



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: January 22, 2014

PLANNER: Amber Gregg, Associate Planner *AG*

SUBJECT: Conditional Use Permit 13-478/Minor Cultural Heritage Permit 14-004, North Beach, Beach Parking Lot, a request to consider a 33 space beach parking lot and associated accessory structures located at 1832 North El Camino Real within the Commercial (C-2-CZ) zoning district. The legal description is Lots 4-8, of Tract 972, and Assessor's Parcel Number 057-192-04.

REQUIRED FINDINGS

Prior to approval of the proposed project, the following findings shall be made. The draft Resolution (Attachment 1) and analysis section of this report provide an assessment of the project's compliance with these findings.

Conditional Use Permit, Section 17.16.060

- a. The proposed use is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all the applicable provisions of this title, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed.
- b. The site is suitable for the type and intensity of use that is proposed.
- c. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity.
- d. The proposed use will not negatively impact surrounding land uses.

Minor Cultural Heritage Permit 17.16.100

- a. The architectural treatment of the project complies with the San Clemente General Plan; and the architectural treatment of the project complies with any applicable specific plan and this title in areas including, but not limited to, height, setback color, etc.
- b. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines.
- c. The general appearance of the proposal is in keeping with the character of the neighborhood.

- d. The proposal is not detrimental to the orderly and harmonious development of the City.
- e. The proposed project/use preserves and strengthens the pedestrian-orientation of the district and/or San Clemente's historic identity as a Spanish village.

BACKGROUND

Last year the City Council approved a Capital Improvement Project (CIP) to develop a City owned lot in North Beach, into beach parking. The project is located in the North Beach Study Area, is zoned Commercial with Mixed Use, Architectural, pedestrian, and Coastal Zone Overlays. It is also within the Pico view corridor designated in the General Plan. Surrounding land uses include restaurant uses to the east and west, public parking to the south, and a retail shop and MO2 storm drain channel to the north and through the project site.

The Development Management Team reviewed the application on November 21, 2013 and supports the request. The required public noticing was conducted for the project and at the time of distribution of this staff report, staff had one inquiry regarding environmental determination.

PROJECT DESCRIPTION

The parcel is 18,000 square feet and will be improved with a 33 space beach parking lot. The site is a through lot with frontage along El Camino Real and Calle Deshecha. A sidewalk will be added along Calle Desecha with separate pedestrian accesses at all four corners of the site.

Development Standards

Table 1 outlines the development standards and how the project is consistent with these standards.

Table 1 - Development Standards

Standard	Code Requirements	Proposed Site Plan	Complies with Code Requirements
Building Height (Maximum)	33 feet	16 feet	Yes
Landscaping Req. (Minimum):	10% of the lot	23% of the lot	Yes

Site Design

The project site is a rectangular lot with a slight southwesterly slope. The parking lot purposes one vehicular access, which is located off Calle Deshecha, and four pedestrian access points, one at each corner of the property. Parking spaces are proposed around the outside with the drive isle in the center. This design maximizes the number of parking spaces. An electric car station, pay station, and bike racks are also proposed. The drive isle will be interlocking pavers to match the sidewalks along EL Camino Real and the parking stalls will be asphalt. Along Calle Desecha the sidewalks will be Ole Hanson Arto tiles, the same tiles used for sidewalks throughout the adjacent parking lots. The light poles will be equipped with electrical outlets for tree lighting and potential community events.

Landscaping

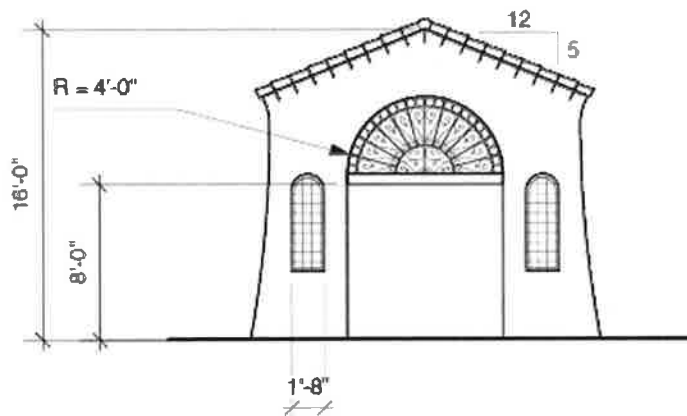
The proposed landscape palette is drought tolerant with tree specimens that are used throughout the community. There are four Washingtonian palm trees proposed along El Camino Real to continue the street tree corridor. A mix of canopy trees is provided throughout the development and along Calle Deshecha. There are four canopy trees proposed in the center of the parking lot that will be protected by decorative tree guards and/or planter boxes.

Architecture

There are several structural elements in the project, a pedestrian archway and a low wall along El Camino Real. Both structures help meet the goals and policies of the General Plan for projects located in the Architectural Overlay, to preserve and strengthen the pedestrian-orientation of the district and/or San Clemente's historic identity as a Spanish village.

The archway is a full arch entry for pedestrians on El Camino Real. The archway is designed in the Spanish Colonial Revival style. It is 16 feet tall and 18 feet wide. It will be treated with a smooth white stucco finish, single barrel tile roof with scalloped edge, decorative wrought iron, and room for two murals, one on each column. If a banner ever needs to be placed on the archway there is room for it on top of the wrought iron arch.

Exhibit 1- Entry Archway Detail



A low wall is proposed along El Camino Real, measuring 42 inches in height and treated with a white, smooth stucco finish. There is an existing wall between the project and the adjacent Kalani property to the west. The retaining wall is located on the adjacent property and will remain in place. The wall face adjacent to the parking lot is also proposed to be treated with a white, smooth stucco finish.

PROJECT ANALYSIS

Minor Cultural Heritage Permit

The structures are Spanish Colonial Revival in style and preserve and strengthen the pedestrian-orientation of the district and San Clemente's historic identity as a Spanish village. The architectural details of the project draws from design elements found in nearby historic structures and comply with the design guidelines. Therefore, the project meets the required findings for a Minor Cultural Heritage Permit.

Conditional Use Permit

The Zoning Ordinance requires all parking lots not associated with a development to obtain a Conditional Use Permit. The purpose is to ensure there are no adverse negative impacts to the surrounding properties. The proposed beach parking lot will add additional vehicular and bicycle parking spaces for current and future beach goers. The project is in keeping with the surrounding neighborhood and will not have negative impacts to the surrounding properties.

Design Review Subcommittee

The project was reviewed by the Design Review Subcommittee (DRSC) and the following are comments provided by the members and how the concerns were addressed.

Table 2 - DRSC Concerns and Project Modifications

<i>DRSC Concerns</i>	<i>Project Modifications</i>
Four pedestrian entrances were presented to the DRSC and they unanimously preferred pedestrian entrance option number four.	<u>Modified.</u> The plans show the selected arched entrance and additional detail was provided on the design.
Requested that green striping be used instead of white.	<u>Not Modified.</u> Staff followed up with the City Engineer on the request. The City standard is white and Engineering has concerns with visibility of green color and potential confusion of use. The City has no green color adopted standard and contracts striping work in white

DRSC Concerns	Project Modifications
	throughout the City. At this time the City Engineer does not recommend the green striping.
Relocated the pay station to a more visible place.	Modified. The pay station was located to the far southwest portion of the site making it more visible from patrons leaving the lot to go to the beach.
The committee liked the idea of a kiosk and directed staff to examine the Paseo Nuevo development in Santa Barbara and look at the kiosks utilized there. Also asked staff to look at merging the kiosk and the pay station if feasible.	Incorporated. Staff reviewed the kiosk design of the Paseo Nuevo development and they were very similar to the flat panel layout with wrought iron detailing presented at the DRSC meeting. Staff has not found a combined pay station and kiosk design but are still looking and keeping that option open.
Concerns about light poles and potential view impacts.	Not Modified. During preliminary design the consultant did have bollard lighting as part of the original concept, but due to circulation the bollards were problematic and hazardous and required a significant amount of bollards to properly light the lot. Utilizing current LED technology optimizes foot candle distribution, minimizes light spillage, respects dark skies and fixtures can match existing decorative light fixtures in the surrounding public parking lots.
Requested to pay attention to path of travel and select "foot" tolerant plants.	Modified. The consultant will be sure to plant species more tolerant of occasional foot traffic at potential pedestrian crossing locations.

At the meeting there were three residents that provided comments on the project. Larry Culbertson, resident, asked if a mural could be incorporated into the archway. Space has been identified for two murals, one on each side of the column, and is shown on the plans.

Don Slater, resident and Board member of the North Beach Community Association (NBCA), stated that he thought it was a wonderful project and aesthetically pleasing.

George Gregory, resident, noted that there was not a bus turnout designed into the project. Staff reviewed the request and found that the bus turnout is not feasible because it would reduce the number of potential parking spaces. City Council's direction to staff was to maximize the number of parking spaces.

For a full account of the DRSC meeting, please refer to the DRSC minutes provided under Attachment 3.

GENERAL PLAN CONSISTENCY

Table 3 summarizes how the proposed use is consistent with adopted policies outlined in the City of San Clemente General Plan.

Table 3 - General Plan Consistency

Policies and Objectives	Consistency Finding
<p>LU-10.11. Parking Opportunities. Through a combination of parking standards, provision of public parking spaces and incentives, we ensure adequate parking for residents, employees and visitors.</p>	<p>Consistent. The additional 33 spaces will provide additional parking opportunities for current and future beach goers.</p>
<p>LU-10.06. Quality Development. We require that site, building and landscape development be of high quality design and materials and that promote pedestrian activity, in accordance with the Urban Design Element, North Beach Specific Plan and Zoning Ordinance.</p>	<p>Consistent. The proposed project is of high quality design and materials as depicted with its use of Spanish Colonial Revival architectural features and decorative elements. The site design, landscaping and pedestrian entrance ways promote pedestrian activity.</p>
<p>LU-10.05. Ocean Views. We preserve the General Plan designated public view corridor from Avenida Pico through North Beach and encourage new development along El Camino Real to take advantage of ocean vistas.</p>	<p>Consistent. As proposed there are two minor structures on-site, a 42 inch low garden wall and a 16 foot tall pedestrian entryway that is located at the northwest corner of the property. The location of the archway was specifically selected because it did not have an impact on the public view corridor.</p>

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):

The City previously determined that the project was exempt from CEQA as a Class 11 exemption pursuant to CEQA Guidelines Section 15311 because the project consists of the City constructing a small parking lot for beach parking accessory to an institutional facility, beach parking provided for public recreation. A Notice of Exemption was filed

with the Orange County Clerk-Recorder on August 23, 2013, and the notice remained for a period of 30 days and no comments from the public were received.

CALIFORNIA COASTAL COMMISSION REVIEW

The project does require Coastal Commission review and an application will be filed once all the necessary discretionary permits are obtained.

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

1. The Planning Commission can concur with staff and recommend approval of the proposed project.

This action would result in the project moving forward for review and consideration by the City Council.

2. The Planning Commission can, at its discretion, add, modify or delete provisions of the proposed project or conditions.

This action would result in any modifications being reviewed and considered by the City Council.

3. The Planning Commission can recommend denial of the proposed project.

This action would result in the Commission's recommendation being forward for review and consideration by the City Council.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission recommend approval to the City Council of CUP 13-478 and MCHP 14-004, North Beach, Beach Parking Lot, subject to the attached findings and Conditions of Approval.

Attachments:

1. Resolution No. 14-002
Exhibit 1 - Conditions of Approval
2. Location Map
3. Draft DRSC Minutes of December 11, 2013
4. Reduced Plans

RESOLUTION NO. PC 14-002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 13-478 AND MINOR CULTURAL HERITAGE PERMIT 14-004, NORTH BEACH, BEACH PARKING LOT, A REQUEST TO CONSIDER THE CONSTRUCTION OF A 33 SPACE BEACH PARKING LOT LOCATED AT 1832 NORTH EL CAMINO REAL

WHEREAS, on November 18, 2013, a complete application was submitted by The City Of San Clemente, 910 Calle Negocio, San Clemente, CA 92673, for Conditional Use Permit 13-478 and Minor Cultural Heritage Permit 14-004 , a request to consider the design of a 33 space beach parking lot. The subject site is located in the Commercial zoning district (C-2) at 1832 N. El Camino Real. The site's legal description is Lot 5-8 of Tract 972, and Assessor's Parcel Number 057-192-04; and

WHEREAS, the Planning Division previously determined that the project was exempt from CEQA as a Class 11 exemption pursuant to CEQA Guidelines Section 15311 because the project consists of the City construction a small parking lot for beach parking accessory to an institutional facility, beach parking provided for public recreation.

WHEREAS, a Notice of Exemption was filed with the Orange County Clerk-Recorder on August 23, 2013, and the noticed remain for a period of 30 days and no comments form the public was received; and

WHEREAS, on November 21, 2013; the City's Development Management Team reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable requirements; and

WHEREAS, on January 22, 2014, the Planning Commission held a duly noticed public hearing on the subject application and considered evidence presented by the City staff, the applicant, and other interested parties.

NOW, THEREFORE, the Planning Commission of the City of San Clemente hereby resolves as follows:

Section 1: With regard to Conditional Use Permit 13-478, the Planning Commission finds as follows:

- A. The proposed use, a beach parking lot, is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all the applicable provisions of this title, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed.

- B. The site is suitable for the type and intensity of use that is proposed in that the project complies with all developments standards and was designed to minimize potential adverse impacts of the facilities operations.
- C. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity in that the project must comply will all applicable codes including fire, engineering, Municipal and Building and Safety.
- D. The proposed use will not negatively impact surrounding land uses in that the proposed project will provide additional parking for current and future beach goers.

Section 3: With regard to Minor Cultural Heritage Permit 14-004, the Planning Commission finds as follows:

- A. The architectural treatment of the project complies with the San Clemente General Plan in the development will be in the Spanish Colonial Revival style and complies with site design and architectural elements of the City's Design Guidelines; and
- B. The architectural treatment and design elements of the project complies with the architectural guidelines in the City's Design Guidelines in that the building utilizes traditional architectural detail of Spanish Colonial style, such as single barrel tile roof, white stucco, recessed murals, decorative wrought iron, and incorporates basic principals of the specific architecture; and
- C. The general appearance of the proposal is in keeping with the character of the neighborhood in the at the project will incorporate existing materials prevalent in the surrounding parking lots as well as architectural details utilized in the surrounding historic resources; and
- D. The proposal is not detrimental to the orderly and harmonious development of the City in that the proposed project is a permitted I use within the subject zone and the proposed project is within the permitted development standards of the project site.
- E. The proposed project preserves and strengthens the pedestrian orientation of the district and San Clemente's historic identity as a Spanish village in that the accessory structure is designed in a traditional Spanish Colonial Revival style and landscaping and architectural features are incorporated into the project in a

way that is inviting and pleasant to pedestrians and offers benches and bike racks.

Section 3: The Planning Commission of the City of San Clemente hereby recommends approval to the City Council of CUP 13-478, AP 13-251, and MCHP 14-004, North Beach, Beach Parking Lot, subject to the above Findings attached hereto as Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on January 22, 2014.

Chair

TO WIT:

I **HEREBY CERTIFY** that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of San Clemente on January 22, 2014, and carried by the following roll call vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
ABSENT: COMMISSIONERS:

Secretary of the Planning Commission

Conditions of Approval North Beach, Beach Parking Lot

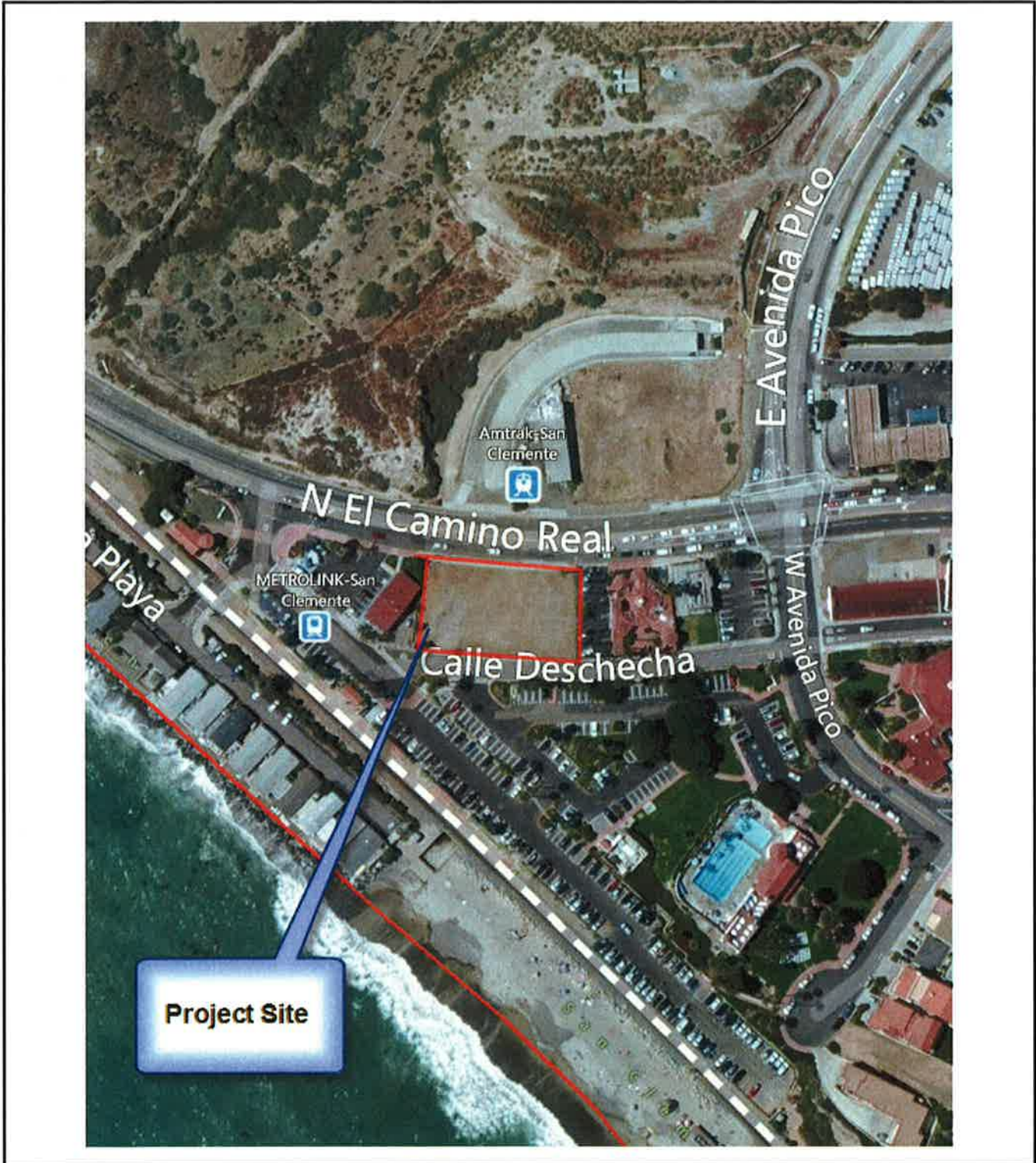
Spanish Style Architecture

1. Prior to issuance of building permits, the owner or designee shall submit for review and obtain approval of the City Planner or designee for plans indicating the following: (PIng.)_____
 - A. Two-piece clay tile roofing shall be used with booster tiles on the edges and ridges and random mortar packing. The mortar shall be packed on 100 percent of the tiles in the first two rows of tiles and along any rake and ridgeline, and shall be packed on 25 percent of the tiles on the remaining field. Mortar packing shall serve as bird stops at the roof edges. The volume of mortar pack to achieve the appropriate thickness shall be equivalent to a 6 inch diameter sphere of mortar applied to each tile. *[Citation – City of San Clemente Design Guidelines, November 1991]*
 - B. Stucco walls with a ‘steel, hand trowel’ (no machine application), smooth Mission finish and slight undulations (applied during brown coat) and bull-nosed corners and edges, including archways (applied during lathe), with no control/expansion joints. *[Citation – City of San Clemente Design Guidelines, November 1991]*
2. Architectural details such as pay station and kiosk shall be reviewed and approved by the City Planner prior to installation. ■(PIng.)_____
3. The tile murals shall be reviewed and approved by the City Planner prior to installation. ■(PIng.)_____



LOCATION MAP

CUP 13-478/MCHP 14-004, North Beach, Beach Parking Lot
1832 North El Camino Real



**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
DECEMBER 11, 2013**

Subcommittee Members Present: Michael Kaupp, Julia Darden and Bart Crandell

Staff Present: Cliff Jones

1. MINUTES

Minutes approved with changes: November 27, 2013

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Beach Parking Lot at North Beach (Gregg)

This past year, the City Council approved a Capital Improvement Project (CIP) to improve the City owned vacant lot in North Beach, into additional beach parking. Working with a consultant, staff has a preliminary design that we would like to present to the DRSC.

Associate Planner Amber Gregg summarized the report.

The Subcommittee Members noted that they prefer the number four option for the arched entry way.

Subcommittee Member Kaupp discussed the issues they have with the pavers downtown concerning cleaning. Consultant Art Guy suggested minimally porous pavers without beveled edges for easier cleaning but no matter what there will still be some amount of staining.

Subcommittee Member Darden asked if green striping could be used in the parking lot instead of white, Subcommittee Member Kaupp concurred. Staff noted they would look into the request.

The potential use of a kiosk was then discussed and the Committee directed staff to look at the Paseo Nuevo development in Santa Barbara and the kiosks in that development. Subcommittee Member Darden noted that she likes a solid art element instead of the flat design.

Subcommittee Member Crandell asked that we look at the location of the pay station because he believes it could be located to a more visible and convenient place. He also suggested combining the kiosk and pay station together.

Subcommittee Member Kaupp strongly encourages canopy trees in the parking lot.

Subcommittee Member Crandell noted lighting concerns and stated that pole lighting was not an optimal solution as they may impede the views. This was a concern since the project is in the view corridor. Staff noted that they would review the lighting.

Subcommittee Member Kaupp asked the consultant to pay close attention to areas that may attract high foot traffic and use "foot" tolerant plants. Art agreed. The Subcommittee also noted to review pedestrian traffic paths of travel from existing lots to this one.

Subcommittee Member Kaupp then opened the meeting to public comments.

Resident, Larry Culbertson asked if there was a potential to incorporate a historic mural. Consultant Guy stated that he would love to do a mural and that yes he believed there was room and would look at it when detailing the archway.

Subcommittee Member Kaupp stated that murals are great but to keep a place holder for the banners.

Resident, George Gregory noted that there was no bus turn out designed into the project and that was something the residents in the area have been advocating for a long time. He requested a turn out be designed into the plan and the existing bus stop in front of 7-11 be moved. He also noted that solar panels could be used to light the kiosk and to not use the pavers in the parking lot because of the failure issues the City had with the pavers in the intersection. Mr. Gregory then suggested removing the center landscaping in the lot to make room for the bus turnout and that Calle Descheca be promoted as a pedestrian walkway. Mr. Gregory submitted a plan he designed for staff review.

Subcommittee Member Kaupp noted that the El Camino Real/Pico intersection pavers failed but the pavers at Del Mar and El Camino Real have lasted for 20 years.

Resident, Don Slater thinks it's a wonderful project and that it's aesthetically pleasing. He commended staff on the design and asked that the charging station have a good level of handling capability and have a standard electrical outlet in case it's needed in the future. He likes that the traffic entrance and the pedestrian entrance are separated, and also likes the green filtration area and tree in the center of the lot. He liked the number three option for the archway.

Subcommittee Member Kaupp agreed that there needs to be enough power outlets designed into the project for lighting and events.

Subcommittee Member Kaupp closed the public comment. DRSC recommended that the conceptual project move forward to Planning Commission but that they would like the details to come back for their review as the project continues through the CIP process.

B. Discretionary Sign Permit 13-243, San Clemente Professional Plaza
(Nicholas)

A request to consider a new monument sign for an existing commercial/office building located at 653 Camino De Los Mares.

Associate Planner Sean Nicholas summarized the report and showed images of a variety of ways more depth could be incorporated into the sign rather than the “box” that is proposed.

Design Review Subcommittee members all agreed that staff’s direction on the signage was appropriate and necessary. The sign as proposed seemed to “flat” without any dimension and would really stand out as being just a “box” and not compliment the existing structure nor enhance the site.

The applicant’s sign contractor indicated that the simple design is what the property management company had wanted, but that there was opportunity to do something more with the signage.

Design Review Subcommittee members were also concerned about the height of the sign at ten feet being out of scale with the existing one-story commercial buildings, and may end up being taller than the facility. All of the Subcommittee members agreed that the design modifications discussed should be incorporated in some way to enhance the overall look of the sign, and return to DRSC for further review.

C. Discussion on Proposed Change to the Valero Project (Nicholas)

A discussion and presentation of the preliminary design changes to the Valero project to enhance the building and potentially develop a new pole sign.

Associate Planner Sean Nicholas summarized the report.

Subcommittee Member Kaupp stated that he had concerns providing comments on a design of a pole sign which ultimately Planning

SHRUB PALETTE



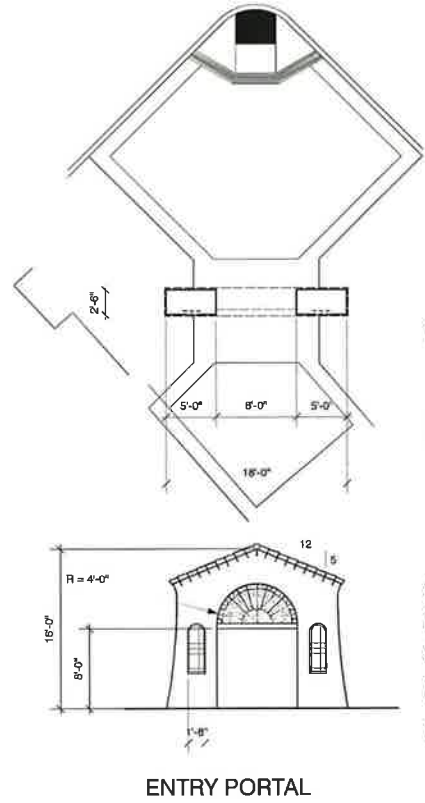
TREE PALETTE OPTIONS



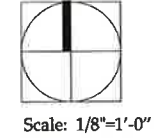
KEYNOTES

- 1 SEGUNDA / DESHECHA CANADA CHANNEL EASEMENT
- 2 PARKING LOT LIGHT STANDARDS
- 3 ALTERNATIVE BIOSWALE PLANTER / MODULAR WETLAND
- 4 ADA ACCESS WALK
- 5 ELECTRIC CHARGING STATION
- 6 BIKE RACK
- 7 TRASH RECEPTACLE
- 8 ACCENT SEATWALL PLANTER
- 9 ACCENT FLAGSTONE PAVING (I.E. BEACH TRAIL ENTRY)
- 10 SAND FINISH CONCRETE PAVING
- 11 COLORED CONCRETE UNIT PAVERS
- 12 12X12" TERRA COTTA PAVERS
- 13 ENTRY PORTAL (SEE LEFT)
- 14 3'-0" HIGH MASONRY WALL WITH ACCENT BRICK OR STUCCO BUILDUP CAP
- 15 PARKWAY PLANTERS TO MIMIC EXISTING
- 16 MINIMUM 4' SQUARE TREE PLANTER W/ 4" CURB
- 17 BENCH
- 18 CABLE RAIL BARRIER FENCE OR OTHER
- 19 PAY STATION
- 20 ASPHALT PARKING STALLS
- 21 POTENTIAL KIOSK LOCATION
- 22 EXISTING PROPERTY LINE WALL MAY BE RECEIVE STUCCO FOG COAT AND CAP MATERIAL (T.B.D.)

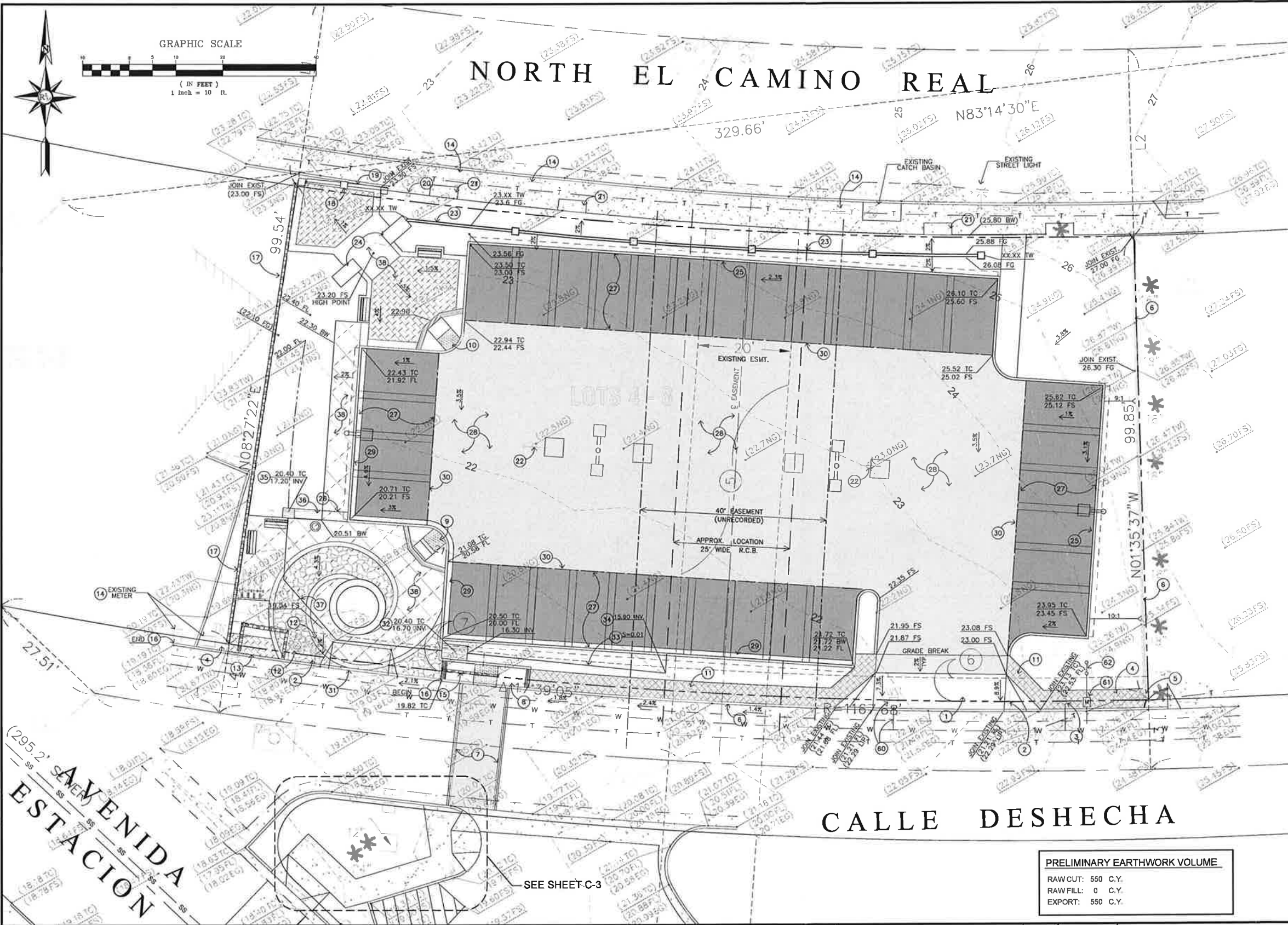
NOTE: IN ADDITION TO AREA LIGHT STANDARDS LANDSCAPE ACCENT LIGHTING TO BE INCORPORATED.



INSPIRATION IMAGERY



Scale: 1/8"=1'-0"



- CONSTRUCTION NOTES**
- 1 - CONSTRUCT COMMERCIAL DRIVEWAY PER CITY STANDARDS W=28', Y=5', X=3'
 - 2 - RELOCATE EXISTING "NO PARKING" SIGN.
 - 3 - PROTECT EXISTING FIRE HYDRANT IN PLACE.
 - 4 - PROTECT EXISTING PULL BOX (FIELD VERIFY)
 - 5 - REMOVE PORTION OF EXISTING CONCRETE CURB AT NEW SIDEWALK.
 - 6 - EXISTING CONCRETE CURB TO REMAIN.
 - 7 - SAWCUT AND REMOVE EXISTING PAVING, CONSTRUCT INTERLOCKING PAVEMENT CROSSWALK PER CITY OF SAN CLEMENTE STANDARD PLAN ST-4
 - 8 - CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL --- SHEET C--- AND CITY OF SAN CLEMENTE STANDARD PLAN ST-2 MODIFIED AS REQUIRED.
 - 9 - CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL --- SHEET C--- AND CITY OF SAN CLEMENTE STANDARD PLAN ST-1 MODIFIED AS REQUIRED.
 - 10 - CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL --- SHEET C--- AND CITY OF SAN CLEMENTE STANDARD PLAN ST-1 MODIFIED AS REQUIRED.
 - 11 - CONSTRUCT INTERLOCKING PAVEMENT SIDEWALK PER DETAIL --- SHEET C--- AND CITY OF SAN CLEMENTE STANDARD PLAN ST-4 MODIFIED AS REQUIRED.
 - 12 - REMOVE EXISTING TREE.
 - 13 - REMOVE EXISTING TRASH ENCLOSURE.
 - 14 - EXISTING METER --- PROTECT IN PLACE.
 - 15 - REMOVE EXISTING WALL AND "NO PARKING" SIGN.
 - 16 - REMOVE EXISTING CURB AND/OR GUTTER AND INSTALL NEW 6" CURB AND GUTTER PER DETAIL --- SHEET --- AND CITY OF SAN CLEMENTE STANDARD PLAN ST-6 TYPE A2-B.
 - 17 - EXISTING MASONRY WALL TO REMAIN, STUCCO FINISH PER LANDSCAPE ARCHITECTURAL PLANS.
 - 18 - REMOVE EXISTING BRICK WALL AND PILASTER, SAWCUT EXISTING CONCRETE CURB AT PROPERTY LINE AND REMOVE EXISTING CURB, REMOVE EXISTING STEEL BOLLARDS.
 - 19 - INSTALL CONCRETE BAND AND REPAIR INTERLOCKING PAVEMENT SIDEWALK PER CITY OF SAN CLEMENTE STANDARD PLAN ST-4
 - 20 - EXISTING "TRAFFIC SIGNAL AHEAD" SIGN TO REMAIN.
 - 21 - CUT NEW TREE WELL IN EXISTING INTERLOCKING PAVEMENT SIDEWALK PER LANDSCAPE ARCHITECTURAL DETAILS.
 - 22 - REMOVE EXISTING "NO PARKING" SIGN.
 - 23 - DECORATIVE WALL AND PLASTER PER LANDSCAPE ARCHITECTURAL PLANS.
 - 24 - ENTRY STRUCTURE PER LANDSCAPE ARCHITECTURAL PLANS.
 - 25 - CONSTRUCT 6" CONCRETE PARKING LOT CURB PER CITY OF SAN CLEMENTE STANDARD PLAN ST-6 TYPE A1-6.
 - 26 - CONSTRUCT 24" WIDE PARKWAY DRAIN PER APWA STD. 151-2
 - 27 - CONSTRUCT 4" AC OVER 6" AB OVER COMPACTED SUBGRADE
 - 28 - CONSTRUCT INTERLOCKING PAVEMENT PER DETAIL --- SHEET --- ASSUME INTERLOCKING PAVEMENT OVER 1" COMPACTED SAND BASE OVER 4" CONCRETE SLAB OVER 6" C.M.B. OVER COMPACTED SUBGRADE.
 - 29 - CONSTRUCT 6" CONCRETE PARKING LOT CURB AND GUTTER PER CITY OF SAN CLEMENTE STANDARD PLAN ST-6 TYPE A1-6. (W=12")
 - 30 - CONSTRUCT 6" CONCRETE HEADER PER DETAIL --- SHEET ---
 - 31 - REMOVE EXISTING DRIVEWAY.
 - 32 - INSTALL 3"x6" MODULAR WETLAND SYSTEM LINEAR 2.0 STORM WATER FILTRATION SYSTEM.
 - 33 - INSTALL 12" RCP (0-LOAD: XXX)
 - 34 - CONNECT 12" RCP TO EXISTING 25"x9" R.C.B. PER APWA STD. 333-2 AND MODIFIED PER DETAIL X SHEET X-X
 - 35 - INSTALL 18"x18" BROOKS PRODUCTS CONCRETE CATCH BASIN
 - 36 - CONSTRUCT 2" WIDE CONCRETE "U" CHANNEL PER DETAIL X SHEET X-X
 - 37 - INSTALL 6" DIA. A.B.S. PIPE (SDR-35)
 - 38 - CONCRETE PAVEMENT PER LANDSCAPE ARCHITECTURAL
 - 39 - NOT USED
 - 40 - RECONSTRUCT ADA RAMP PER SHEET C-3
- WATER NOTES**
- 60 - REMOVE EXISTING WATER METER AND ABANDON SERVICE.
 - 61 - RE-USE EXISTING WATER METER OR INSTALL NEW 1" METER PER CITY OF SAN CLEMENTE STD XX-XX
 - 62 - INSTALL 1" FEBCO B50 BACKFLOW DEVICE OR APPROVED EQUAL, INSTALL CONCRETE VAULT. PROVIDE CLEARANCE PER MFR. SPECIFICATIONS.

PRELIMINARY EARTHWORK VOLUME
 RAWCUT: 550 C.Y.
 RAWFILL: 0 C.Y.
 EXPORT: 550 C.Y.

REV.	DATE	DESCRIPTION	BY:	APP'VD:	REFERENCES	APPROVALS

ENGINEERING SCALE :	DATE:
DRAWN BY :	DESIGNED BY :
CHECKED BY :	
APPROVED :	
THOMAS A. BONIGUT RCE 53961 ASSISTANT CITY ENGINEER	DATE

CONCEPTUAL GRADING PLAN
NORTH BEACH PARKING LOT
 Tract No. 972
 CITY OF SAN CLEMENTE

DRAWING NO:	C-2
SHEET	2
OF	3

CABLE ENG. FILE--> 13-3281 North Beach Parking Lot.dwg DATE PLOTTED--> 08/01/2014 TIME PLOTTED--> 12:08 PM

North Beach Parking Lot, Tract No. 972