IV. Additional Design Guidelines for Special Districts and Sites

This section provides a reference checklist for applicable Design Guidelines that are to be consulted for projects within the following Special Districts and locations of the city:

A. The Del Mar Commercial District.

B. El Camino Real.

C. North Beach.

D. The "Pier Bowl."

E. Historically Significant Sites.

F. Locations Within 300 Feet of a Historically Significant Site.

G. "Spanish Colonial Revival" Districts.

- A map showing the boundaries of Districts A, C and D is included in the respective District section.

- The following are designated as "Spanish Colonial Revival" Districts. Consult Section IV.G. for architectural Guidelines that apply to these Districts.

  -- The Del Mar Commercial District
  -- The "Del Mar Extension." The properties fronting Avenida Del Mar from the Del Mar Commercial District to the "Pier Bowl."
  -- North Beach
  -- The "Pier Bowl"

The architectural Guidelines of Section IV.G. also apply to Historically-Significant Sites, if the site contains a structure of "Spanish Colonial Revival" architecture as defined by the City of San Clemente Zoning Ordinance.
IV.A. The Del Mar Commercial District

1. Boundaries
   - All properties within the City G1 (Central Commercial) Zone. See Figure 2 on the next Page.

2. Design Guidelines
   - Follow all Design Guidelines for 'Pedestrian Districts" listed in Section III.A1. of this document.

3. Architecture
   - Follow the Design Guidelines for "Spanish Colonial Revival" locations listed in Section IV.G. of this document.
   - Also, follow the General Guidelines listed in Section II.C, "Architectural Character."

4. Street Trees
   - Plant at 30 feet on center, except where driveways or utility conditions prohibit.

Avenida Del Mar
   - Cupaniopsis anacardioides (Carrot wood), boulevard tree; Metrosideros excelsus (New Zealand Christmas Tree), accent tree

El Camino Real
   - Washingtonia robusta - MEXICANFAN PALM

5. Mixed-Use projects on Small Lots (Lots 12,000 square feet or smaller)
   - Follow Appendix E
Figure 2. Del Mar Commercial District.
IV.B. El Camino Real

1. Boundaries
   All properties with frontage on El Camino Real.

2. Design Guidelines

   • Properties in the following locations on El Camino Real should follow the Design Guidelines listed for the corresponding Commercial and Mixed Use Districts listed in Section III.A1. and III.A2.

<table>
<thead>
<tr>
<th>Location</th>
<th>District Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Del Mar Business District, defined by the</td>
<td>Pedestrian District.</td>
</tr>
<tr>
<td>boundaries of the City's C-1 (Central Commercial)</td>
<td></td>
</tr>
<tr>
<td>zone.</td>
<td></td>
</tr>
<tr>
<td>El Camino Real, between Avenida Palizada and</td>
<td>Pedestrian District.</td>
</tr>
<tr>
<td>Avenida Aragon (properties in the C-2 zone).</td>
<td></td>
</tr>
<tr>
<td>El Camino Real, between Avenida Aragon and</td>
<td>Mixed Pedestrian-Automobile District.</td>
</tr>
<tr>
<td>Calle Lago-Boca de la Playa (properties in the C-2</td>
<td></td>
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<tr>
<td>zone).</td>
<td></td>
</tr>
<tr>
<td>El Camino Real, North Beach, between Calle Lago-</td>
<td>Pedestrian District.</td>
</tr>
<tr>
<td>Boca de la Playa and Avenida Estacion- El Camino</td>
<td></td>
</tr>
<tr>
<td>Real intersection (properties in the C-2 zone).</td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td>District Type</td>
</tr>
<tr>
<td>----------</td>
<td>--------------</td>
</tr>
<tr>
<td>El Camino Real, between Avenida Presidio-Avenida Rosa and East Avenida Magdalena (properties in the C-2 zone).</td>
<td>Mixed Pedestrian-Automobile District.</td>
</tr>
</tbody>
</table>

- Properties in the C-A zone south of East Avenida Magdalena should follow the Design Guidelines of Section III.B "Multi-Family Residential Development."

3. Architecture

- Properties in the Del Mar Commercial District and North Beach District of El Camino Real should follow the architectural Guidelines for "Spanish Colonial Revival" locations listed in Section IV.G. of this document. Other locations may follow the General Guidelines for the City listed in Section II.C.

4. Street Trees

Washingtonia robusta - MEXICAN FAN PALM, 30 feet on center.

5. Street Lighting

- Supplement City overhead street lighting with the following street lighting standards at locations specified by the City:

"San Diego" series manufactured by Western Lighting Standards, Fountain Valley, CA (or equal). Use the double-lamp fixture on El Camino Real and the Pacific Coast Highway.

6. Sidewalk Paving

- See the "Sidewalk Paving" Guidelines in Sections III.A1. and III.A2.
IV.C. North Beach

1. Boundaries

All properties on El Camino Real, between Calle Lago-Boca de la Playa and Avenida Estacion-El Camino Real intersection (properties in the C-2 zone).

All properties in the triangle defined by Calle Deshecha, Boca de la Playa and the Beachfront.

See Figure 3 on the following page.

2. Design Guidelines

- Follow all Design Guidelines for the "Pedestrian Districts" Listed in section III.A1. of this document with the following exceptions:

  a. Projects on Avenida Pico east and west of El Camino Real, and on the northwest side of Boca de la Playa, should observe a minimum 30 foot yard setback from the street-facing property line. The setback area should be fully landscaped with shrubs, Palms and other plantings following the example of the Ole Hanson Beach Club grounds.

  b. All development in the District should consider the cone of vision established by the Avenida Pico public view corridor toward the ocean. All development proposals in the District should carefully study and document their visual impact on public view corridors. Projects should observe setbacks and building height reductions, as needed, so as not to project into public view corridors.

3. Architecture

- Follow the Design Guidelines for "Spanish Colonial Revival" locations listed in Section IV.G.

4. Street Trees

- Plant at 30 feet on center, except where driveways or utility conditions prohibit.

- El Camino Real and the Pacific Coast Highway:
  Washingtonia robusta - MEXICAN FAN PALM.

- Avenida Pico, west of El Camino Real, and Boca de la Playa;
  Phoenix canariensis.

- Avenida Pico, east of El Camino Real:
  Eucalyptus ficifolia, parkway tree.
  Washingtonia robusta, median tree.
IV.D. "The Pier Bowl"

All projects in the "Pier Bowl" Redevelopment Project Area defined by the boundaries in Figure 4 below should use the General Guidelines of Section II and the "Spanish Colonial Revival" District Design Guidelines of Section IV.G.

The Design Guidelines of Section III. "Additional Design Guidelines for Development Types" do not apply to the "Pier Bowl" Redevelopment Project Area.

Special Design Guidelines for the "Pier Bowl" will be incorporated into the Pier Bowl Master Plan and will apply to the area after their adoption by City Council.

Figure 4. The “Pier Bowl” Redevelopment Project Area.
IV.E. Historically Significant Sites

- All designated Historically Significant Sites should follow the Guidelines of this Section, in addition to all other Guidelines of this document.

- In addition, Historically Significant Sites that contain an existing "Spanish Colonial Renewal" structure should follow the Guidelines of Section IV.G. "Spanish Colonial Revival Districts."

- San Clemente has a rich variety of historic architectural resources dating from the city's founding period.

- An historic building or site which retains the historic character from the period in which it was created can substantially contribute to a new development and the community.

The City of San Clemente maintains a list of Historically Significant Sites.

The following Guidelines should be used for designated Historically Significant Sites. Designs are also encouraged to follow the guidelines for compatibility listed in Section II.B. "Relationship to Neighboring Development."

**1. Compatibility With Historic Resources.** New development should preserve and be compatible with existing historic resources. Particular emphasis should be placed on achieving an intimate scale, and a concern for craftsmanship.

New developments which are built on designated historic sites or additions to older buildings of substantial historic character should be respectful of the historic building or site. While not
mimicking the older structure, the development should consider the compatibility of size, form, scale, materials, details, textures, colors, and landscape features.

**2. Diligent Effort to Rehabilitate.** New improvements to renovate or alter an historic site should demonstrate a diligent effort to retain and rehabilitate the historic resource.

- It is recognized that, in some instances, the location or condition of an historic building may be such that it is not feasible to preserve and rehabilitate. When the location of a building is such that retention on its existing site is not feasible, an effort should be made to move the structure to another suitable location within the City of San Clemente. When structural, cost or construction considerations do not make retention of an historic building feasible; consideration should be given to retaining a part of the structure.

- Historic buildings which are renovated are encouraged to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* published by the U.S. Department of the Interior, National Park Service. A copy of the Standards and Guidelines is available at the City of San Clemente Department of Community Development.

*The Secretary of the Interior's Guidelines* are too lengthy to repeat there, but the *Standards for Rehabilitation* are as follows. Please note that the word "shall," when used in the following *Standards* does not require the particular Standard to be followed. The use of the Secretary, of the Interior's Standards is encouraged by the City.

1) Every reasonable effort shall be made to provide a compatible use for a property which requires a minimal alteration of the building structure, or site and its environment, or to use a property for its originality intended purpose.

2) The distinguishing original qualities or character of a building structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to mate an earlier appearance shall be discouraged.

4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be
based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural design or the availability of different architectural elements from other buildings or structures.

7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

The City and San Clemente Historical Society and/or other local historical or cultural groups will offer advice to owners remodeling Historically Significant buildings. It is hoped a strengthened appreciation of our heritage will take place in San Clemente. This will enable future generations to enjoy the city's historic resources and reinforce San Clemente's Urban Design Goals.

Preservation and careful rehabilitation of a designated historic building may be able to take advantage of special allowances of the State Historic Building Code as well as Federal tax incentives.

**IV.F. Locations Within 300 Feet of a Historically Significant Site**

The City of San Clemente requires Discretionary Design Review for some development proposals located within 300 feet of a designated Historically Significant Site. (See Section 5.21 of the City Zoning Ordinance.)

Applicable projects in these locations should follow the "General Guidelines" listed in Section II, the applicable "Additional Design Guidelines for Development Types" listed in Section III, and any "Additional Guidelines for Special Districts" that may apply (Sections IV.A through IV.D).
IV.G. "Spanish Colonial Revival" Districts

1. Application

This Section contains architectural Design Guidelines that should be used for the following locations which have been designated as "Spanish Colonial Revival" Districts of the city:

- The Del Mar Commercial District
- The "Del Mar Extension" (see Figure 5)
- North Beach
- The 'Pier Bowl" Redevelopment Project Area

The maps contained in the respective previous Sections delineate the boundaries of each District.

- Projects located on Historically Significant Sites that contain an existing "Spanish Colonial Revival" building should follow the Design Guidelines of this section.
- All projects subject to the Design Guidelines of this Section should also follow the applicable Guidelines of Sections II, III, and IV.A. through IV.F.
2. Design Guidelines


The Design Guidelines of this Section recognize that contemporary interpretation of the city's "Spanish Colonial Revival" Architecture is possible if the interpretation incorporates the basic principles of the design vocabulary. Especially important are the provision of defined outdoor spaces, the integration of architecture and landscape, the design of buildings with small-scaled parts, and the inclusion of detail and ornament that is an integral part of the architecture.

There is opportunity for creativity and variety within the "Spanish Colonial Revival" tradition, achieved by the way the basic elements are interpreted, and the degree of contemporary or traditional values used. Use the basic elements creatively.

a. Elements

Excessive use of architectural elements or ornament can detract from the overall appearance of a building. The beauty of San Clemente's original architecture can be attributed to the satisfying proportions and scale of the buildings, plantings, and spaces around them.

Buildings in "Spanish Colonial Revival" districts should incorporate the following architectural and landscape elements into their designs:

- Plain whitewashed smooth wall surfaces.
- Low pitched red tile roofs.
- Cornice bands and moldings.
- Entrance and internal courtyards.
- Thick walled recesses for windows and doors.
- Second story balconies and recessed or rooftop verandas.
- Arcades, loggias and patios.
- Porches and vine covered arbors.
- Outdoor stairs with delicate metal rails and grillwork
- Accent towers, turrets and chimneys, where appropriate for silhouette.
- Bay windows.
- Low garden walls.

Appropriate architectural elements, surface detail, and treatments that enrich architectural character are encouraged, especially in areas of high pedestrian activity.
b. Balconies and Verandas
Balconies provide usable outdoor space for upper floors.

Balconies are normally one of three distinct types:

- Balcony with supporting posts from ground to roof.
- Cantilevered balcony with posts supporting the roof.
- Cantilevered balcony and cantilevered roof with no supporting posts.

c. Windows
Much of the refinement of "Spanish Colonial Revival" architecture is due to the beautifully proportioned windows and door openings. Special ornament or treatment of these openings at important locations gives identity and personality to buildings and the spaces around them.

- Examples of windows in the "Spanish Colonial Revival" architecture are:
  - Rectangular wooden casement frames with small panes of glass.
  - Large arched windows with wrought-iron metal grill work.
  - Small round or octagonal windows with concrete or stone molded borders used for accent.

Examples of window treatments are:

- Tile, concrete or painted borders used for accent.
- Carved, wooden headers or lintels over windows.
- Wood shutters or canvas awnings.
- Window boxes and ledges for plantings.

d. Doors
Exterior doors in the "Spanish Colonial Revival" architecture are constructed of heavy wooden planks or of wooden paneled design. They are typically recessed to express the
thickness and mass of the wall. Doors that open onto patios and balconies are typically wooden double doors.

Examples of door treatments are:

- Doors framed by planes or decorated moldings.
- Border treatments of tile, molded concrete, or paint.
- Doors set back in deeply recessed arched openings (Casa Romantica).

**e. Walls and Fences**

Walls of buildings, as well as low garden walls, are traditionally expressed as thick and massive. The wall finish is typically smooth irregular cement plaster with rounded corners and edges.

Sculptural qualities can enhance the design of walls through the use of:

- Openings for light and air.
- Cornices.
- Stone or concrete moldings.
- Tile or brick borders.

Fences are typically made of wood or wrought iron and of open design to contrast with the main structure.
The "Del Mar Extension" is intended to comprise those properties fronting Avenida Del Mar located between the "Del Mar Commercial District" and the "Pier Bowl Redevelopment Area" as defined by the A-D, Architectural Overlay District. The "Del Mar Extension" also includes those properties directly adjacent to or across the street from the properties in the Del Mar Commercial A-D, Architectural District. The "Del Mar Extension" area currently requires discretionary review per Section 5.21 of the San Clemente Zoning Code. Development within the "Del Mar Extension" shall be subject to applicable sections in the Design Guidelines, including the "Spanish Colonial Revival" guidelines. The "Del Mar Extension" is not a part of the "Del Mar Commercial District." The boundary of the "Del Mar Extension" shall follow the rear property line boundary of those properties within the extension area (see above map).