTHUR BLVD, SUITE 500
IRVINE, CA 92612
T: (949) 720-3850 x 300
CONTACT: DOUGLAS PANCAKE, AIA

SUBMITTAL 1	2024-04-19



- GENERAL SITE PLAN NOTES**
- (A) EXISTING PARKING, SITE DRIVES, AND SIDEWALKS TO REMAIN
 - (B) EXISTING PLANTING AREAS AND TREES TO REMAIN U.N.O.
 - (C) FOR BUILDING EXTERIOR SCOPE, SEE EXTERIOR ELEVATIONS ON SHEETS A5 AND A6
- PROPOSED SITE PLAN KEYNOTES**
- ① REMOVE SOLAR PANELS @ EXISTING COVERED PARKING
 - ② EXISTING MONUMENT SIGN TO BE REPLACED IN PLACE; NEW SIGN TO BE SIMILAR STYLE AND DIMENSIONS TO THE EXISTING SIGN
 - ③ EXISTING POOL TO REMAIN
 - ④ EXISTING PLANTING AREA TO REMAIN
 - ⑤ NEW BBO ISLAND
 - ⑥ NEW VIEWING BAR
 - ⑦ REMOVE AND REPLACE EXISTING PAVING AT POOL DECK
 - ⑧ NEW LANDSCAPE/PLANTING AREA
 - ⑨ DASHED LINE = REMOVED EXISTING POOL FENCE ENCLOSURE
 - ⑩ EXISTING GLASS SCREEN WALL TO REMAIN
 - ⑪ NEW POOL ACCESS GATE



1 Site Plan
SCALE: 1" = 20'

SUBMITTAL 1	2024-04-19



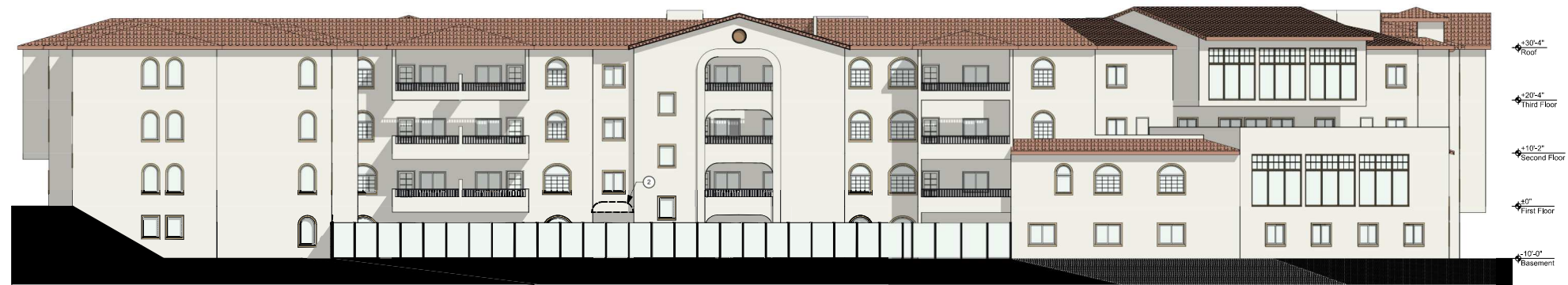
1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



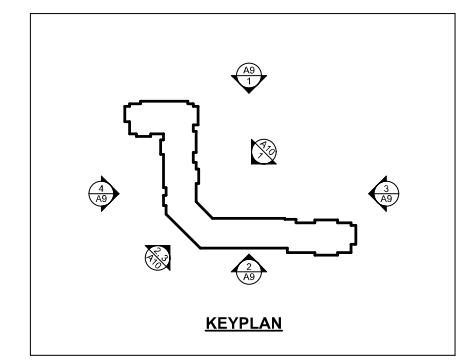
3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



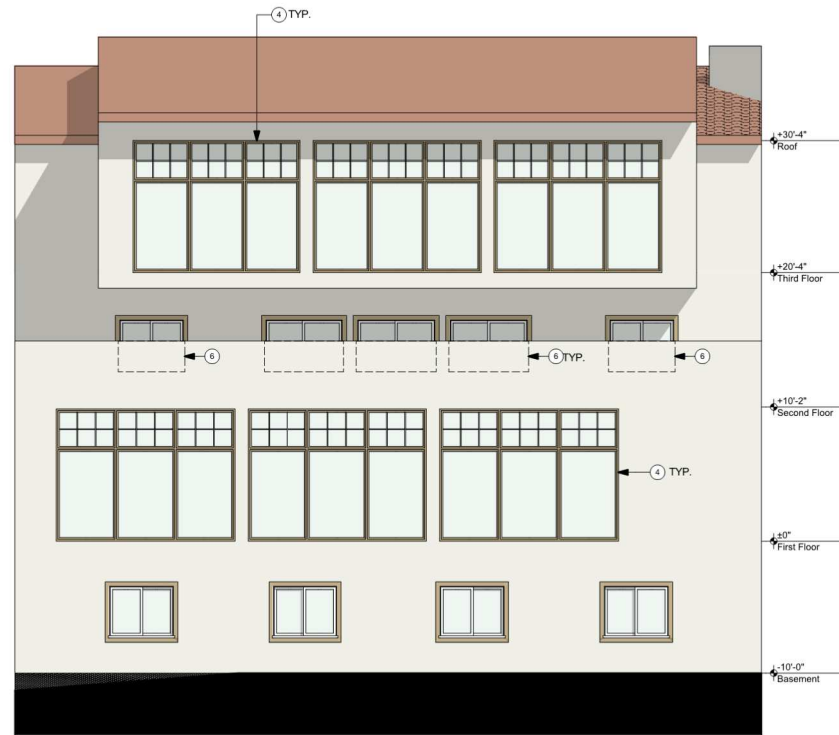
4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

- EXTERIOR GENERAL NOTES**
- ① ALL WALLS AND DOOR/WINDOW TRIM TO RECEIVE NEW PAINT TO MATCH EXISTING. SEE PHOTO OF (E) COLORS AND EXTERIOR FINISH LEGEND ON A10
 - ② EXISTING ROOF TO REMAIN
 - ③ EXISTING WINDOWS TO REMAIN U.N.O.
 - ④ EXISTING BALCONY RAILINGS TO REMAIN

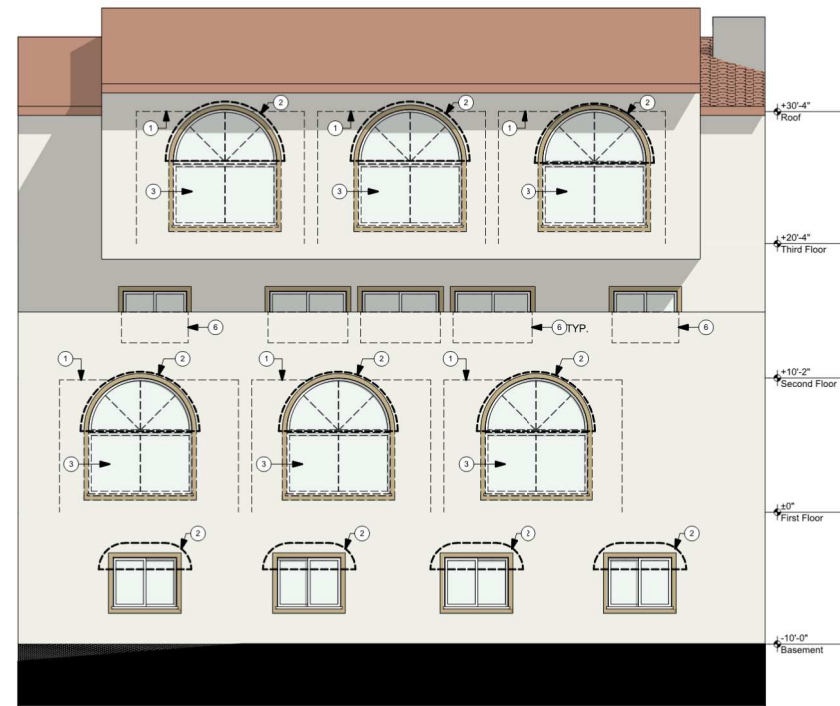
- EXTERIOR ELEVATION KEYNOTES**
- ① DASHED LINE = ENLARGED OPENING FOR NEW WINDOWS
 - ② EXISTING AWNING TO BE REMOVED; PATCH WALL AS REQUIRED
 - ③ EXISTING WINDOW TO BE REMOVED
 - ④ NEW ENLARGED WINDOW
 - ⑤ EXISTING WOOD CANOPY STRUCTURES @ THIRD FLOOR BALCONIES TO BE REMOVED AND REPLACED IN KIND
 - ⑥ LINE OF WINDOW BEYOND
 - ⑦ EXISTING BUILDING SIGNAGE TO REMAIN
 - ⑧ DASHED LINE = REMOVED PTAC UNIT; PATCH AND REPAIR WALL



SUBMITTAL 1	2024-04-19



2 SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"



3 DEMO SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR GENERAL NOTES

- (A) ALL WALLS AND DOOR/WINDOW TRIM TO RECEIVE NEW PAINT TO MATCH EXISTING. SEE PHOTO OF (E) COLORS AND EXTERIOR FINISH LEGEND ON A10
- (B) EXISTING ROOF TO REMAIN
- (C) EXISTING WINDOWS TO REMAIN U.N.O.
- (D) EXISTING BALCONY RAILINGS TO REMAIN

EXTERIOR ELEVATION KEYNOTES

- (1) DASHED LINE = ENLARGED OPENING FOR NEW WINDOWS
- (2) EXISTING AWNING TO BE REMOVED; PATCH WALL AS REQUIRED
- (3) EXISTING WINDOW TO BE REMOVED
- (4) NEW ENLARGED WINDOW
- (5) EXISTING WOOD CANOPY STRUCTURES @ THIRD FLOOR BALCONIES TO BE REMOVED AND REPLACED IN KIND
- (6) LINE OF WINDOW BEYOND
- (7) EXISTING BUILDING SIGNAGE TO REMAIN
- (8) DASHED LINE = REMOVED PTAC UNIT; PATCH AND REPAIR WALL



1 NORTHWEST ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES

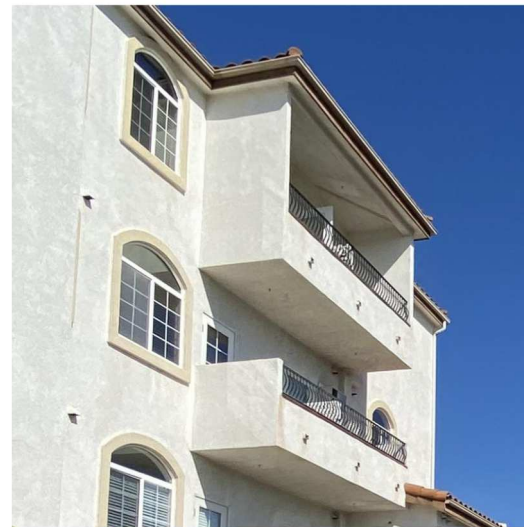
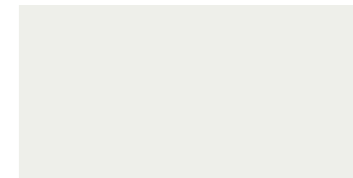


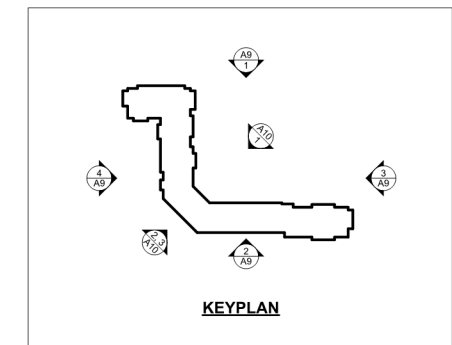
PHOTO: EXISTING PAINT COLORS; NEW PAINT TO MATCH



EXTERIOR WALLS (STUCCO)
MANUF: DUNN-EDWARDS
TYPE: EXTERIOR PAINT
COLOR: WHITE DAISY
IBCO NO.: DEHW02



WINDOW TRIM (STUCCO)
MANUF: DUNN-EDWARDS
TYPE: EXTERIOR PAINT
COLOR: NAVAJO WHITE
IBCO NO.: DEC772



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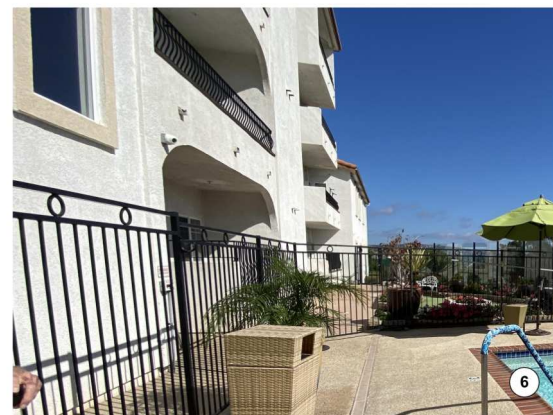
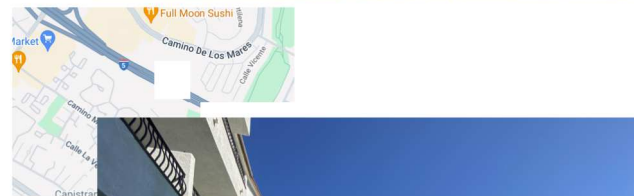


PHOTO 1

GREEN AWNINGS PICTURED TO BE REMOVED; TYP. FOR ENTIRE BUILDING. SEE EXTERIOR ELEVATIONS ON A9 AND A10 FOR FURTHER CLARIFICATION.

PHOTO 2

GREEN AWNINGS PICTURED TO BE REMOVED; TYP. FOR ENTIRE BUILDING. WOOD CANOPY STRUCTURES ABOVE THIRD FLOOR BALCONIES TO BE REMOVED AND REPLACED IN KIND. SEE EXTERIOR ELEVATIONS ON A9 AND A10 FOR FURTHER CLARIFICATION. SOLAR PANELS ABOVE COVERED PARKING TO BE REMOVED.

PHOTO 3 + 4

GREEN AWNINGS PICTURED IN PHOTO 3 TO BE REMOVED, TYP FOR ENTIRE BUILDING. WINDOWS AT SECOND AND THIRD FLOOR DINING AREAS TO BE REMOVED AND REPLACED WITH ENLARGED WINDOWS. PHOTO 4 IS DINING ROOM WINDOWS FROM INTERIOR SIDE AT FIRST FLOOR (THIRD FLOOR WINDOWS SIM.). SEE DEMO AND PROPOSED ELEVATIONS ON A10 AND RENDERS ON A12.

PHOTOS 5 + 6

EXISTING POOLS TO REMAIN; FLOORING/PAVING AT POOL DECK TO BE REPLACED PER LANDSCAPE. EXISTING POOL FENCE ENCLOSURE (PHOTO 6) TO BE REMOVED AND AND REPLACED WITH POOL ACCESS GATE TO OPEN UP FULL POOL DECK AREA.

SUBMITTAL 1	2024-04-19



1 Enlarged Windows @ South East Face



2 Entry West Elevation



3 Entry East Elevation