



## Design Review Subcommittee (DRSC)

Meeting Date: October 23, 2024

**PLANNER:** David Carrillo, Associate Planner

**SUBJECT:** **Pre-Application (PREAPP) 24-464, Salty Turf Mini Golf**, a request for preliminary feedback on a miniature golf course facility proposed on vacant land within Vista Hermosa Sports Park located at 48 Avenida La Pata.

### **BACKGROUND:**

The subject site is City-owned and is 80.74 acres, located at the southwest corner of Avenida La Pata and Avenida Vista Hermosa. The site is within multiple zoning districts of the Forster Ranch Specific Plan: Open Space Public (OS1); Public (P); and Neighborhood Commercial (NC1.2). Development on-site consists of the Vista Hermosa Sports Park (VHSP) within the OS1 Zone, and Orange County Fire Authority Station No. 59 within the P Zone. The project is proposed on vacant land within VHSP (see yellow outlined area on Figure 1 below). This area is adjoining ground-mounted solar panels, Courtney's Sandcastle playground, and the Aquatics Complex. See **Attachment 1** for a location map and **Attachment 2** for a zoning map.

**Figure 1 – Aerial View of Project Site**



The applicant entered into a 20-year City lease on April 1, 2024 to construct and operate a miniature golf course facility with approval of zoning permits. The applicant proposes to construct one-story Spanish Colonial Revival styled structures within the center of the site plan: a clubhouse building, kitchen building, and covered outdoor dining spaces. Two miniature golf courses, labeled on plans as “Fantasy Course” and “Pro Course”, are proposed on both sides of the buildings. Building features and materials consists of a symmetrical front facade, wing towers, pitched clay tile roofs, flat roofs, cornices, white stucco, curved wall edges, a wood trellis, awnings, decorative wrought iron, and decorative tiles. See **Attachment 4** for conceptual plans. A landscape plan was not submitted. However, renderings show an intent to provide landscaped areas at the front and within the project’s site plan.

The purpose of this preliminary application is to get feedback to inform the preparation of materials to apply for a Development Permit and Conditional Use Permit. The project would be subject to the [City’s General Design Guidelines](#) and [Henry Lenny Design Guidelines](#). The General Plan requires new public buildings to have Spanish Colonial Revival architecture. For preliminary applications, applicants have the option to review their conceptual plans with the Development Management Team (DMT) and Design Review Subcommittee (DRSC). This is the purpose of this agenda item. The Development Management Team (DMT) is reviewing the project, and has not provided preliminary comments yet. The applicant agreed to concurrent review by the DMT and DRSC to streamline the formal submittal after preliminary review.

### **RECOMMENDATIONS:**

Staff’s position is that the project is conceptually consistent with design guidelines. Staff recommends that the applicant include the following for a zoning permit application: landscaping, building and site signage, lighting, building equipment (roof-and ground-mounted), and analyses on the project’s consistency with General Plan policies and design guidelines. See **Attachment 3** for a list of relevant General Plan Policies and design guidelines.

The applicant and staff seek the DRSC’s preliminary feedback on the conceptual project plans, in terms of their consistency with design guidelines. The applicant will use the provided feedback to refine plans and materials for an application to seek approval of a Development Permit and Conditional Use Permit to allow the proposed project. The project will be reconsidered by the DRSC when the application is processed.

### ***Attachments:***

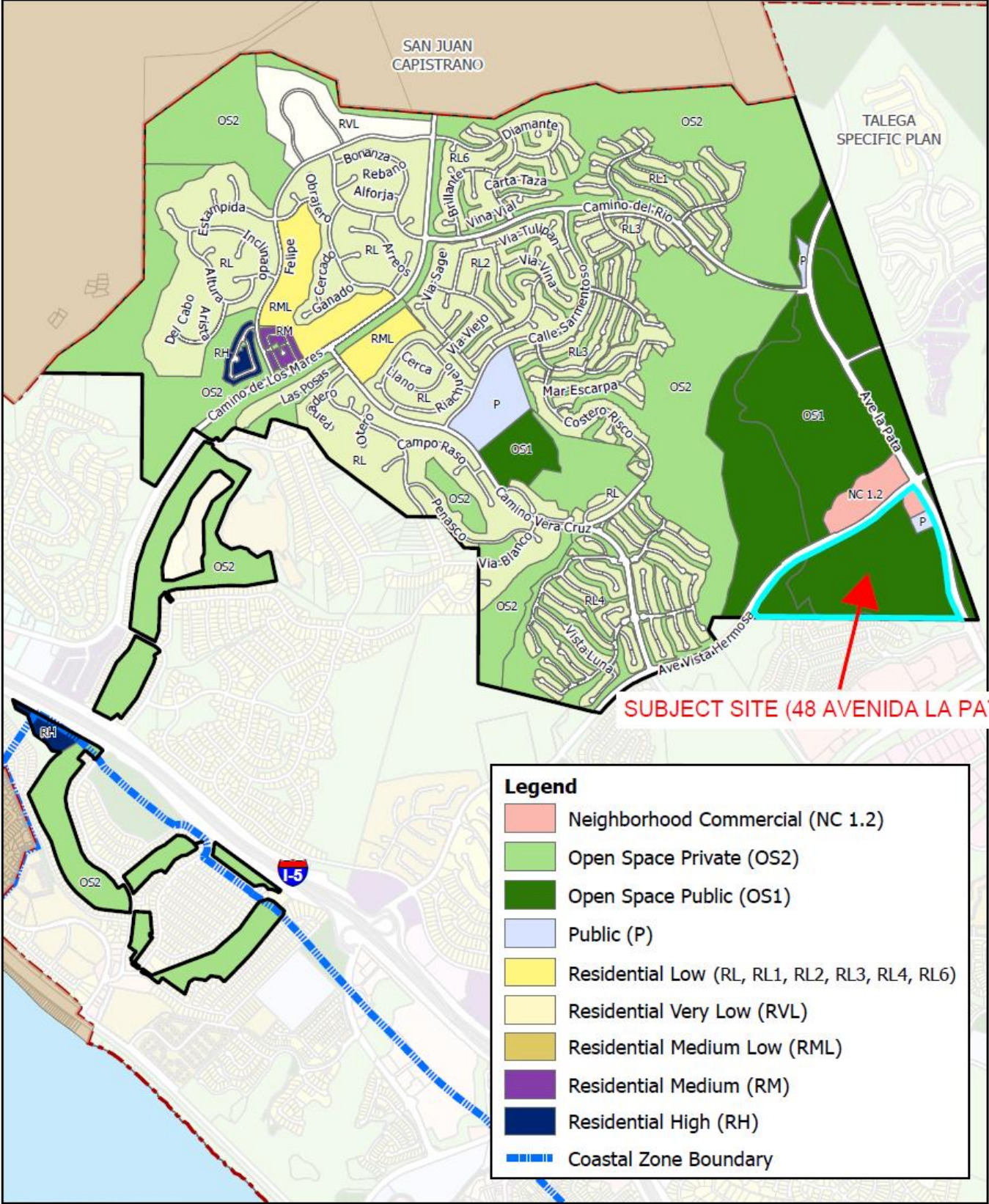
1. Site Location Map
2. Forster Ranch Specific Plan Master Land Use Plan
3. Relevant General Plan Goals / Policies
4. Conceptual Plans





PREAPP 24-464  
SALTY TURF MINI GOLF  
48 AVENIDA LA PATA





SUBJECT SITE (48 AVENIDA LA PATA)

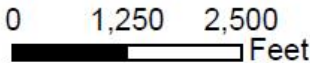
**Legend**

- Neighborhood Commercial (NC 1.2)
- Open Space Private (OS2)
- Open Space Public (OS1)
- Public (P)
- Residential Low (RL, RL1, RL2, RL3, RL4, RL6)
- Residential Very Low (RVL)
- Residential Medium Low (RML)
- Residential Medium (RM)
- Residential High (RH)
- Coastal Zone Boundary



**Exhibit 2-1**  
Master Land Use Plan

Scale: 1:23,619



## **RELEVANT GENERAL PLAN POLICIES AND DESIGN GUIDELINES**

### *General Plan Policies & Goals*

- UD-5.09. Public Buildings. We require Spanish Colonial Revival architecture for the development and major remodels of public buildings, and for the development and major remodels of visually prominent, non-residential, quasi-public structures such as churches, assembly halls, theaters and cultural facilities, except in those districts allowing for a different architectural style.
- UD-5.10. Scale and Massing. We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.
- UD-5.18. Drought Tolerant/Native Species Landscaping. Ornamental plantings in new, non-residential development should consist primarily of drought tolerant and California native species. Only in small areas and special public locations, such as high-use areas of parks, should lawns or other high water use vegetation be used.
- BPR Element
  - GOAL: Create and maintain safe, well-designed and high-quality parks and recreation facilities and programs that meet a wide range of local recreational, fitness and enrichment needs, and that promote community health and well-being.
  - GOAL: Provide and maintain parks and recreation facilities with adequate spaces and amenities to meet the recreational and relaxation needs of existing and future residents.
- BPR-1.01. Programming. We program our parks and other recreation facilities for efficient and creative uses, consistent with the type of facility, user groups served and community needs, and with the Beaches, Parks and Recreation Master Plan [staff to provide link when developed].
- BPR-1.02. Users. We provide indoor and outdoor programs and facilities appropriate for a range of income levels, ages and abilities.
- BPR-1.05. Safety. We design and maintain park and recreation facilities to provide a safe experience.
- BPR-6.08. Social Interaction/Community Participation. We encourage enhanced social interaction, community participation in special events, youth sports and outdoor activities by developing and maintaining public facilities and spaces that promote health and wellness.

### *General City Design Guidelines*

- Projects should demonstrate sensitivity to the surrounding context and neighboring buildings.
- Develop compatible relationships between the topography, building placement, and existing open spaces of neighboring properties.
- Minimize potential surface drainage problems on neighboring properties, and provide adequate drainage on-site.
- Provide a clear circulation plan for automobiles, pedestrians, and service vehicles.
- Provide pedestrian circulation, pedestrian amenities, and bicycle facilities in all site plan proposals.
- Use planting to define outdoor spaces, soften the impact of buildings, and parking areas, screen parking and service areas from public view and create visual linkages to neighboring development.
- All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood. A diligent effort should be made to orchestrate careful relationships between old and new.
- Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood.
- Carefully design rear and side facades to be compatible with the principal facades of the building.
- Palm trees, hedges, and other plantings work with the building walls to define exterior living spaces. The landscape character of outdoor spaces is an integral part of the architecture. A common pattern is the sequence of street, landscaped entry court, then building.
- The building components are divided into parts scaled to human size.
- Ornament and sculptural detail are located where special emphasis is desired, such as at entrance and tiled patio areas.
- Outdoor spaces encouraged include courtyards, patios, plazas, covered walkways (arcades and colonnades), passages, gardens, trellised areas, verandas, balconies, roof terraces, and all other spaces that are enclosed or partly-enclosed
- Articulate new building forms and elevations to create interesting roof lines, and strong patterns of shade and shadow.
- Avoid long and unrelieved wall planes. As a general principle, relieve building surfaces with recesses that provide strong shadow and visual interest.
- Recesses may be used to define courtyards, entries or other outdoor spaces along the perimeter of a building.
- Projections may be used to emphasize important architectural elements such as entrances, bays, stair towers, balconies, and verandas.
- Varied roof heights are encouraged.

- Changes in roof orientation should be accompanied by plan offsets. Similarly, abrupt changes in adjacent heights require plan offsets to distinguish building forms.
- Create a visual balance in the relation between dimensions of buildings, their parts, and the spaces between and around them.
- Building proportions with a horizontal emphasis are generally desired, except in the use of accent tower elements. Avoid vertical proportions that exaggerate building height.
- Vary the spacing of building elements in facades.
- Carefully integrate signage with the design concept of the building and site. Signage should be consistent with the architectural character of the building.
- Locate and design building equipment to minimize visual impact on public streets and neighboring properties.
- Roof-mounted equipment should be screened from view from adjacent streets, properties, and pedestrian areas. Give special attention to buildings whose roofs are viewed from higher elevations. Integrate the rooftop equipment into the design of the roof. It is often possible to create a "well" within the structure so that the equipment is surrounded by pitched roof forms.
- Roof-mounted equipment should be painted so as to minimize its visibility.





34932  
Calle Del Sol  
Suite A  
  
Capistrano  
Beach,  
California  
92624  
  
Phone: (949) 493-5200  
lunaarch.com

**MICHAEL LUNA**  
& ASSOCIATES,  
ARCHITECTS, INC.

Project

Schematic Design  
Phase



# Salty Turf Mini Golf

Salty Turf  
Mini Golf

## SHEET INDEX

01 General	
T.0	Title Sheet
02 Archt	
A1.0	Preliminary Site Plan
A2.1	Clubhouse Plan
A2.2	Kitchen Plan & Exterior Elevations
A2.3	Roof Plan
A3.0	Exterior Elevations
A3.1	Exterior Elevations
A3.2	3D Views
A4.0	Building Sections

## PROJECT SUMMARY TABLES

### Project Data

LOT AREA:	53, 138 S.F.
CLUBHOUSE:	1,541 S.F.
KITCHEN:	939 S.F.

## CODE DATA

Occupancy Group:

A-3

Zoning Designation:

FRSP

General Plan Designation:

OS1

Type of Construction:

TYPE VB, FIRE SPRINKLERED\*

Number of Stories:

ONE

FIRE SPRINKLERED TO BE PROVIDED THROUGHOUT

**CODE INFORMATION:**

2022 CBC - BASED ON 2021 IBC  
2022 CEC - BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC)  
2022 CPC - BASED ON THE 2021 UPC  
2022 CMC - BASED ON THE 2021 UMC  
2022 CAL ENERGY CODE  
2022 CFC - BASED ON 2021 IFC  
2022 CAL GREEN BLDG. STDS. CODE  
CITY OF SAN CLEMENTE CODES AND ORDINANCES

## PROJECT DIRECTORY

**Owner:**

City of San Clemente

**Leasee:**

Salty Turf, LLC

**Legal Description:**

TRACT: 573  
LOT: 9  
BLOCK: S  
APN: 682-202-09

**Job Address:**

Vista Hermosa Sports Park  
48 Avenida La Pata  
San Clemente, CA 92673

**Architect:**

MICHAEL LUNA & ASSOCIATES, INC.  
MICHAEL LUNA, ARCHITECT  
34932 CALLE DEL SOL, SUITE A  
CAPISTRANO BEACH, CA 92624  
TEL: (949) 493-5200 FAX: (949) 493-5248  
email: michael@lunaarch.com

## Vicinity Map



Sheet Title

Title Sheet

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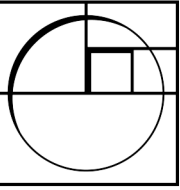


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Plot Date	09.25.24
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Calle Del Sol  
Suite A,  
  
Capistrano  
Beach,  
California  
92624  
  
Phone: (949) 493-5200  
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Architects

Schematic Design Phase

Salty Turf Mini Golf

Sheet Title

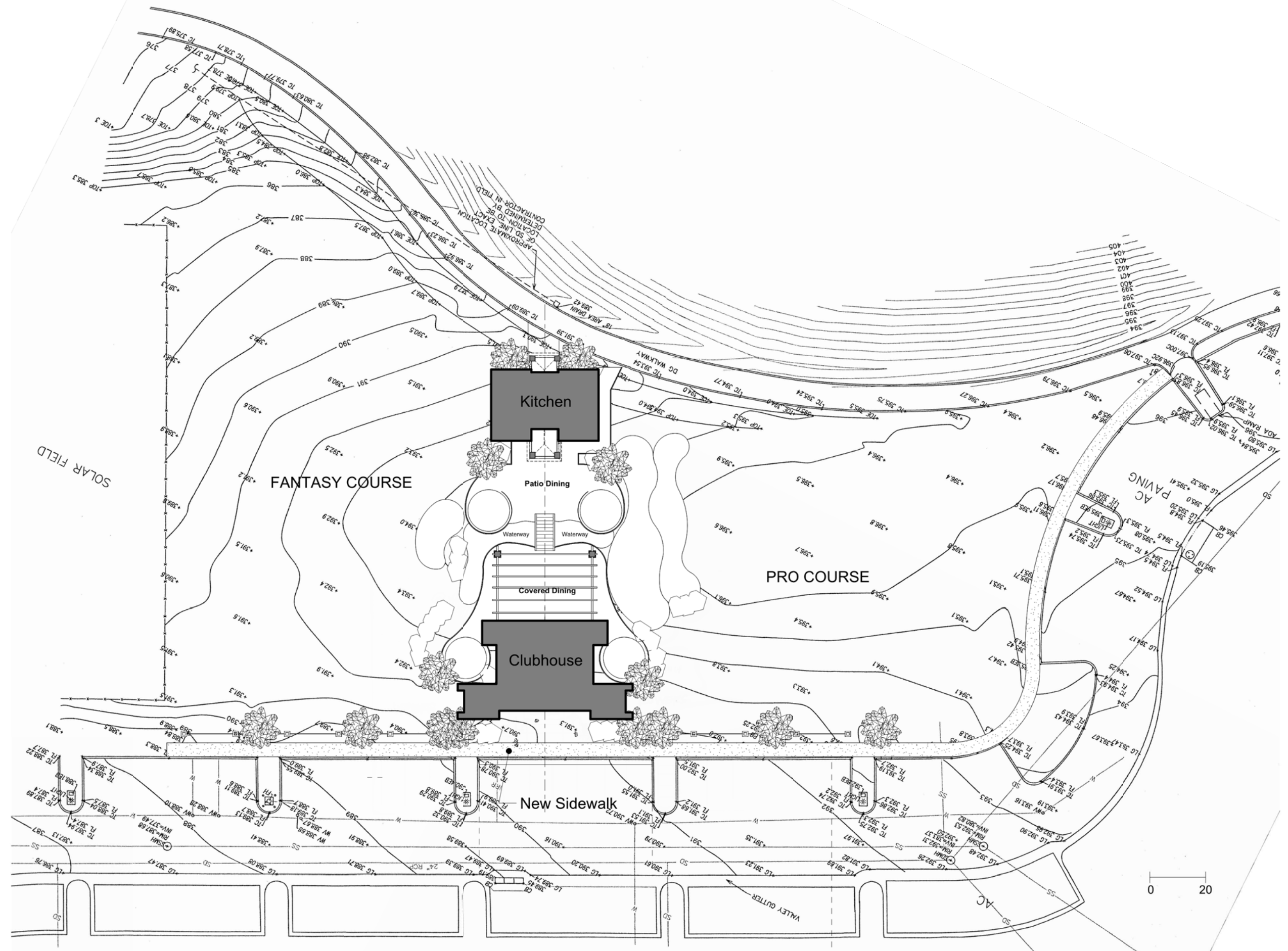
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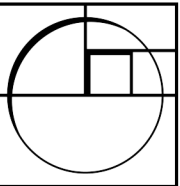


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 Suite A,  
 Capistrano  
 Beach,  
 California  
 92624  
 Phone: (949) 493-5200  
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Sheet Title

Clubhouse  
 Plan

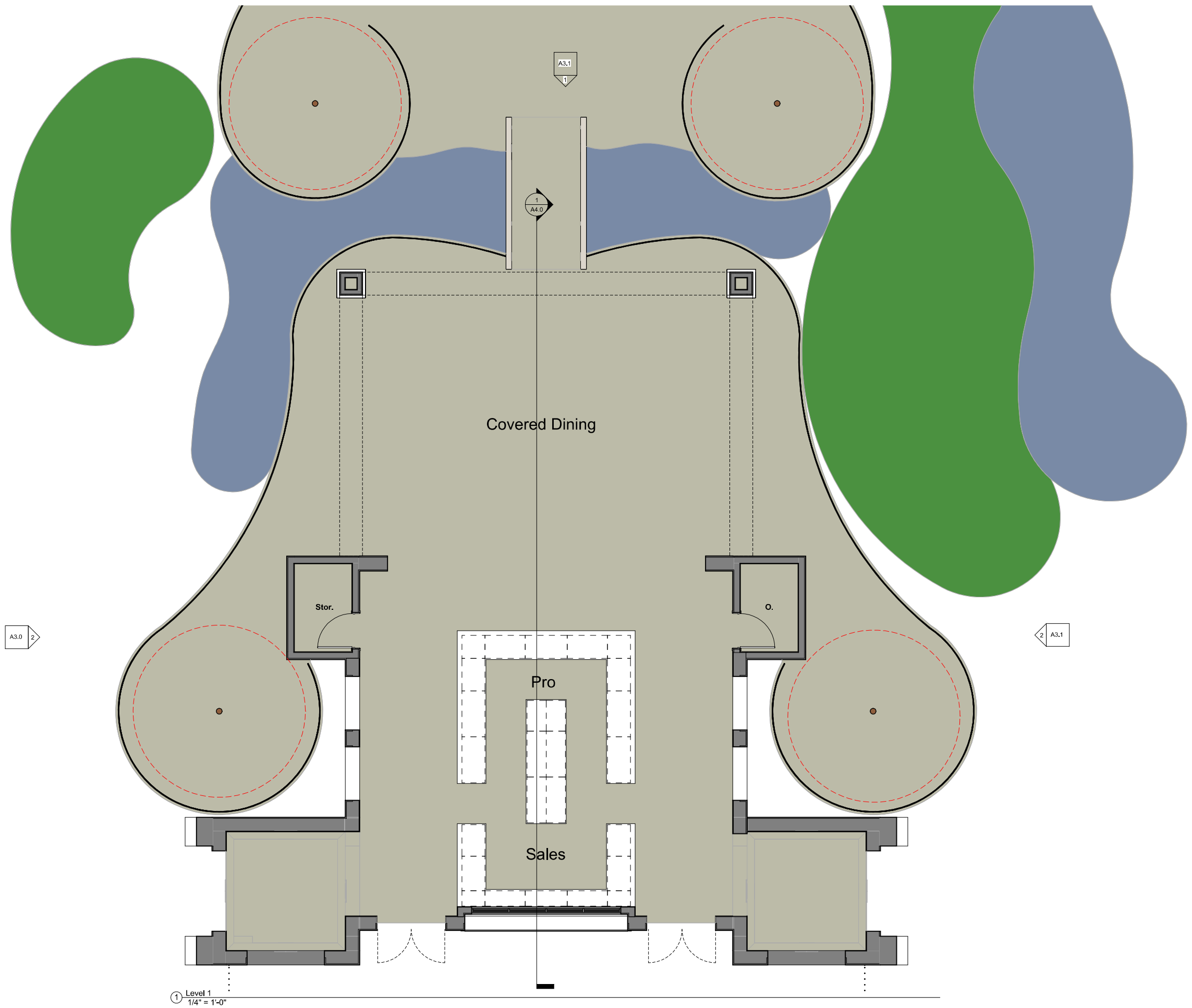
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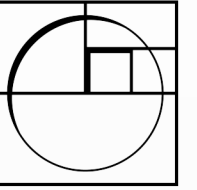
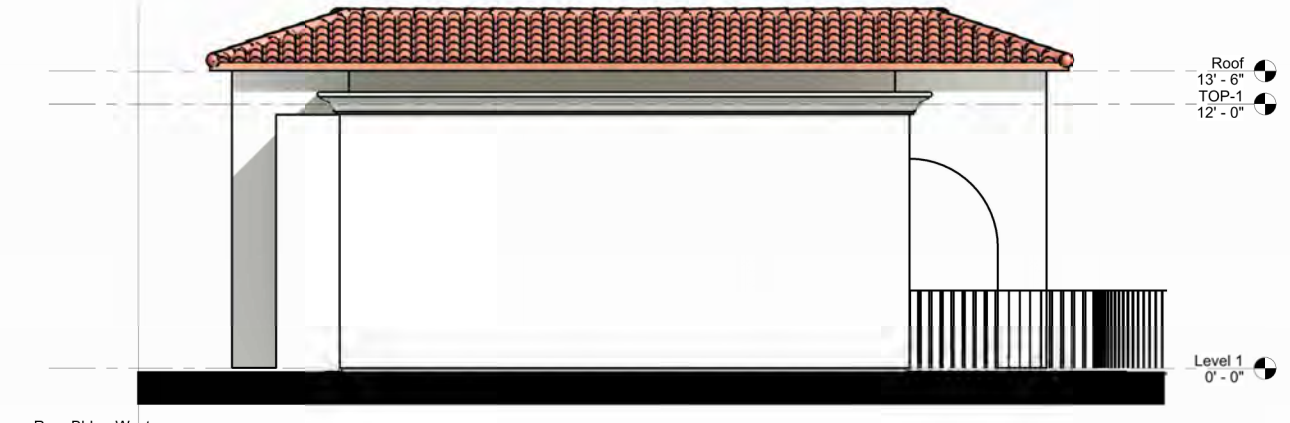
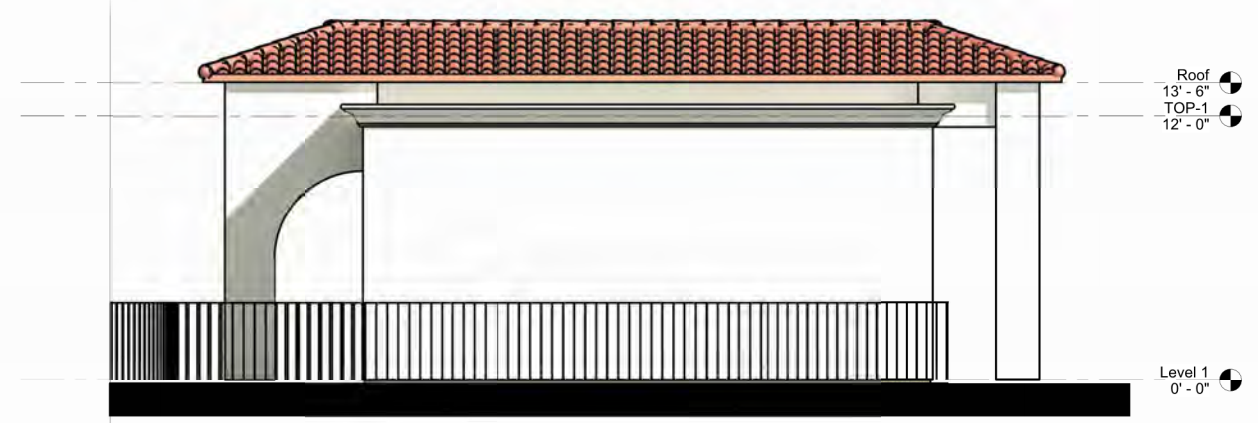
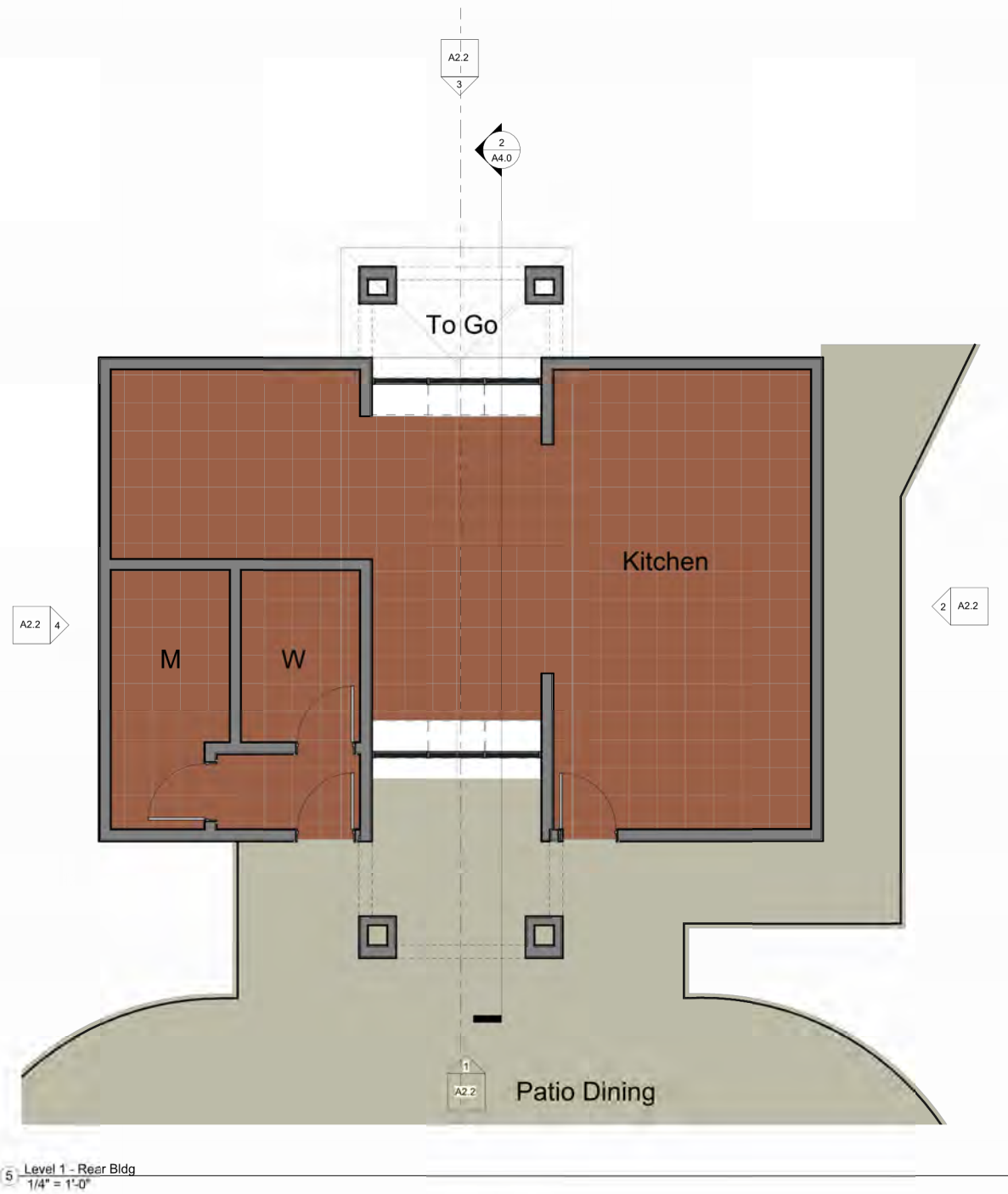
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Calle Del Sol  
Suite A,  
  
Capistrano  
Beach,  
California  
92624  
  
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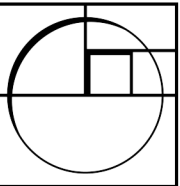
Kitchen Plan  
& Exterior  
Elevations



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Suite A,  
  
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Beach,  
California  
92624  
  
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lunaarch.com

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LUNA**  
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ARCHITECTS, INC.

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Phase

Salty Turf  
Mini Golf

Sheet Title

Roof Plan

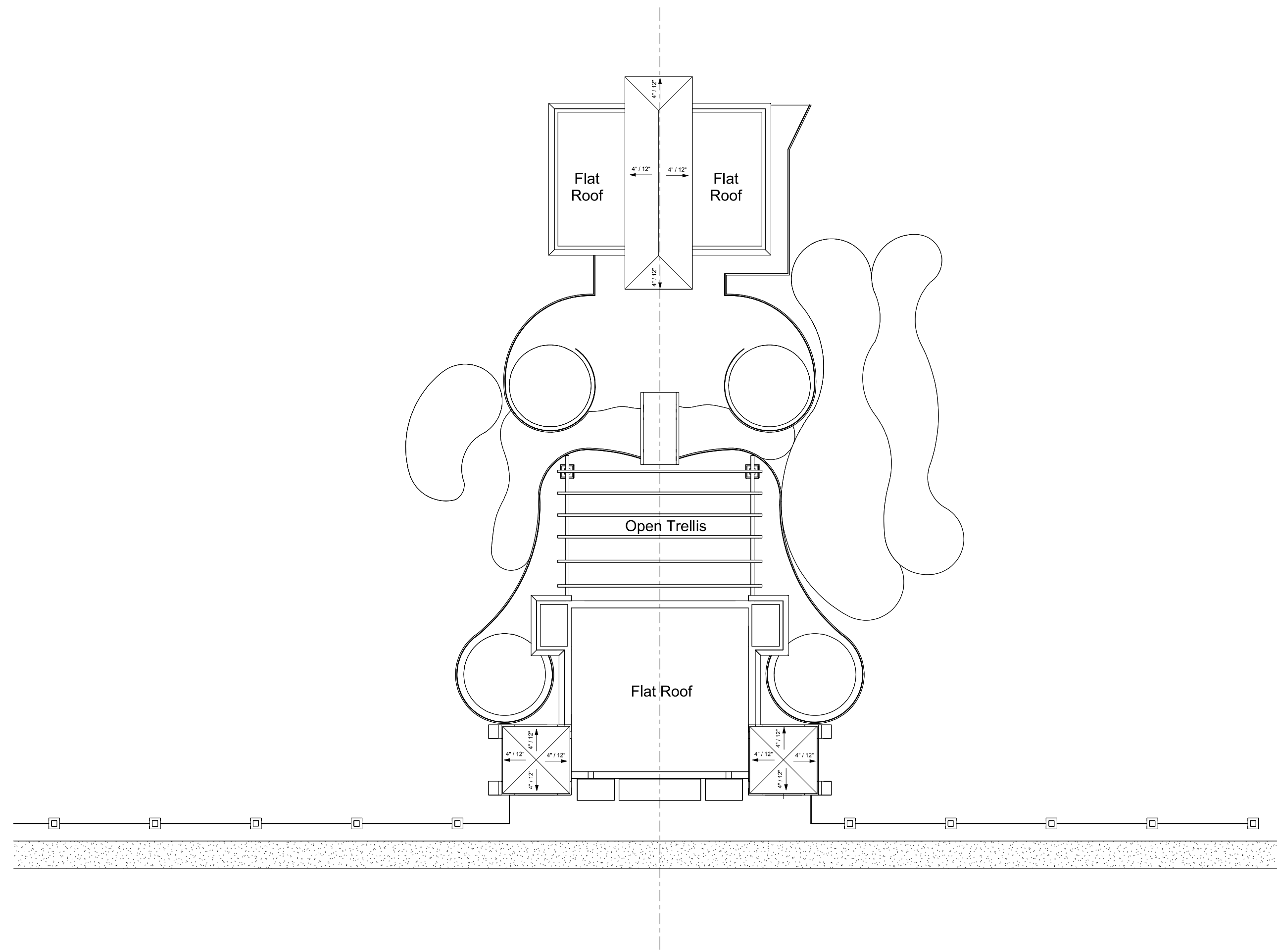
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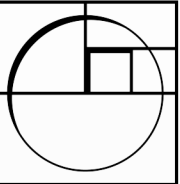
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Calle Del Sol  
Suite A,  
  
Capistrano  
Beach,  
California  
92624  
  
Phone: (949) 493-5200  
lunaarch.com

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& ASSOCIATES,  
ARCHITECTS, INC.

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Exterior  
Elevations

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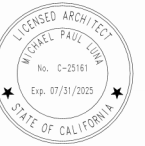
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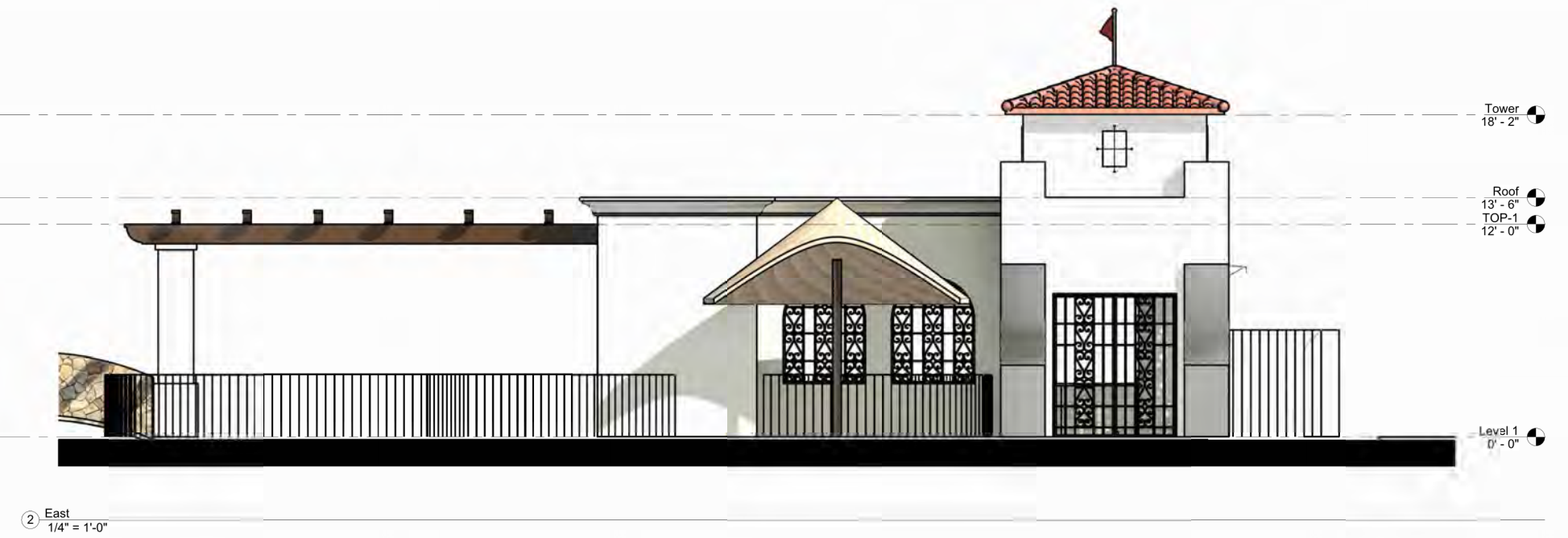
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1/4" = 1'-0"



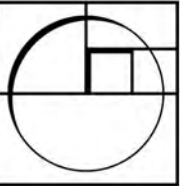
② West  
1/4" = 1'-0"



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34932  
Calle Del Sol  
Suite A,

Capistrano  
Beach,  
California  
92624

Phone: (949) 493-5200  
lunaarch.com

**MICHAEL  
LUNA**  
& ASSOCIATES,  
ARCHITECTS, INC.

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Schematic Design  
Phase

Salty Turf  
Mini Golf

Sheet Title

3D Views

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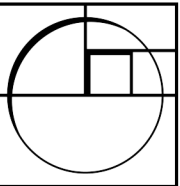


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Suite A,  
  
Capistrano  
Beach,  
California  
92624

Phone: (949) 493-5200  
lunaarch.com

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LUNA**  
& ASSOCIATES,  
ARCHITECTS, INC.

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Phase

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Sheet Title

Building  
Sections

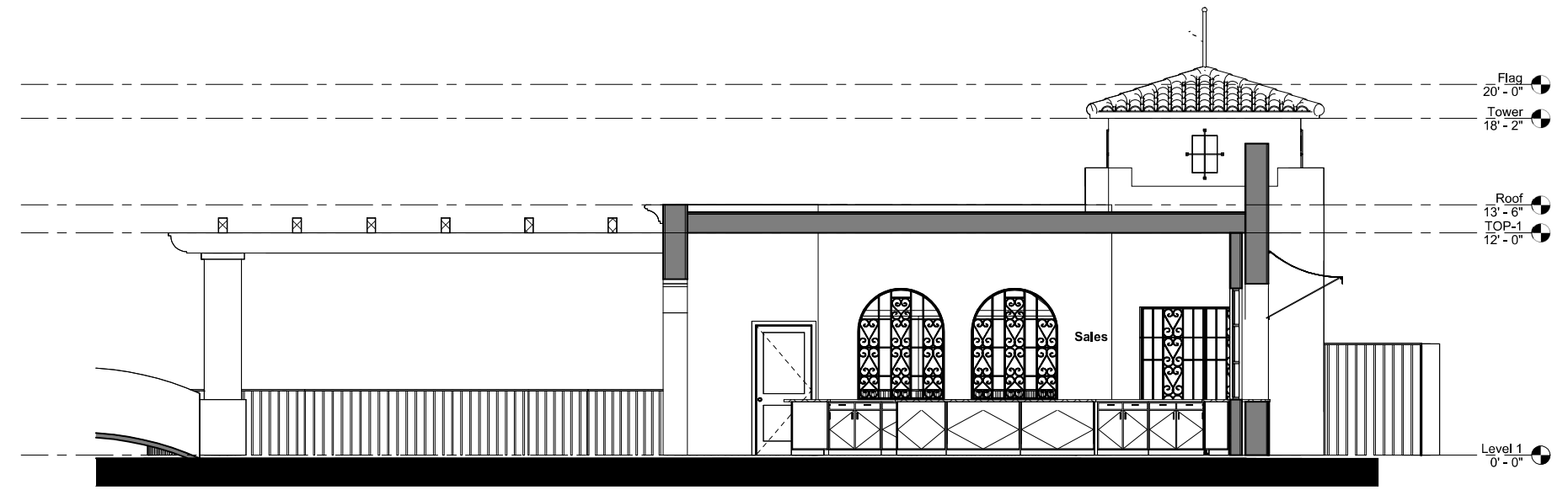
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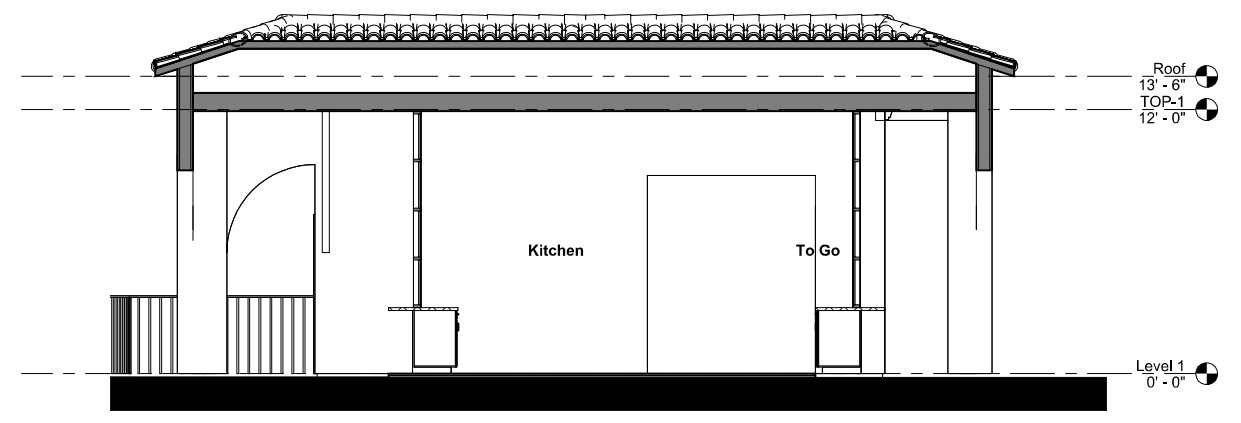
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**A4.0**

Sheet No.



① Section 1  
1/4" = 1'-0"



② Section - Rear Bldg  
1/4" = 1'-0"





SAN CLEMENTE LIFE GUARD TOWER  
PHOTO OP OPPORTUNITY

MOUNTAIN BIKE HOLE  
HOLE IN THE FENCH

POWELL/PERALTA HOLE

PACIFIC POND

FOUNTAIN

LOWER POND

UPPER POND

FOUNTAIN

BARREL/WAVE

SHOOT THE PUT  
AND FISHING

COTTONS SU  
PALAPA ROO  
SURFBOARD

BLACKHAWK DOWN  
CAMP PENDLETON HELICOPTER

TRESTLES BRIDGE &  
LOWERS BREAK W/ BLUE  
TURF & WAVES/ WATER SHOT

SAN CLEMENTE BEACH BLUFFS

VW PARTY BUS

THATCHED SHADE PALAPA





**Project Info**  
Project Name: PuttTek-Salty Turf

Scale: 1/16" = 1 ft  
0 6 12 18 24 30