



Design Review Subcommittee (DRSC)

Meeting Date: August 28, 2024

PLANNER: Jonathan Lightfoot, City Planner

SUBJECT: **Amendment to Site Plan Permit 20-134/ Cultural Heritage Permit 20-135, Shoreline Dental, 1409 S. El Camino Real,** A request to modify finish material from approved plans for the Shoreline Dental project, a new two-story commercial building, currently under construction, with approximately 6,000 square feet of gross floor area to house a dental office and a general office suite

BACKGROUND:

The Planning Commission approved the Shoreline Dental project on April 7, 2021¹. The project is currently under construction, with the framing completed and the stucco application underway. The applicant would like to replace the orange tinted “architectural cast stone”, which skirts the bottom of the exterior walls, with white stucco. The approved plans are excerpted in Attachment 1, and sheet A-3.3 shows the approved material type. The proposed stucco material is also referenced on this sheet. The following figures represent the requested change.

Figure 1: Proposed Finish



¹ See staff agenda packet here: <https://www.san-clemente.org/government/commissions-committees/planning-commission/packets/-/folder-9621>; and meeting minutes here: <https://www.san-clemente.org/home/showpublisheddocument/63853/637562354720730000>

Figure 2: Approved Finish



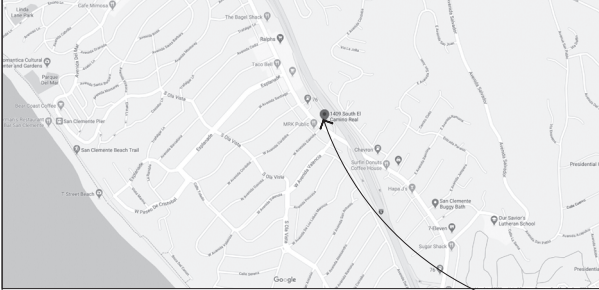
RECOMMENDATIONS:

Staff seeks DRSC discussion on the proposed change and whether the Subcommittee believes that the modification is significant or has public impact or concern.

Attachments:

1. Excerpted Approved Plans from April 7, 2021

SITE LOCATION MAP



NOTE: IF ANY ACCESSIBLE COMPONENT IS NOT IN COMPLIANCE PER FIELD VERIFICATION BY THE CITY BUILDING INSPECTOR THEN IT WILL BE REQUIRED TO BE BROUGHT INTO FULL COMPLIANCE WITH CURRENT ACCESSIBILITY STANDARDS. CBC 107.2.5.

PARKING STUDY:			
1409 S EL CAMINO REAL	S.F.	RATIO	PARKING SPACES
1ST FLOOR DENTAL OFFICE	4014 S.F.	1/200	20.1
2ND FLOOR OFFICE	2291 S.F.	1/300	7.6
TOTAL			28 (30 PROVIDED)
LANDSCAPE COVERAGE: 6727 S.F.			
GROSS LOT AREA: 24406 S.F. (PARCELS 1 & 2)			
LANDSCAPE PROVIDED: 27.5%			
MIN LANDSCAPE PERMITTED: 60%			

GROSS FOOTPRINT OF NEW BLDG.:	4014 S.F.
AREA OF NEW PAVING:	13552 S.F.
TOTAL NEW IMPERVIOUS SURFACES:	17566 S.F. +/-
GROSS 1ST & 2ND FLOOR:	6305 S.F.
GROSS LOT AREA:	24406 S.F. (PARCELS 1 & 2)
FLOOR AREA RATIO:	0.26
MAX FAR PERMITTED:	0.50
GROSS FOOTPRINT OF NEW BLDG.:	4014 S.F.
GROSS LOT AREA:	24406 S.F. (PARCELS 1 & 2)
LOT COVERAGE PROVIDED:	16%
MAX LOT COVERAGE PERMITTED:	60%

SECURITY:
EXTERIOR CAMERAS WILL BE PROVIDED TO COVER PARKING LOT & ALL SIDES OF BUILDING

BASE BLDG. CONSTRUCTION TYPE:
NEW BUILDING TYPE V-B (SPRINKLERED)
NEW BLDG. HT. APPROX. 32'-0"

FLOOR AREA:
1ST FLOOR: 4014 S.F.
2ND FLOOR: 2291 S.F.

OCCUPANCY:
1ST FLOOR: B (DENTAL OFFICE)
2ND FLOOR: B (OFFICE)

OCCUPANCY LOAD:
1ST FLOOR (4014): 27 (150 GROSS)
2ND FLOOR (2291): 15 (150 GROSS)

EXITS:
1ST FLOOR:
EXITS REQUIRED: 1
EXITS PROVIDED: 2

2ND FLOOR:
EXITS REQUIRED: 2
EXITS PROVIDED: 2

LEGAL DESCRIPTION:
TRACT: 851
BLOCK: 6
LOT: 7
LOU:
ASSESSORS PARCEL NUMBER:
APN: 692-131-07
APO:
GENERAL PLAN:
NCZ

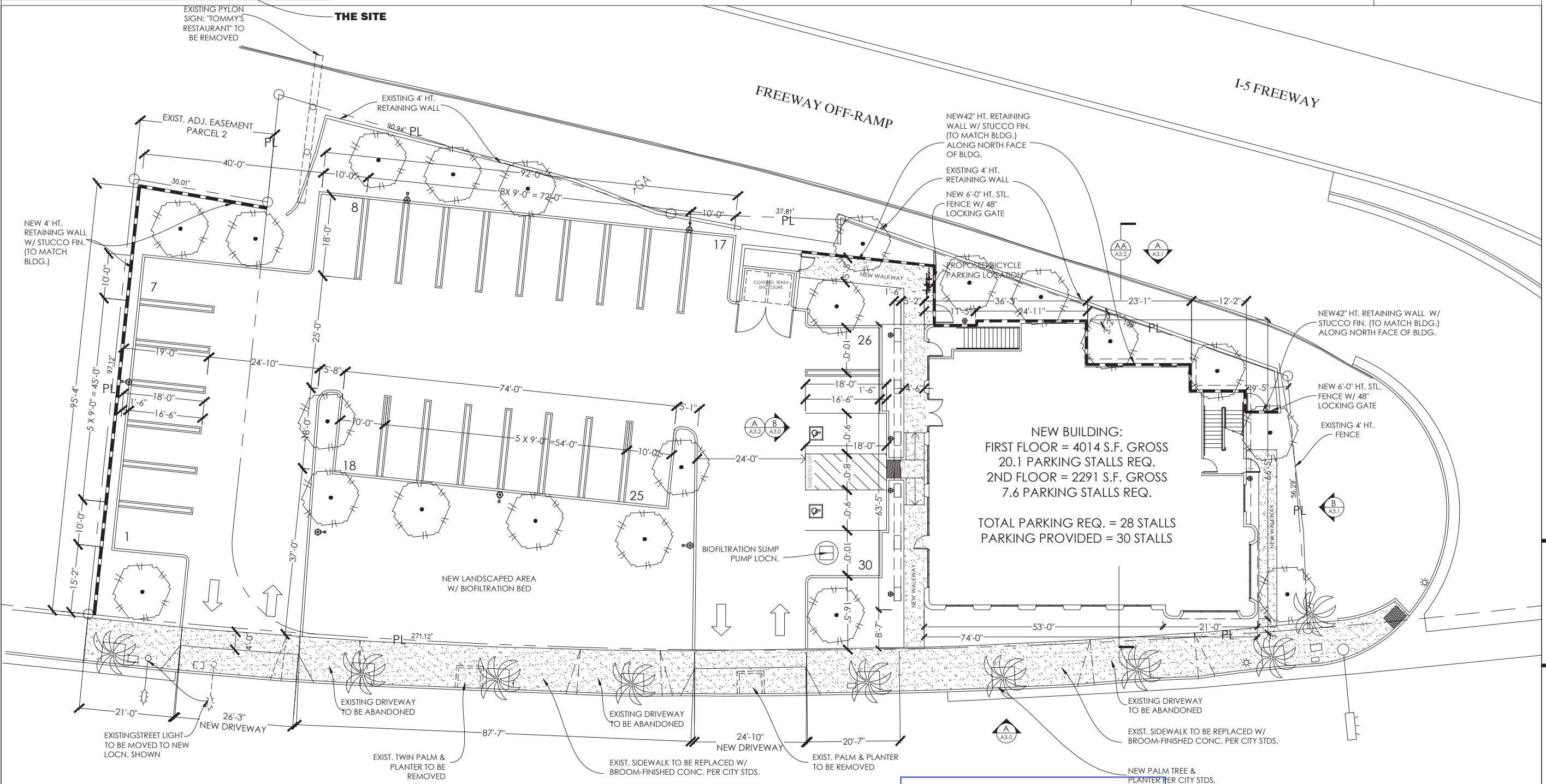
ZONING:
NC2-AH

SHEET INDEX:

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A-1.1	SECOND FLOOR PLAN
A-1.2	ROOF PLAN
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A-6.0	PHOTOMETRIC SITE PLAN
E-1.0	SITE LIGHTING SPECIFICATIONS
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Shoreline Dental
NEW DENTAL OFFICE BUILDING
1409 S EL CAMINO REAL, SAN CLEMENTE, CA 92672



CITY OF SAN CLEMENTE
PLANNING DIVISION
APPROVED
APPROVAL BODY Planning Commission
RESO/ORD No. PC21-007
HEARING DATE 4/7/21
PLANNER Crockettk

SITE AREA = 24,405.7 SQUARE FEET
(0.56 ACRES).



SITE PLAN

PROJECT NO. 1913
DATE: 4/13/2020
REVISIONS:

SHEET NO.
A-0.1

SITE PLAN
3/32" = 1'-0" (A 0.1)



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EXTERIOR ELEVATIONS

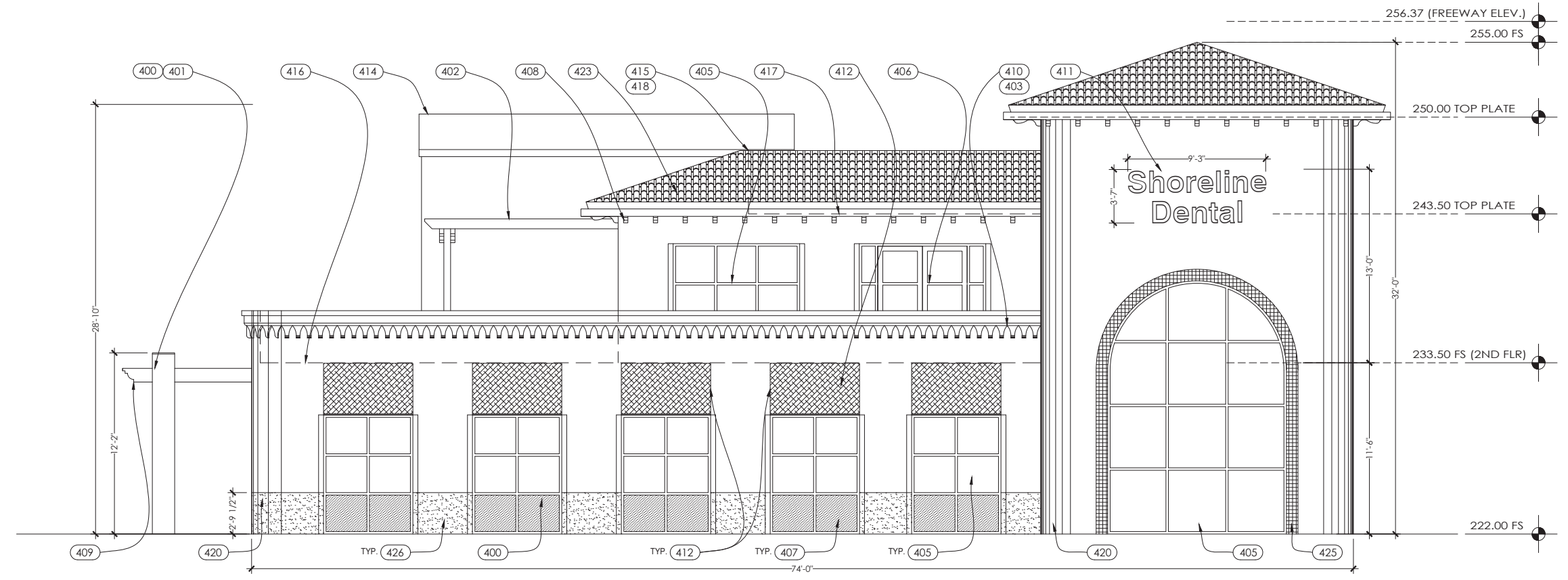
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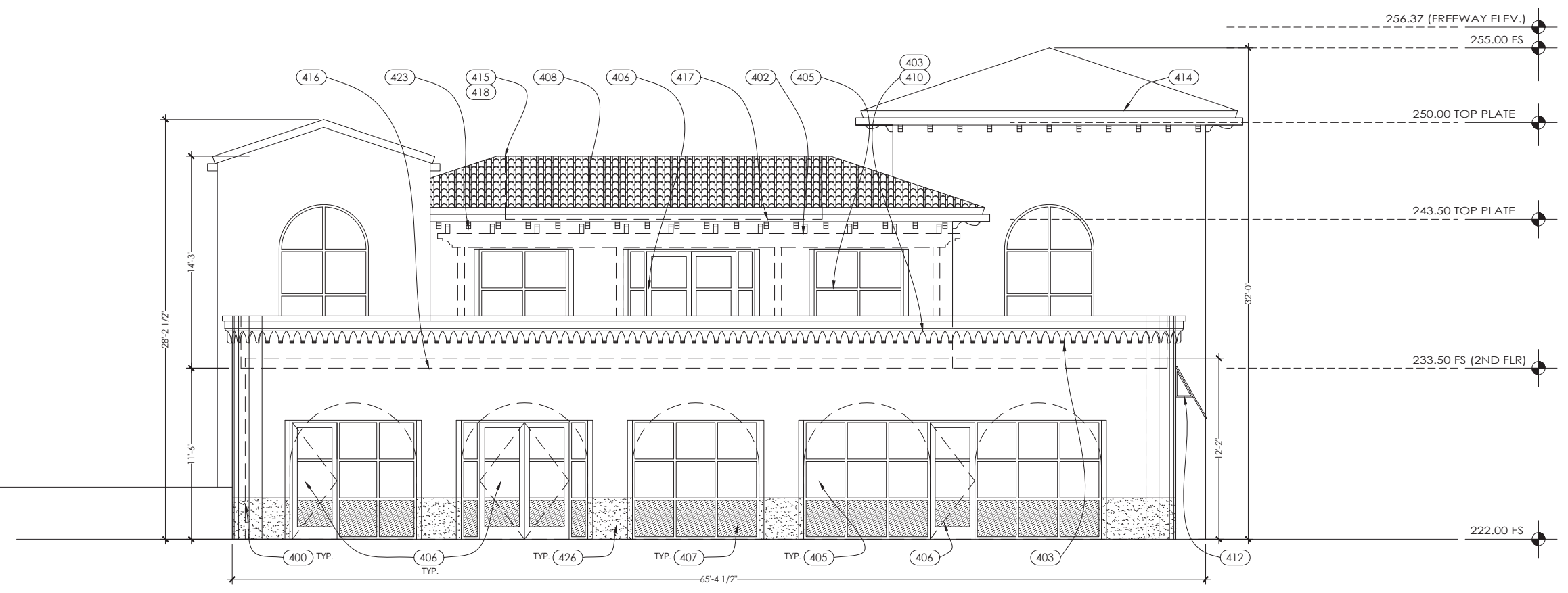
A-3.0

DRAWING KEYNOTES
NOTE: NOT ALL KEYNOTES PERTAIN TO THIS PLAN

DESCRIPTION	400
PROVIDE THE FOLLOWING ITEMS:	
WD. STUD WALL/COLONNADE W/ SMOOTH STUCCO FIN. TYP.	400
6X12 HEAVY WOOD TRELLIS @ COLONNADE.	401
WOOD TRELLIS W/ HEAVY-BODY STAIN FINISH. TYP.	402
FOAM CORNICE DESIGN W/ STUCCO FIN. @ PARAPET. TYP.	403
STUCCO SCREED BEAD LINES, TYP.	404
STOREFRONT GLAZING SYSTEM, TYP.	405
GLAZED STOREFRONT ENTRY DOORS, TYP.	406
OPAQUE SPANDREL @ BOTTOM ROW STOREFRONT GLASS	407
2-PIECE CLAY TILE ROOF W/ RANDOM MORTAR PACKING & BOOSTER TILES @ EAVES & RIDGES.	408
6X12X24" WOOD RAFTER ENDS AT ARCHED COLONNADE.	409
FOAM FASCIA PROFILE W/ STUCCO FINISH. TYP.	410
FUTURE PLASTIC-FACED ILLUMINATED SIGN (SEPARATE PERMITS)	411
48'X72" BLACK FABRIC AWNING W/ 1" ALUM. FRAME.	412
EXTERIOR WALL-MOUNTED LIGHTING	413
LINE OF "TOWER" BUILDING ELEMENT BEYOND	414
ROOF PERIMETER PARAPET MIN. 5 FT. HT.	415
DEX-O-TEX WEATHERWEAR DECKING SYSTEM.	416
4 PLY. BUILT UP ROOF W/ MINERAL-SURFACED CAP SHEET	417
APPROXIMATE LINE OF ROOF AND HVAC ROOFTOP UNITS	418
DECORATIVE WALL-SCONCE LIGHT	419
24" RADIUS ROUNDED CORNER - WRAP CORNICE	420
42" HT. RETAINING WALL @ BACK OF BLDG.	421
CLAY TILE SILL @ WINDOWS TO MATCH ROOF - STUCCO EMBED	422
4X8X24 STAIN/SEALED WOOD RAFTER ENDS @ 24" O.C.	423
8X12X12 STAIN/SEALED WOOD CORBELS @ 48" O.C.	424
SPANISH COLONIAL TILE FACE @ SLOPED WINDOW INSET	425
1" THK. MANU. STONE @ 1ST & 2ND FLOOR, BY ADVANCED ARCH. STONE OR EQUIV. - PROVIDE CUSTOM CURVED STONE @ BLDG. RADIUS EDGE - INSTALL FLUSH W/STUCCO ABOVE.	426



WEST ELEVATION **A**
1/4" = 1'-0" 3.0



NORTH ELEVATION **B**
1/4" = 1'-0" 3.0



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EXTERIOR ELEVATIONS

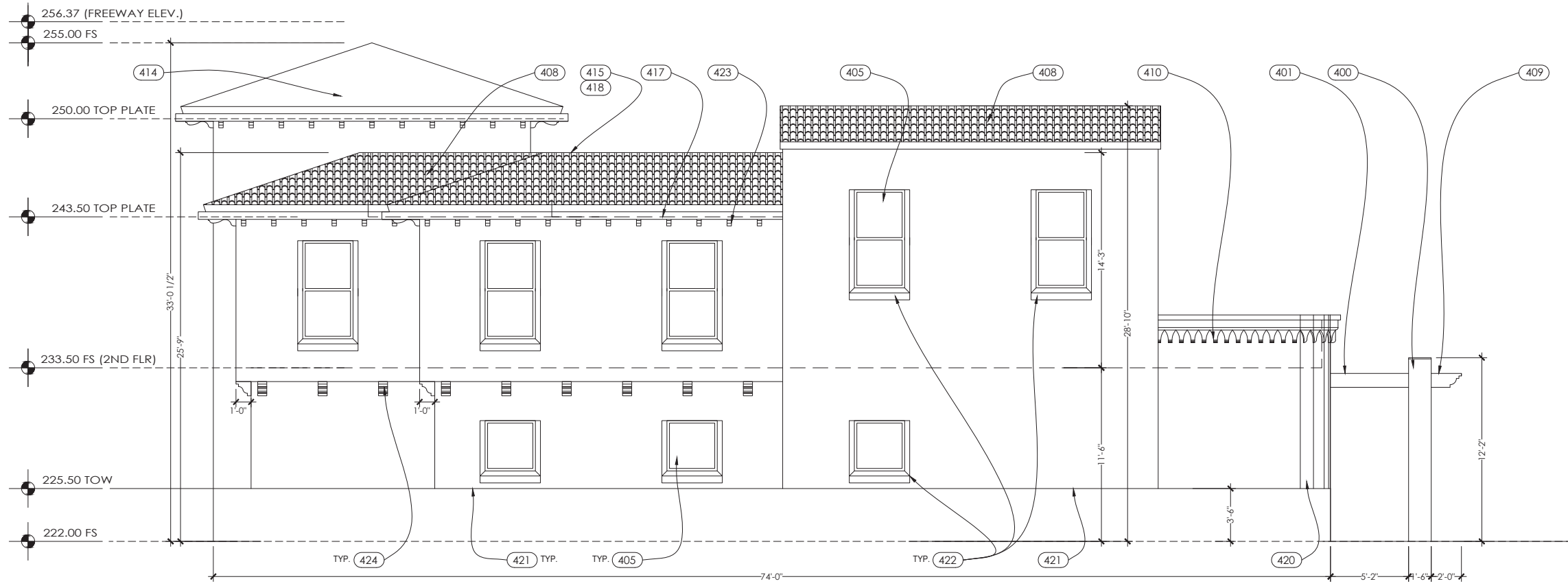
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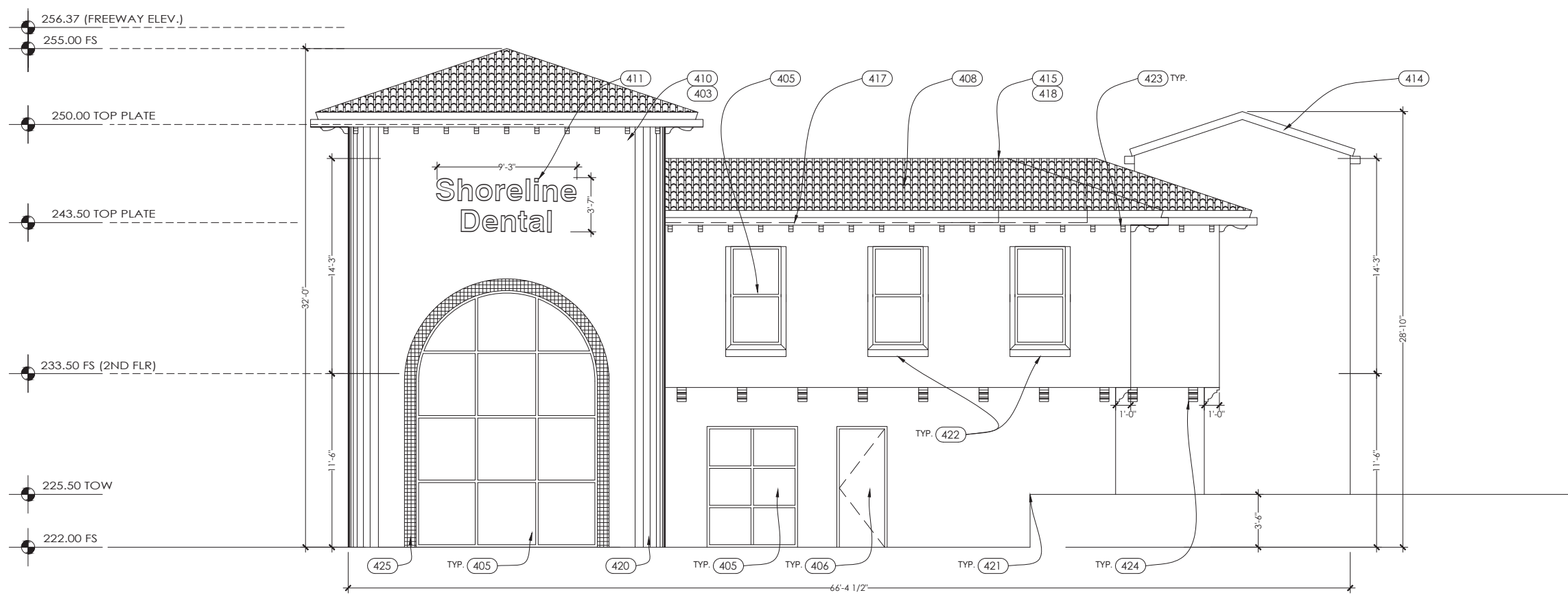
A-3.1

DRAWING KEYNOTES
NOTE: NOT ALL KEYNOTES PERTAIN TO THIS PLAN

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SOUTH ELEVATION A
1/4" = 1'-0" 3.1



EAST ELEVATION B
1/4" = 1'-0" 3.1



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EXTERIOR ELEVATIONS/ SECTION

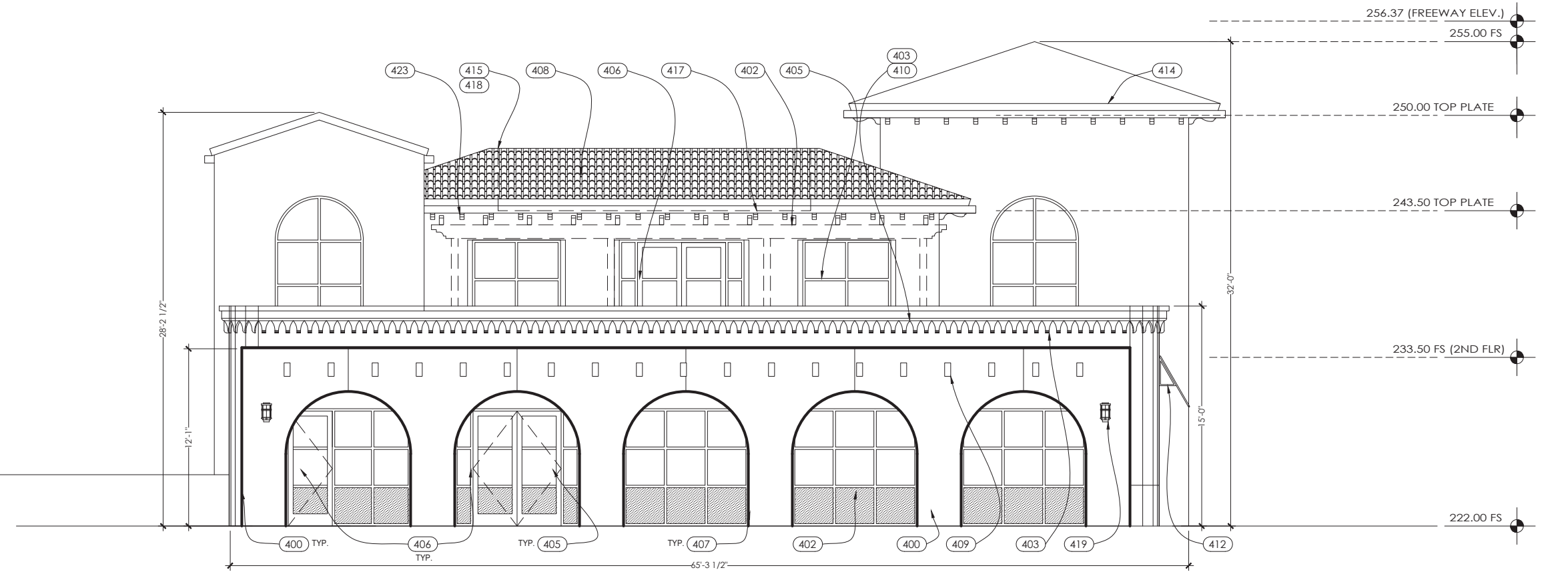
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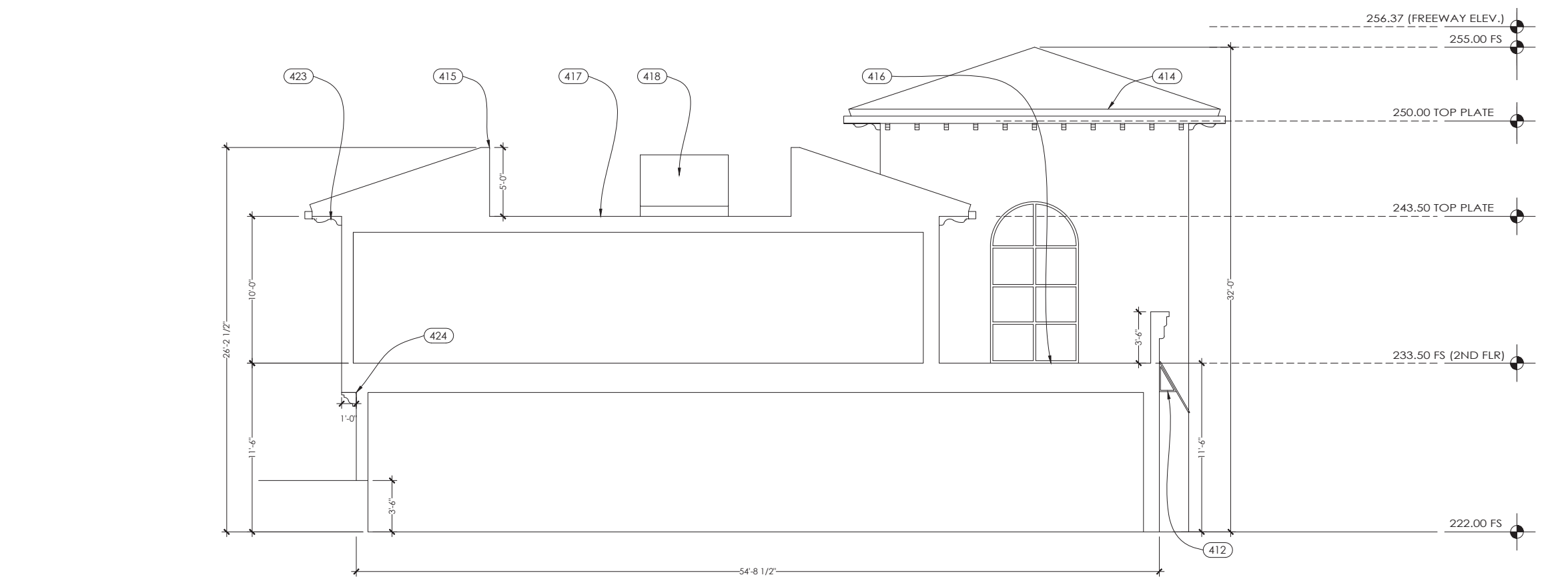
A-3.2

DRAWING KEYNOTES
NOTE: NOT ALL KEYNOTES PERTAIN TO THIS PLAN

DESCRIPTION
(400) PROVIDE THE FOLLOWING ITEMS:
400 WD. STUD WALL/COLONNADE W/ SMOOTH STUCCO FIN. TYP.
401 6X12 HEAVY WOOD TRELLIS @ COLONNADE.
402 WOOD TRELLIS W/ HEAVY-BODY STAIN FINISH. TYP.
403 FOAM CORNICE DESIGN W/ STUCCO FIN. @ PARAPET. TYP.
404 STUCCO SCREED BEAD LINES, TYP.
405 STOREFRONT GLAZING SYSTEM, TYP.
406 GLAZED STOREFRONT ENTRY DOORS, TYP.
407 OPAQUE SPANDREL @ BOTTOM ROW STOREFRONT GLASS
408 2-PIECE CLAY TILE ROOF W/ RANDOM MORTAR PACKING & BOOSTER TILES @ EAVES & RIDGES.
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416 DEX-O-TEX WEATHERWEAR DECKING SYSTEM.
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418 APPROXIMATE LINE OF ROOF AND HVAC ROOFTOP UNITS
419 DECORATIVE WALL-SCONCE LIGHT
420 24" RADIUS ROUNDED CORNER - WRAP CORNICE
421 42" HT. RETAINING WALL @ BACK OF BLDG.
422 CLAY TILE SILL @ WINDOWS TO MATCH ROOF - STUCCO EMBED
423 4x8x24 STAIN/SEALED WOOD RAFTER ENDS @ 24" O.C.
424 8x12x12 STAIN/SEALED WOOD CORBELS @ 48" O.C.
425 SPANISH COLONIAL TILE FACE @ SLOPED WINDOW INSET
426 1" THK. MANU. STONE @ 1ST & 2ND FLOOR, BY ADVANCED ARCH. STONE OR EQUIV. - PROVIDE CUSTOM CURVED STONE @ BLDG. RADIUS EDGE - INSTALL FLUSH W/STUCCO ABOVE.



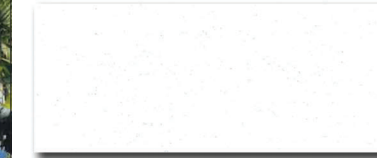
NORTH ELEVATION W/ COLONNADE
1/4" = 1'-0" **A**
3.2



SECTION AA
1/4" = 1'-0" **B**
3.2



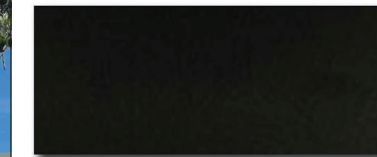
COLOR/MATERIALS BOARD



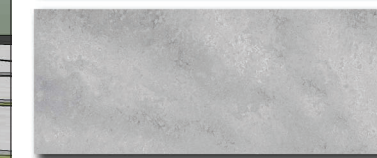
STUCCO:
LA HABRA STUCCO
SANTA BARBARA FINISH
COLOR: X-50 CRYSTAL WHITE



WOOD BEAMS:
WOOD STAIN
COLOR: DARK WALNUT



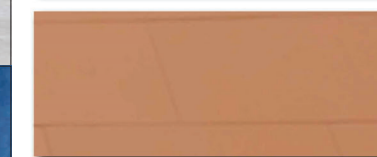
STOREFRONT:
KAWNEER TRIFAB VG400
COLOR: BLACK ANODIZED



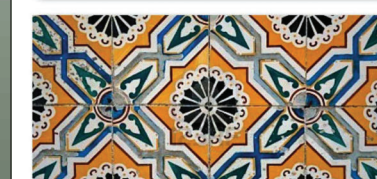
FLATWORK:
SMOOTH FLOAT CONCRETE
COLOR: GREY



ROOFING:
2-PIECE CLAY TILE W/ RANDOM
MORTAR PACKING & BOOSTER
TILES @ EAVES & RIDGES



ACCENT:
ADV. ARCH. STONE CAST STONE
@ BASE OF BLDG. INSTALL FLUSH
W/ STUCCO AT SEPARATION.



TILE INSET:
6" SQ. SPANISH COLONIAL
REVIVAL HACIENDA STYLE TILE.

ALL STOREFRONT WINDOWS TO HAVE 8" DEEP W/ 4" FLARE STUCCO JAMB/HEADER & 4X6 WOOD SILL (WHERE APPLICABLE). ALL STUCCO TREATMENTS TO FOLLOW SAN CLEMENTE STANDARDS.



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COLORS &
MATERIALS
BOARD &
RENDERING

PROJECT NO. 1913

DATE: 4/13/2020

REVISIONS:

SHEET NO.

A-3.3



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RENDERINGS

PROJECT NO. 1913

DATE: 4/13/2020

REVISIONS:

SHEET NO.

A-3.4

RENDERINGS
N.T.S. A
3.4