



**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: AUGUST 24, 2021
TO: DESIGN COMMISSION
FROM: DAVID M. REYES, DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
SUBJECT: PRELIMINARY CONSULTATION - NEW CONSTRUCTION OF A 650-SQUARE-FOOT "WET PAVILION" STRUCTURE AT THE LANGHAM HUNTINGTON HOTEL
1401 S. OAK KNOLL AVENUE

Project Description:

This proposal is for the construction of a new 650-square-foot "wet pavilion" structure in conjunction with a new resort pool facility at the Langham Huntington Hotel located at 1401 S. Oak Knoll Avenue. The Langham Huntington Hotel site is on the west side of South Oak Knoll Avenue between Wentworth Avenue and Old Mill Road and is comprised of a single lot totaling approximately 14 acres in size. The site is currently developed with a hotel and ancillary facilities. The specific location of the proposed project is at the southwest corner of the site in the location of existing tennis courts, which would be demolished to accommodate the new resort pool facility. In the immediate vicinity of the site, there are 15 trees, one of which is a protected mature tree and is proposed to remain (tree #75 as shown on sheet L0.003 in Attachment B).

The subject property is within the boundaries of the eligible, undesignated Huntington Hotel Historic District, which was determined eligible for listing in the National Register of Historic Places in 1986. The nomination form for this historic district does not specifically list site features of the hotel as contributing resources to the district; however, it lists the hotel as a contributing structure and, in its description of the hotel, includes a number of site features, which may infer that the listed site features are also contributing resources. These include the recently rehabilitated Picture Bridge northeast of the proposed project site and a pergola that extends westerly from the eastern terminus of the Picture Bridge to the bungalows to the west, which were originally part of the hotel property. The pergola forms the northerly boundary of the proposed resort pool area. There are also three contributing cottages and one non-contributing cottage to the north, east and south of the development site and a series of detached garages located to the west. After the historic district was determined eligible for National Register listing in 1986, the majority of the main hotel building was demolished and reconstructed to a different design than the original building. Although some interior spaces remain intact, the main hotel no longer retains integrity and would now be considered non-contributing to the eligible historic district.

Surrounding properties consist of single-family residential buildings ranging between one and two stories in height. Nearby designated historic resources located outside of the historic district boundaries include: Tanner Hall at 1375 S. Oak Knoll Avenue (1926, Roland Coate), the Ledyard House at 1361 Ridge Way (1909, William F. Thompson for Milwaukee Building Company), the Elmer Grey House at 1372 S. El Molino Avenue (1912, Elmer Grey), the William Ward Spinks House at 1344 Hillcrest Avenue (1906, Greene & Greene) the Freeman/Allen House at 1330 Hillcrest Avenue (1913, Heineman & Heineman) and the William D. Murphy House at 1299 Hillcrest Avenue (1910, Arthur Roland Kelly), all single-family residences north of the project site. The eligible, undesignated Oak Knoll Historic District and Madison Heights Landmark District are also north of the site and the eligible, undesignated Kenmore Road Landmark District is located east of the site. The site is zoned PD-15 (Planned Development 15 – Huntington Hotel) and the General Plan designation is Low Commercial (0 – 1.0 FAR). The PD regulations require design review by the Design Commission for all new freestanding buildings on the site, regardless of size. The PD also states that all design approvals shall comply with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

As noted above, the applicant proposes to construct a new resort pool facility at the location of existing outdoor tennis courts at the southwestern portion of the site, which are not identified as contributing structures to the eligible historic district. Further, the historic district map from the 1986 National Register nomination form identifies this area as a parking lot. As such, the demolition of the tennis courts would not cause a significant adverse effect on the eligible Huntington Hotel Historic District. The proposed resort pool facility would consist of an in-ground, organically shaped swimming pool surrounded by a paved pool deck, which is proposed to also include four small cabana structures, a food trailer (conceptually proposed as a converted RV or similar existing structure/vehicle), freestanding rinse showers, planting areas and a 650-square-foot “wet pavilion” structure. Pedestrian access to the facility would be provided at the west and north sides and the perimeter would be surrounded by fencing on the east side, a retaining wall and fence on the north side and a privacy screening wall on the west side. The “wet pavilion” structure, which is the focus of this review, is proposed to include men’s and women’s restrooms, a changing room, a utility room and a supply kiosk. The one-story building is designed with a simple, cross-gabled roof form, composition roof shingles, fiber-cement board and batten exterior cladding with horizontal siding in the gable-ends, and powder-coated aluminum ventilation louver panels on the rear elevation. On the front façade, the supply kiosk would incorporate decorative tile wall cladding, weathered driftwood cabinetry, open shelving, and a powder-coated aluminum open-frame overhead canopy.

Applicable Design Guidelines:

- Design-Related Goals and Policies in the Land Use Element of the General Plan
- Secretary of the Interior’s Standards for Rehabilitation

Previous/Existing Entitlements:

- None for this specific project.

Approvals Needed/Project Scheduling:

- Consolidated Design Review (Design Commission)
- Building Permits (Building Staff)

CEQA Clearance:

This is preliminary consultation regarding design review and is not subject to the California Environmental Quality Act (CEQA).

Staff Observations:

Applicable Design Guidelines:

The following design guidelines are applicable to the project and should guide further development and study of the project as it moves forward in the design review process:

Design-Related Policies in the Land Use Element of the General Plan:

- 4.11: Require that development demonstrates a contextual relationship with neighboring structures and sites addressing such elements as building scale, massing, orientation, setbacks, buffering, the arrangement of shared and private open spaces, visibility, privacy, automobile and truck access, impacts of noise and lighting, landscape quality, infrastructure, and aesthetics.
- 7.1: Design each building as a high-quality, long term addition to the City's urban fabric; exterior design and buildings material shall exhibit permanence and quality, minimize maintenance concerns, and extend the life of the building.
- 7.3: Require that new and adaptively re-used buildings are designed to respect and complement the defining built form, massing, scale, modulation, and architectural detailing of their contextual setting.
- 23.3: Provide appropriate setbacks, consistent with the surrounding neighborhood, along the street frontage and, where there are setbacks, ensure adequate landscaping is provided.
- 25.4: Require that new development protect community character by providing architecture, landscaping, and urban design of equal or greater quality than existing and by respecting the architectural character and scale of adjacent buildings.

Secretary of the Interior's Standards for Rehabilitation:

- 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

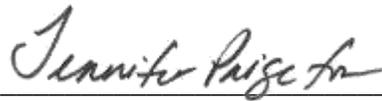
Potential Design Issues:

- The massing, scale and roof form of the building are compatible with nearby contributing cottages within the eligible Huntington Hotel Historic District and the location of the structure provides adequate space between it and the historic structures nearby. Continue to study the materiality and detailing of the building to ensure compatibility with the contributing structures near the project and throughout the eligible historic district, which may include use of stucco exterior cladding and wood or wood-composite trim and details rather than metal.
- A Tree Protection Plan that is prepared by a Certified Arborist and incorporates the City's Tree Protection Guidelines will be required to be provided in conjunction with Consolidated Design Review and building plan check. This plan is required to ensure that appropriate measures remain in place during construction for the protected tree (tree #75 as shown on sheet L0.003).

Project Scheduling/Sequencing:

- Consolidated Design Review by the Design Commission
- Building Permits

Respectfully Submitted,



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Prepared by:



Kevin Johnson
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Reviewed by:



Leon E. White
Principal Planner

Attachments:

- A. Current Planning (Zoning) compliance matrix
- B. Applicant submittal package
- C. Photographs of adjacent cottages (Gardenview and Oak Crest)