



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: December 18, 2013

PLANNER: Amber Gregg, Associate Planner *AGG*

SUBJECT: Interpretation 13-505, Conditional Use Permit 13-249, Architectural Permit, and Site Plan Permit 13-252 a request to consider a new two-story commercial building and a Conditional Use Permit to operate a special event facility totaling 9,293 square feet at 2316 South El Camino Real, and an interpretation concerning an accessory structure for a courtyard wall. The project is located in the Neighborhood Commercial zoning district (NC3) and the legal description is Lots 3 and 4, Block 10, Tract 852, and Assessor's Parcel Number 690-446-17.

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

1. 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.
2. The site is suitable for the type and intensity of use that is proposed.
3. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity.
4. The proposed use will not negatively impact surrounding land uses.

Architectural Permit, Section 17.16.100

5. The architectural treatment of the project complies with the San Clemente General Plan; and

6. 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.; and
7. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines; and
8. The general appearance of the proposal is in keeping with the character of the neighborhood;
9. The proposal is not detrimental to the orderly and harmonious development of the City.

Site Plan Permit, Section 17.16.050

10. The proposed development is permitted within the subject zone pursuant to the approval of a Site Plan Permit and complies with all the applicable provisions of this title (or the specific plan as appropriate), the goals, and objectives of the San Clemente General Plan, and the purpose and intent of the zone in which the development is being proposed.
11. The site is suitable for the type and intensity of development that is proposed.
12. The proposed development will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity.
13. The proposed development will not be unsightly or create disharmony with its locale and surroundings.
14. The proposed development will minimize or eliminate adverse physical or visual effects which might otherwise result from unplanned or inappropriate development, design or location.

Interpretation, Section 17.04.040G

15. The proposed use is similar in nature to the listed use in terms of its function; and
16. The proposed use is as restrictive as the use to which it is being compared in terms of impacts to traffic, parking, dust, noise, or other negative impacts.

BACKGROUND

The project site is a vacant 21,390 square foot lot that is located at the terminus of East Avenida San Gabriel and South El Camino Real. In 2009, Planning Commission approved a commercial development at this location with a site plan and design similar to the proposed project.

Since that approval, the applicant has decided to develop an event center at the location, as opposed to the previously approved commercial and office building. The proposed modifications require Architectural, Site Plan Permit, and a Conditional Use Permit for the use. An interpretation is also associated with this application concerning wall heights, which will be discussed later in this report.

The project site is zoned Neighborhood Commercial (NC3). The parcel is surrounded by commercial uses to the north, east, and west, with single-family homes to the south. The parcel shares an access and shared parking easement at the back of the parcel, with the adjacent three commercial properties. See Attachment 3 for details.

The Development Management Team reviewed the application on August 1, 2013 and October 24, 2013 and supports the request, subject to the proposed conditions of approval. The required public noticing was conducted for the project and, to date no public comments have been received.

PROJECT DESCRIPTION

The applicant is proposing a 9,293 square foot, two-story commercial building to be operated as an event facility, designed in a Spanish Colonial Revival architectural style. The first floor is 5,115 square feet and has a grand parlor, kitchen, restrooms, lounge and large enclosed courtyard. The second floor is 1,907 square feet and will have an office, green room and restrooms. There is a 2,271 square foot basement which is proposed to be used for storage.

Development Standards

Based on this request, staff analyzed the project under the requirements of Neighborhood Commercial (NC3) and determined the proposed project complies with all of the required development standards, as described in the following table:

Table 1
Development Standards

	<i>NC3 Zone Requirements</i>	<i>Proposed Project</i>	<i>Meets Standards</i>
<u>Setbacks</u> (Minimum)			
Front	0'	4'	Yes
Side	0'	0'	Yes
Rear	20'	64'	Yes
<u>Lot Coverage</u> (Maximum)	50%	36%	Yes
<u>Floor Area Ratio</u> (Maximum)	.35	.34	Yes
<u>Building Height</u> (Maximum)	45' & 3 Stories	32' & 2 Stories	Yes
<u>Parking</u> (Minimum)	18 day/ 49 evening	18 day / 78 evening	Yes
<u>Landscaping</u> (Minimum)	10% Or 2,140 sf	10% Or 2,534 sf	Yes

Architecture

The applicant is proposing Spanish Colonial Revival architecture. The building will be white stucco with light sand, bump and roll finish designed to emulate the finish on historic buildings such as the Casa Romantica. The roofing material will be single-barrel tiled roof with 30% random mortar packing, and the inset doors and windows will be bronzed anodized metal. The front portion of the development is an enclosed courtyard that functions as an outdoor room with a fireplace. The walls surrounding the courtyard are 12 feet in height and four feet off the front property line. The two-story building is located 45 feet from the front property line. There is a large ten-foot wide arcade around the main entrance to the courtyard. The arcade has large segmented arches and is covered by large wood beams.

Site Design

The building will be located towards the front of parcel, with courtyard adjacent to the street frontage, and parking located in the rear. Placing the open air outdoor room at the front of the parcel directs ambient noise away from the adjacent residents. The primary vehicular entrance is from South El Camino Real with secondary access points from Avenida San Gabriel and a little further south on El Camino Real. The applicant will reconfigure the intersection of El Camino Real and Avenida San Gabriel to comply with engineering requirements to ensure safe and adequate vehicular access.

Traffic/Parking

The location of the site, at the terminus of an intersection, proposed several design challenges. The proposed configuration was developed under the previous approved project and not modified because of site complexities. It is vital that the project have its own ingress and egress from El Camino to keep as much traffic off of Avenida San Gabriel. Avenida San Gabriel is a narrow residential street with existing circulation and parking issues. The access off of El Camino Real and adequate on-site parking is intended to help deter patrons from parking on Avenida San Gabriel. Potential traffic impacts on surrounding streets were also analyzed by staff and were found to be of less than significant impact.

The property has reciprocal parking and access easements with the adjacent commercial properties. The project will be limited to events of no more than 72 guests during regular business hours, Monday thru Friday, 8 am to 5 pm. 72 person occupancy have a parking requirement of 18 spaces; the number of on-site parking spaces the applicant has. Outside of regular business hours, the applicant has enough parking for occupancy up to 312, but is proposing a maximum of 196. 196 occupants require 49 parking spaces, resulting in a surrounding surplus of 29 parking spaces. The proposed parking meets the development standards. Maximum occupancy and hours of operation are also restricted under the Conditions of Approval.

Landscaping

The NC3 zone requires 10% of the site be landscaping and that's what the project is proposing. The proposed plant pallet consists of drought tolerant and native species. Landscaping along the public right-of-way includes a mix of green spires and New Zealand flax, and several citrus trees. Along the north property line, the property has a zero lot line setback. Architectural details have been added to this side of the building to help articulate the building. In addition, staff and the Design Review Subcommittee believed that landscaping could greatly improve the aesthetics of the building. With no room to landscape, the applicant approached the adjacent property owner who has agreed to allow the applicant to landscape his property. The applicant is proposing tall species to help add movement, interest, and aesthetic relief. A condition of approval has been included requiring a landscaping easement be recorded on the adjacent property ensuring the landscaping will remain. Staff still has some minor concerns about several of the locations of identified plants and has placed a condition of approval on the project that the final landscape plan must be reviewed and approved by the City Planner prior to approval.

At the back of the property the applicant has added trees along the rear property line helping to provide separation and screening.

PROJECT ANALYSIS

Architectural Permit

Per the Design Guidelines the project is located in the mixed automobile-pedestrian commercial district. The objective of this district is to create commercial areas scaled to both the pedestrian and the automobile. The applicant has met several policies to promote a pedestrian friendly feel. The building is located in the front half of the property with parking in back; the element closest to the street is one-story.

Per the draft Centennial General Plan, the project is also located in the “Surf Zone” area of El Camino Real. For the complete Land Use Element sections of the Draft Centennial General Plan for South El Camino Real, east of the I-5 freeway, please see Attachment 5. The goal for this section of South El Camino Real, east of the I-5 freeway is:

Create a coastal visitor- and community-serving corridor that welcomes travelers and celebrates the City’s surf history and culture and a vibrant, mix of shops, dwellings, services and public spaces easily accessed by pedestrians and bicyclists.

The draft Centennial General Plan does not specify a specific architectural style be used. Land Use Policy, LU-14.02, Architecture at Gateways, mentions architecture and states “*We acknowledge and promote the Area’s eclectic, surfing heritage by encouraging a wide range of architectural styles, including “surf culture” architectural style.*” And Urban Design Policy, UD-5.08 Los Molinos and the Surf Zone states “*We encourage the use of diverse architectural styles that reflect the eclectic character and local context of these areas. Emphasis shall be placed on quality design and building materials per the Zoning Code and Design Guidelines.*”

The applicant is proposing Spanish Colonial Revival architecture which is consistent with the history and culture of the City and will coordinate well with the adjacent Senior Housing development currently under construction and the surrounding neighborhood.

Conditional Use Permit

Zoning Ordinance Section 17.16.060 requires public assembly uses obtain a conditional use permit (CUP). The purpose of a CUP is to limit potential adverse negative impacts to surrounding properties. Potential concerns with public assembly uses are noise, traffic and parking. The proposed hours of operation at 10 a.m. to midnight, with the ability to stay open until 1 a.m. for holidays such as New Years.

In regard to noise, the applicant has designed the project so the outdoor gathering area is at the front of the property, away from the residents. The building helps mitigate potential noise impacts from the events. The applicant is not proposing exterior amplified sound. All amplified sound will be limited to the indoor portion of the building

and not on the courtyard. The applicant will be conditioned to keep all doors and windows closed after 10 p.m. and required to adhere to the City's noise ordinance. Vehicular access and parking is also a concern. Designing the main entrance off of El Camino Real helps alleviate potential impacts to Avenida San Gabriel. In regard to parking, the applicant has a parking and access agreement that meets his parking requirements during regular business hours and provides a surplus of parking during evening and weekend operations. In addition, there is a Condition of Approval requesting the applicants inform his patrons renting the facility that parking is available on-site and to not park on Avenida San Gabriel.

Based on the above information staff does not believe the proposed project will have an adverse effect on the surrounding neighborhood.

Interpretation

An interpretation is needed for the function of the courtyard wall. Per Zoning Ordinance Section 17.24.090, Fences, walls and hedges, no fence wall or hedge shall be taller than six feet. However, walls that are determined to be accessory structures can exceed the six foot height limit, which will be described in further detail below. What the applicant is proposing is to utilize the courtyard as an outdoor room. The outdoor room will have large wood beams stretching from the two-story portion of the building across to the front of the courtyard, creating an open air roof.

The Zoning Ordinance defines accessory structure and accessory building as follows:

Structure, Accessory. An Accessory Structure means a structure that is incidental to the primary building on a site. The classification includes fences, walls, decks, landings, swimming pools, outdoor fire places, patios, platforms, porches and terraces and similar minor structures other than buildings (see "Building, Accessory" and "Building, Accessory, Attached").

Building, Accessory. "Accessory building" means a building which may either be attached to or detached from a primary building on the same lot, but which is incidental in scale to the primary building and/or within which a use is being conducted which is accessory to the primary use being conducted on the site.

Building, Accessory, Attached. An "accessory building" shall be considered "attached" when it is structurally a part of the primary building, sharing a minimum of one common wall with the primary building.

Per Zoning Ordinance Section 17.24.040, Accessory buildings and structures, development standards for attached accessory buildings and structures shall have the same height and setback requirements as the primary building.

The NC3 zone has a zero lot line setback. Per the Zoning Ordinance a three-story building could theoretically be built at the front property line. Since the structure is located within the building envelope and falls under the definition of an accessory structure, staff believes that the courtyard wall should be classified as an accessory structure and not as a fence, wall or hedge.

Based on the above information staff finds that the proposed use meets the required interpretation findings in that the courtyard wall falls under the assessor structure classification and is similar in nature to the listed use in the definition in terms of its function.

Design Review Subcommittee

Table 2 - DRSC concerns and project modifications

<i>DRSC Concerns</i>	<i>Project modifications</i>
Concerns about blank walls along El Camino Real.	Modified. Applicant added arched insets that will house wall murals.
North property line building wall is tall with no architectural details or visual relief. Concerns about aesthetics and potential vandalism in the future.	Modified. Applicant added trellises and arched insets. In addition the applicant has included tall landscaping such as Italian Cypress for vertical relief.
Applicant requested the use of control joints.	Modified. The DRSC stated that they had concerns about control joints but supported them if the joints were minimal and were incorporated into the design of the building in an appropriate way. Final locations for the control joints shall be reviewed and approved by the City Planner per the conditions of approval.
Applicant was proposing a single species of evergreen hedge along the front property line. The DRSC desired an improved pallet that had more decorative plant materials.	Modified. The applicant has added New Zealand flax plants and three citrus trees.

GENERAL PLAN CONSISTENCY

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

Table 3 - General Plan Consistency

Policies and Objectives	Consistency Finding
<p>LU-2.01. Quality. We require that new development protect community character by providing architecture, landscaping and urban design of equal or greater quality than surrounding development, and by respecting the architectural character and scale of adjacent buildings.</p>	<p>Consistent. The proposed project is designed in the Spanish Colonial Revival architectural style and exemplifies a high quality design equal or greater to the surrounding development. The project provides landscaping and pedestrian elements at the front property line while respecting the character and scale of the adjacent buildings.</p>
<p>LU-2.03. Neighborhood Compatibility. We require that commercial projects abutting residential neighborhoods be designed and operated to protect residents from the effects of noise, light, odors, vibration traffic, parking and other operational impacts.</p>	<p>Consistent. The proposed project respects the adjacent residents that abut the project. The site was designed with the courtyard at the front of the property to keep outdoor functions and potential noise away from the residents. The two story building between the courtyard and the residents will also mitigate potential noise impacts from events. There is not outdoor amplified sound proposed. Parking and traffic were also concerns that have been mitigated through site planning, adequate on-site parking and proper ingress and egress access.</p>

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):

The Planning Division completed an initial environmental assessment for this project per the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission determine the project is exempt from CEQA as a Class 3 exemption per CEQA Guidelines Section 15303. This is recommended because the project involves a new commercial building of less then 10,000 square feet in an urban area.

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

1. The Planning Commission can concur with staff and approve the proposed project.

This is the recommended action. This action would result in the adoption of Resolution No. PC 13-050, allowing the project as proposed, per required findings and conditions of approval.

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

This action would result in any modifications being incorporated into the project, such as architectural detail, finish, massing changes or modifications to conditions of approval. Example could include the Planning Commission not supporting the courtyard wall height of 12 feet and requiring the applicant to reduce it to six feet in height.

3. The Planning Commission can deny the project.

This action would result in not allowing the project as proposed. This action would require this item to be continued so staff can draft a new resolution. The Commission should cite reasons for not being able to meet required findings. The applicant would then be able to appeal the Planning Commissions decision to the City Council.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission approve INT 13-505, CUP 13-249, AP 13-251, and SPP 13-252, La Ventura Event Center, subject to the attached Resolution and Conditions of Approval.

Attachments:

1. Resolution No. PC 13-050
Exhibit A – Conditions of approval
2. Location Map
3. Access and shared parking easement location
4. Photos of Existing Conditions
5. Draft Centennial General plan for South El Camino Real
6. 3D Exhibits
7. Reduced Colored Elevations
Plans

RESOLUTION NO. PC 13-050

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 13-249, ARCHITECTURAL PERMIT 13-251, SITE PLAN PERMIT 13-525, AND INTERPRETATION 13-505, LA VENTURA EVENT CENTER, A REQUEST TO CONSIDER THE CONSTRUCTION AND OPERATION OF A NEW EVENT FACILITY, LOCATED AT 2316 SOUTH EL CAMINO REAL

WHEREAS, on June 24, 2013, an application was submitted, and deemed complete on November 13, 2013, by Don Kappauf, 1908 South El Camino Real, San Clemente, CA 92672, for Conditional Use Permit 13-249, Architectural Permit 13-251, Site Plan Permit 13-525, a request to consider the construction of a 9,293 square foot new event facility. The subject site is also located in the Neighborhood Commercial zoning district (NC3) at 2316 S. El Camino Real. The site's legal description is Lot 3 and 4, Block 10, Tract 852, and Assessor's Parcel Number 690-446-17; and

WHEREAS, the Planning Division completed an initial environmental assessment of the above matter in accordance with California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine this project categorically exempt from CEQA as a Class 3 exemption pursuant to CEQA Guidelines Section 15303 because the project involves a new commercial building of less than 10,000 square feet in an urban area; and

WHEREAS, on August 1, 2013 and October 24, 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 December 18, 2013, 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: The project is categorically exempt from CEQA as a Class 3 exemption pursuant to CEQA Guidelines Section 15303 because the project involves a new commercial building of less than 10,000 square feet in an urban area.

Section 2: With regard to Conditional Use Permit 13-249, the Planning Commission finds as follows:

- A. The proposed use, and event facility, 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 meets parking requirements and has a surplus of 29 parking spaces during evening and weekend event hours.

Section 3: With regard to Architectural Permit 13-251, 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 of the project complies with the General Plan's preferred Spanish Colonial Revival style and the Zoning Ordinance development standards including, but not limited to, height, setback, design, and parking; and
- C. 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 windows and doors, and wrought iron, and incorporates basic principals of the specific architecture; and
- D. The general appearance of the proposal is in keeping with the character of the neighborhood in the at the applicant is proposing a two story building with a one story element along the public right of way and parking located at the back of the building; and
- E. The proposal is not detrimental to the orderly and harmonious development of the City in that the proposed project is a permitted commercial use within a commercial zone and the proposed project is within the permitted development standards of the project site.

Section 4: With regard to Site Plan Permit 13-252, the Planning Commission finds as follows:

- A. The proposed development is permitted within the subject zone pursuant to the approval of a Site Plan Permit, Architectural Permit and Conditional Use Permit, and complies with all the applicable provisions of this title the goals, and objectives of the San Clemente Centennial General Plan, and the purpose and intent of the zone in which the development is being proposed in that the project is in conformance with all development standards.
- B. The site is suitable for the type and intensity of development that is proposed in that the project conforms to the requirements of the Zoning Ordinance include but not limited to regarding parking, floor area ratio and lot coverage.
- C. The proposed development 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 development will not be unsightly or create disharmony with its locale and surroundings as the project is respectful of the surrounding development and is in character with the adjacent developments. The project provides it primary ingress and egress on El Camino Real to detour patrons from accessing the project site from Avenida San Gabriel. The project also meets on-site parking requirements and has a shared parking agreement with the two adjacent property owners ensuring parking needs are meet.
- E. The proposed development will minimize or eliminate adverse physical or visual effects which might otherwise result from unplanned or inappropriate development, design or location. The proposed project is in a zone that permits developments up to 45 feet in height with zero setback from the public right-of-way. The proposed project has been designed to fit in with the character of the surrounding community in terms of scale and architecture and is providing an access point from El Camino Real as opposed to providing access off Avenida San Gabriel. The one- and two-story development will be a nice addition to the streetscape.

Section 5: With regard to Interpretation 13-505, the Planning Commission finds as follows:

- A. The proposed use, a courtyard, is similar in nature to the listed use in the definition of Accessory Structures in terms of its function in that the courtyard is proposed to be used as an extension of the building without a solid roof.
- B. The proposed structure is as restrictive as the use to which it is being compared in terms of impacts to traffic, parking, dust, noise, or other negative impacts in that the accessory structure will have to adhere to the same development standards as the primary building and will have to adhere to the same conditions of approval.

Section 6: The Planning Commission of the City of San Clemente hereby approves INT 13-505, CUP 13-249, AP 13-251, and SPP 13-252, La Ventura Event Center, subject to the above Findings and the Conditions of Approval attached hereto as Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on December 18, 2013.

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 December 18, 2013, and carried by the following roll call vote:

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

Secretary of the Planning Commission

CONDITIONS OF APPROVAL
Conditional Use Permit 13-249, Architectural Permit 13-251, Site Plan
Permit 13-525, La Ventura Event Center

1. The applicant or the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor") shall indemnify, defend, and hold harmless the City of San Clemente and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PIng.)_____
2. Thirty (30) days after project approval, the owner or designee shall submit written consent to all of these imposed conditions of approval to the Community Development Director or designee. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PIng.)_____
3. Conditional Use Permit 13-249, Architectural Permit 13-251, Site Plan Permit 13-525 shall become null and void if the use is not commenced within three (3) years from the date of the approval thereof. Since the use requires the issuance of a building permit, the use shall not be deemed to have commenced until the

- date that the building permit is issued for the development. *[Citation - Section 17.12.150.A.1 of the SCMC]* (PIng.) _____
4. A use shall be deemed to have lapsed, and Conditional Use Permit 13-249, Architectural Permit 13-251, Site Plan Permit 13-525 shall be deemed to have expired, when a building permit has been issued and construction has not been completed and the building permit has expired in accordance with applicable sections of the California Building Code, as amended. *[Citation - Section 17.12.150.C.1 of the SCMC]* (PIng.) _____
 5. The owner or designee shall have the right to request an extension of Conditional Use Permit 13-249, Architectural Permit 13-251, Site Plan Permit 13-525 if said request is made and filed with the Planning Division prior to the expiration date as set forth herein. The request shall be subject to review and approval in compliance with section 17.12.160 of the Zoning Ordinance. *[Citation - Section 17.12.160 of the SCMC]* (PIng.) _____
 6. Prior to the issuance of building permits, the applicant or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the final approval for the project. *[Citation - City Quality Assurance Program]* (PIng.) _____
 7. Prior to issuance of certificate of occupancy, the project shall be develop in conformance with the site plan, floor plans, elevations, details, and any other applicable submittals approved by the Planning Commission on December 18, 2013, subject to the Conditions of Approval. Any deviation from the approved plans or other approved submittal shall require that the owner or designee submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Zoning Administrator or Planning Commission. *[Citation - Section 17.12.180 of the SCMC]* (PIng.) _____
 8. The approved hours of operation are Monday through Friday, 8 a.m. to 5 p.m. with a maximum occupancy of 72 persons. Monday through Friday 5 p.m. to midnight with a maximum occupancy of 196 persons. Saturday and Sunday 8 a.m. to midnight with a maximum occupancy of 196 persons. And extended hours to 1 a.m. for New Years Eve. ■■ (PIng.) _____
 9. The management company of the event center shall make clients aware that guest should not park on Avenida San Gabriel. ■■ (PIng.) _____
 10. Signage is not part of this review. Any signage for this proposed development shall require the owner or designee to submit for review and obtain approval of a

Sign Permit or Master Sign Program in accordance with the City's Sign Ordinance. *[Citation - Section 17.16.240.D & 17.16.250.D of the SCMC]*
(PIng.)_____

11. Prior to issuance of grading and/or building permits, the owner or designee shall submit for review and approval by the City Planner a detailed landscape and irrigation plan incorporating drought tolerant plants. *[Citation - Section 17.68.020.B.2 of the SCMC]* ■■ (PIng.)_____ (B,P&R) _____
12. In the event that noise impacts neighboring businesses, the tenant must soundproof the facility, or use other best management practices as determined by the City Planner, to eliminate the problem and comply with the City Noise Ordinance. *[Citation - Direction from the Planning Commission 2011]*
(PIng.)_____

Spanish Style Architecture

13. 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]*
14. All doors shall have a minimum inset of eight inches, and all windows what have a minimum inset of six inches. ■■ (PIng.)_____
15. All architectural decorative details shall be reviewed and approved by the City Planner prior to installation, including but not limited too: cornice, decorative lighting, wall murals, etc. ■■ (PIng.)_____
16. The two inset arches along El Camino real shall have decorative wall murals, with appropriate lights. The murals shall be reviewed and approved by the City Planner prior to installation. ■■ (PIng.)_____

Roof Equipment

- 17. Prior to issuance of any commercial building permits, the owner or designee shall submit for review and obtain approval of the Director of Community Development or designee plans indicating that the height of any roof mounted equipment shall not exceed the height of the parapet wall intended to screen the equipment, and the equipment will be painted in such a manner as to cause the equipment to blend with the roof when viewed from surrounding areas. Additional screening devices may be required in conjunction with tenant improvements if deemed necessary by the Director of Community Development. *[Citation - Section 17.24.050.C.2 of the S.C.M.C.]* (PIng.)_____

Fees and Plan Check Deposit

- 18. Prior to the issuance of any permits, plan check fees shall be submitted for the Engineering Department plan check of soils reports and grading plans. *[Citation - Fee Resolution No. 08-81 and Section 15.36 of the SCMC]* (Eng.)_____
- 19. Prior to issuance of the building permit, the owner shall pay all applicable development fees, which may include, but are not limited to, City Attorney review, development, water and sewer connection, drainage, grading, RCFPP, transportation corridor, etc. *[Citation - Fee Resolution No. 08-81& S.C.M.C. Title 15, Building and Construction, Sections 15.52, 15.56, 15.60, 15.64, 15.68, 15.72]*(Eng.)_____

Reports –Soils and Geologic, Hydrology

- 20. Prior to the issuance of any permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for, a soils and geologic report prepared by a registered geologist and/or geotechnical engineer which conforms to City standards and all other applicable codes, ordinances and regulations. *[Citation - Section 15.36 of the SCMC]* (Eng.)_____
- 21. Prior to the issuance of any permits, the City Engineer shall determine that development of the site shall conform to general recommendations presented in the geotechnical studies, including specifications for site preparation, treatment of cut and fill, soils engineering, and surface and subsurface drainage. *[Citation - Section 15.36 of the SCMC]* (Eng.)_____
- 22. Prior to issuance of any permits, the owner shall submit for review, and shall obtain the approval of the City Engineer or designee for a hydrology and hydraulic study prepared by a registered civil engineer to determine the sizes and locations of all on-site and off-site drainage facilities in accordance with all applicable City regulations and standards. *[Citation - Section 15.36 of the SCMC]* (Eng.)_____

Grading

23. Prior to the issuance of any permits, the owner or designee shall submit for review, and obtain the approval of the City Engineer, a precise grading plan, prepared by a registered civil engineer, showing all applicable onsite improvements, including but not limited to, grading, building pad grades, storm drains, sewer system, retaining walls, water system, etc., as required by the City Grading Manual and Ordinance. Proposed parking stalls designed to overhang landscape areas shall be designed with 4 inch curb height and include landscaping in the overhang area which is low lying ground cover. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____

Improvement Plans

24. Prior to issuance of any permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for frontage improvement plans, prepared by a registered civil engineer. The owner or his designee shall be responsible for the construction of all required frontage and onsite improvements as approved by the City Engineer including but not limited to the following: *[Citation – Section 15.36, 12.08.010, and 12.24.050 of the SCMC]* ■ ■ (Eng.)_____
- A. Streets, sidewalks, curbs, gutters, storm drains, catch basins, sewer lines, traffic signal improvements, landscaping, onsite storm drain and street lights. All private and public improvements shall be designed and constructed in accordance with City standards.
 - B. The owner or his designee shall be responsible for the construction of all required frontage and onsite improvements as approved by the City Engineer or his designee.
 - C. The owner or his designee shall be responsible for the construction of storm drain system as required by the City Engineer or his designee to convey storm water from the alley and El Camino Real to an approved drainage facilities.
 - D. Drive aisles and parking area slopes shall not exceed 5%. Handicap parking stall slope shall not exceed 2% in any direction.
 - E. The owner or his designee shall be required to modify and upgrade the intersection and the traffic signal at S. El Camino Real and W. Avenida San Gabriel as required by the City Engineer or his designee. The work shall include, but not limited to, traffic signal modifications, loop detectors, cabinets upgrade, pull boxes, median, left turn pocket, relocation of signal poles/utilities and other required appurtenances per City Engineer direction.

- F. Per City Municipal Code Section 12.08.010 (A), when building permit valuations exceed \$50,000, the owner or designee shall construct sidewalk along the property frontage. This includes construction of compliant sidewalk up and around drive approach to meet current City standards (2% cross fall) when adequate right-of-way exists. If necessary, a sidewalk easement may be required to be granted to the City prior to the final of permits for any portion of sidewalk within the property needed to go up and around the drive approach or other obstructions.
- G. An Engineering Department Encroachment Permit shall in place prior to the commencement of any work in the public right-of-way.

Merger of Parcels

25. Prior to the issuance of the building permits, if applicable, the applicant or his designee shall merge all of the properties into one parcel as approved by the City Engineer or his designee. *[Citation – Section 15.36 of the SCMC]*
■ (PIng.)____(Eng.)_____

Easements

26. Prior to issuance of any permits, the owners of 2316 and 2310 South El Camino Real shall enter into a Drainage Easement Agreement(s) with the City to accept conveyance of the drainage from the alley to the existing drainage facilities south of the applicant's property. The easement documents shall be reviewed and approved by the City and recorded at the County Recorder's Office prior to issuance of any permits. The Drainage Easement Agreement(s) will be subject to the approval and acceptance of the City Council. Since the proposed building will block the existing alley drainage, unless approved otherwise by the City Engineer, the property owner of 2316 South El Camino Real will be responsible to own and maintain the drainage improvements for the new necessary facilities. The applicant has proposed to direct alley drainage through the adjoining property to the north (2310 South El Camino Real) and connect to a City-owned storm drain line south of the applicant's property. The applicant shall be responsible for obtaining all necessary easements/agreements in order to install and maintain the storm drain line on any properties outside its own. Storm drain facilities shall be designed and installed to the satisfaction of the City Engineer. *[Citation – Section 15.36 of the SCMC]*
■ ■ (Eng.)_____

27. Prior to issuance of permits, the owner shall show all existing easements crossing the property on the plans and ensure that conflicting easements with structures shall be quit claimed by the appropriate utility or easement holder. Encroachment of any structures into City or utility easements requires an Administrative Encroachment permit. *[Citation – Section 15.36 of the SCMC]*

(PIng.)_____ (Eng.)_____

Drainage

28. All storm water shall be conveyed directly to an approved storm drain system. No storm water from parking areas or structures shall sheet flow over the driveways or sidewalks. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____

NPDES

29. Prior to issuance of any permit, the owner shall demonstrate to the satisfaction of the City Engineer that the project meets all requirements of the Orange County National Pollutant Discharge Elimination System (NPDES) Storm Drain Program, and Federal, State, County and City guidelines and regulations, in order to control pollutant run-off. The owner shall submit for review, and shall obtain approval of the City Engineer for, plans for regulation and control of pollutant run-off by using Best Management Practices (BMP's). *[Citation – Section 13.40 of the SCMC]* (Eng.)_____

30. Prior to issuance of any permit, the owner or designee shall submit for review a project binder containing the following documents: *[Citation – Section 13.40 of the SCMC]* (Eng.)_____

- A. For all projects that are greater than one (1) acre, a Notice of Intent (NOI) for coverage under the General Construction Storm Water Permit must be filed with the State Water Resources Control Board <http://www.waterboards.ca.gov/stormwtr/construction.html> and a copy of the NOI, a WDID number and a copy of the Storm Water Pollution Prevention Plan (SWPPP) must be filed with the City.
- B. If the site is determined to be a "Priority Project" (as defined by the Orange County Municipal Storm Water Permit available at <http://www.waterboards.ca.gov/sandiego/programs/ocstormwater.htm>) a final Water Quality Management Plan (WQMP) must be recorded with the Orange County Recorder's Office and filed with the City. Site design plans shall incorporate all necessary WQMP requirements which are applicable at the time of permit issuance.
- C. If a site is determined to be a "Non-Priority Project", a final Non Priority Project Checklist must be filed with the City.

Water

31. Prior to issuance of any permits, the owner or designee shall submit for review and shall obtain the approval of the City Engineer or designee for water improvement plans specific to the project, prepared by a registered civil engineer, which reflect consistency with the City's Water standards. Said plan shall provide for the following: *[Citation – Resolution 10-88 and Section 15.36 of the SCMC]*
(Eng.)_____
- A. Indicate a service system which provides, or allows for, independent water metering.
 - B. All water meters shall be tapped into the public water main and be located in the public ROW.
 - C. A double detector check shall be installed at the transition from public to private for water systems.

Financial Security

32. Prior to issuance of any permits, the owner shall provide separate improvement bonds or irrevocable letters of credit, as determined by the City Engineer for 100% of each estimated improvement cost, as prepared by a registered civil engineer as approved by City Attorney/City Engineer, for the following: grading; frontage improvements; sidewalks; signage; street lights; sewer lines; water lines; onsite storm drains; traffic signals; and erosion control. In addition, the owner shall provide separate labor and material bonds for 100% of the above estimated improvement costs, as determined by the City Engineer or designee. *[Citation – Section 15.36 of the SCMC]*
(Eng.)_____

CONDITIONS TO BE SATISFIED PRIOR TO CERTIFICATES OF OCCUPANCY

33. Prior to issuance of certificates of occupancy, the owner shall demonstrate to the satisfaction of the City Engineer and City Maintenance Manager or their designees that all frontage improvements have been completed and accepted and that any damage to new or existing street right-of-way during construction have been repaired/replaced. *[Citation – Title 12 of the SCMC]*
(Eng.) _____ (Maint.)_____

CONDITIONS TO BE SATISFIED PRIOR TO RELEASE OF FINANCIAL SECURITY

34. Prior to release of financial security, the owner or designee shall demonstrate to the satisfaction of the City Engineer or designee that all survey monuments damaged or destroyed are restored. "Corner Records" shall be prepared for submission to the City Engineering Division and for filing with the County Surveyor's Office in compliance with AB 1414. All restorations of survey

monuments shall be certified by the Registered Civil Engineer or Land Surveyor in accordance with Section 8771 of the Business and Professions Code. *[Citation – State of California, Assembly Bill 1414 & Title 16 of the SCMC]* (Eng.)_____

35. Prior to release of financial securities, the owner shall provide a warranty bond in an amount of 25% of the faithful performance bond for each improvement accepted by the City. This warranty bond shall remain in place for one year from the date of acceptance of improvement. *[Citation – Section 15.36 of the SCMC]* (Eng.)_____
36. Prior to release of financial security, the owner or designee shall have completed the stenciling of all catch basins and/or storm drain inlets with labels 3" high in black letters, on either the top of the curb or the curb face adjacent to the inlet "NO DUMPING - DRAINS TO RIVIERA BEACH". These markers shall be maintained in good condition by the Property Owners. Unless otherwise approved by the City Engineer, the owner or designee shall insure that all catch basins have filter basket inserts. *[Citation – Section 13.34 of the SCMC]* (Eng.)_____

Building

37. A separate Building Permit is required. Plans to construct new building must be reviewed and approved through a separate building plan check / permit process. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]* (Bldg.)_____
38. Prior to issuance of building permits, code compliance will be reviewed during building plan check. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]* (Bldg.)_____
39. Prior to issuance of building permits, applicant shall secure all utility agencies approvals for the proposed project. *[S.C.M.C – Title 15 Building Construction]* (Bldg.)_____
40. Building permits shall not be issued unless the project complies with all applicable codes, ordinances, and statutes including, but not limited to, the Zoning Ordinance, Grading Code, Security Ordinance, Transportation Demand Ordinance, Water Quality Ordinance, Title 24 of the California Code of Regulations as adopted by the City including, but not limited to the California Administrative, Building, Electrical, Plumbing, Mechanical, Energy, Green, and Fire Codes. *[S.C.M.C – Title 8 – Chapter 8.16 – Fire Code, Title 15 Building and Construction Chapters 15.08, 15.12, 15.16, 15.20, 15.21, Title 16 Subdivisions, Title 17 Zoning]* (Bldg.)_____

41. Prior to the issuance of building permits, the owner or designee shall submit plans that identify the intended use of each building or portion of building and obtain approval of the Building Official. *[S.C.M.C – Title 15 – Chapter 15.08]*
(Bldg.)_____
42. Prior to the issuance of building permits, the owner or designee shall pay all applicable development fees in effect at the time, which may include, but are not limited to, Regional Circulation Financing and Phasing Program (RCFPP), park acquisition and development, water and sewer connection, drainage, Public Facility Construction, transportation corridor, Avenida La Pata Supplemental Road Fee and school fees, etc. *[S.C.M.C. – Title 15 Building and Construction, Chapters 15.52, 15.56, 15.60, 15.64, 15.68, 15.72]*
(Bldg.)_____
43. Prior to issuance of building permits, the owner or designee shall submit a copy of the City Engineer approved soils and geologic report, prepared by a registered geologist and/or soil engineer, which conforms to City standards and all other applicable codes, ordinances, statutes and regulations. The soils report shall accompany the building plans, engineering calculations, and reports.(Bldg.)_____ *[S.C.M.C – Title 15 – Chapter 15.08 – Appendix Chapter 1 – Section 106.1.4]*
44. Prior to the Building Division's approval to pour foundations, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the forms for the building foundations conform to the front, side and rear setbacks are in conformance to the approved plans. *[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]* (Bldg.)_____
45. Prior to the Building Division's approval of the framing inspection, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the height of all structures are in conformance to the approved plans. *[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]*
(Bldg.)_____
46. Fire sprinkler protection shall be provided throughout the entire building. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code]* (Bldg.)_____
47. Under ground utilities are required. Overhead wiring shall not be installed outside on private property. *[S.C.M.C – Title 15 – Chapter 15.12-Electrical Code]* (Bldg.)_____

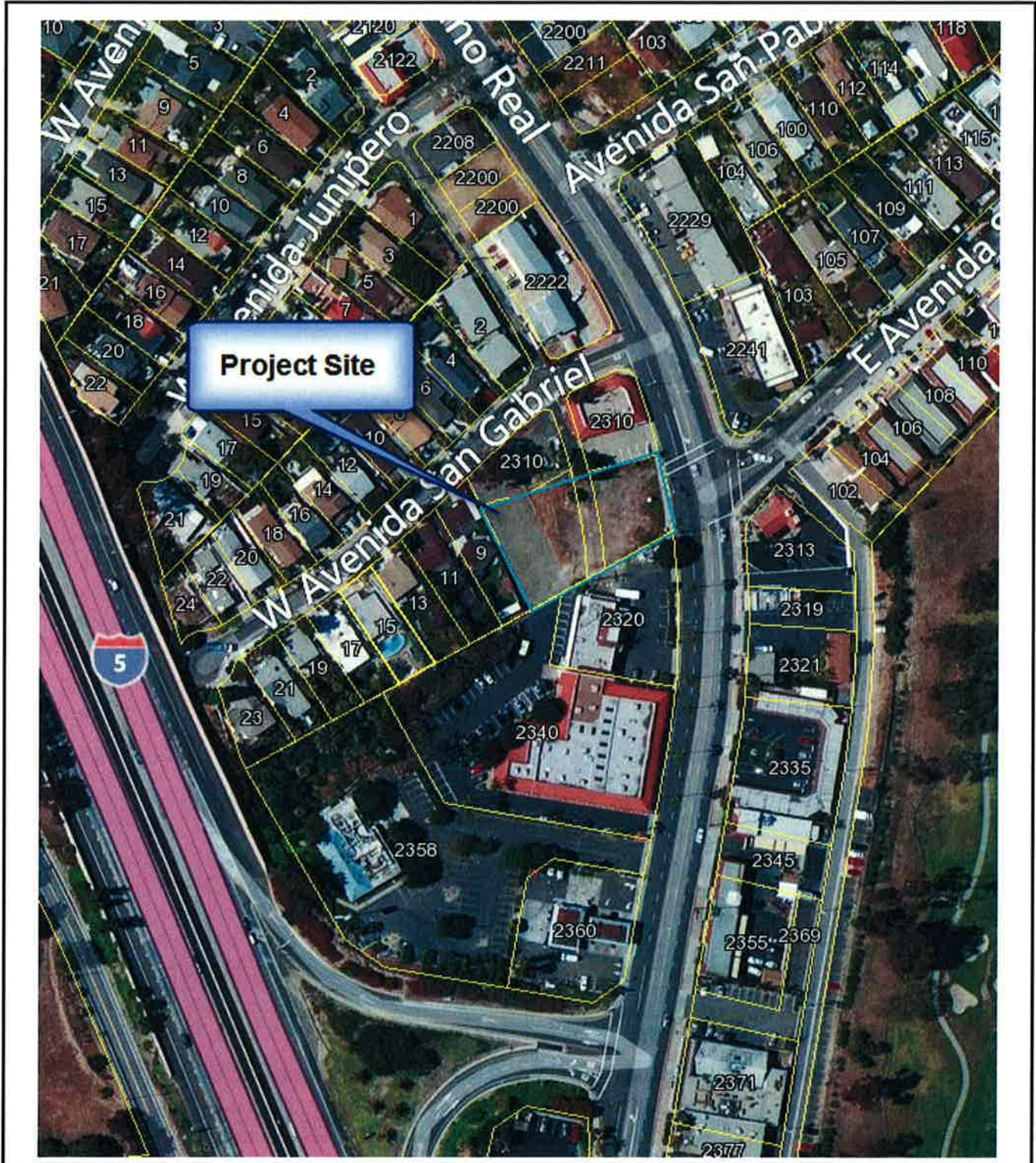
All Conditions of Approval are standard, unless indicated as follows:

- Denotes modified standard Condition of Approval
- ■ Denotes a project specific Condition of Approval



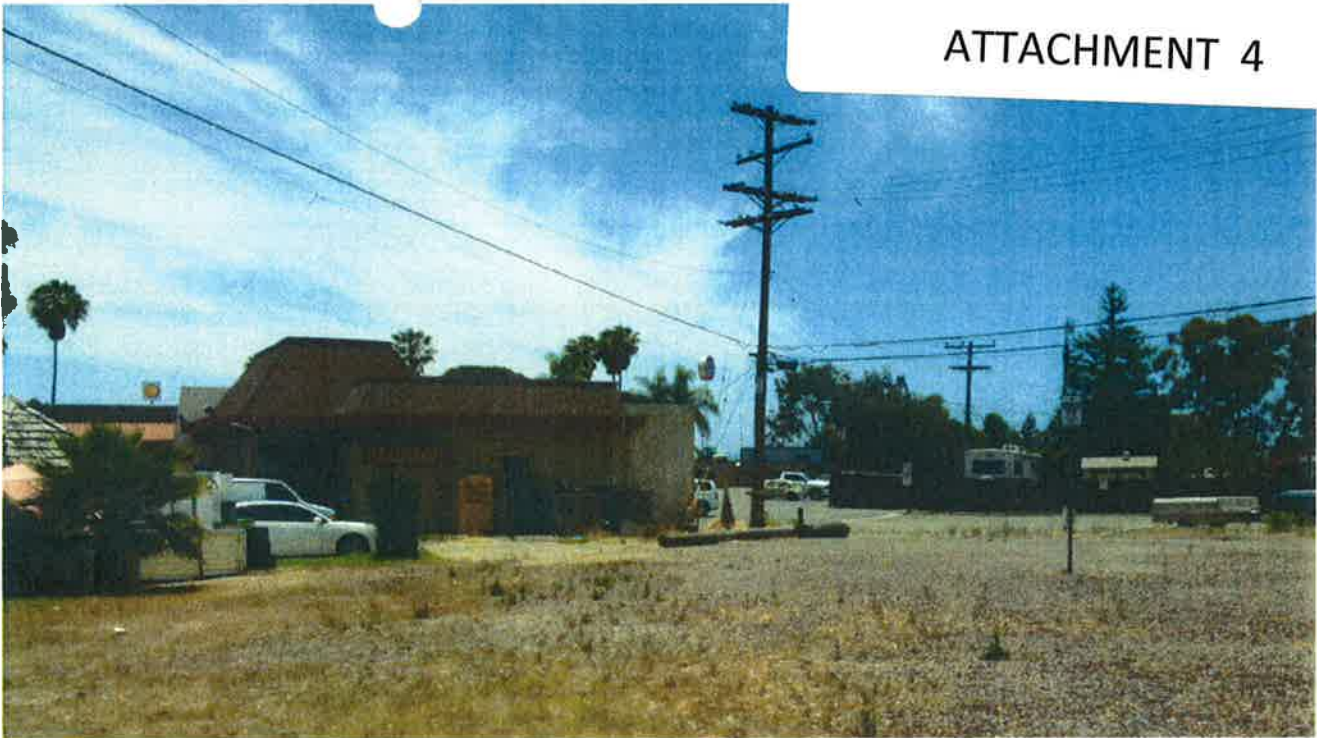
LOCATION MAP

La Ventura Event Center
2316 S. El Camino Real





**Access and
Parking Easement**



LOOKING TOWARDS THE SOUTH



LOOKING TOWARDS THE NORTH

LA VENTURA EVENT CENTER – EXISTING CONDITIONS



LOOKING TOWARDS EL CAMINO REAL



LOOKING TOWARDS THE REAR

LA VENTURA EVENT CENTER – EXISTING CONDITIONS



LOOKING FROM 7-11



LOOKING FROM PEDRO'S

LA VENTURA EVENT CENTER – EXISTING CONDITIONS



LOOKING SOUTH



LOOKING NORTH (SAN-O TIRE)

LA VENTURA EVENT CENTER – EXISTING CONDITIONS

South El Camino Real Focus Area (East of Interstate 5)

This Area, along South El Camino Real, is located east of the southernmost I-5 overpass and extends to the southern City limits near Avenida Santa Margarita. It is characterized by a mix of restaurants, small hotels, offices and residential uses. Areas furthest south have a more residential character, with larger multi-family buildings lining El Camino Real and small, mostly detached houses on streets to the east. Overall, its proximity to prime surfing locations and the presence of various surf-related businesses give the Area a decidedly casual and eclectic atmosphere.

The South El Camino Real, East of Interstate 5 (SECR-E) area is envisioned as a visitor and local-serving corridor that serves as a hub to a wealth of outdoor recreation (e.g. San Clemente State Park and San Onofre State Beach, world-class surf spots, San Luis Rey Park, San Clemente Golf Course, San Mateo Campgrounds, the old PCH bikeway and other attractions).

GOAL:

Create a coastal visitor- and community-serving corridor that welcomes travelers and celebrates the City's surf history and culture and a vibrant, mix of shops, dwellings, services and public spaces easily accessed by pedestrians and bicyclists.

POLICIES:

LU-14.01. **Gateways.** We maintain attractive gateways signifying arrival and reflecting the eclectic character of the Area at the following locations along the corridor: 1) the northbound I-5 freeway off-ramp near Avenida San Juan, 2) the I-5 freeway on/off ramp midway between Avenida San Gabriel and Avenida Magdalena, and 3) the southern entrance to the area between the City boundary and Avenida Santa Margarita.

LU-14.02. **Architecture at Gateways.** We require new development in gateway areas to provide attractive, high quality architecture, and visual screening and/or architectural treatments on all sides of buildings to provide attractive, welcoming City gateways.

LU-14.03. **Surf Culture Design.** We acknowledge and promote the South El Camino Real's eclectic, surfing heritage by encouraging a wide range of architectural styles and materials, including "surf culture" architectural style, consistent with the City's Design Guidelines.

LU-14.04. **Economic Development Strategies.** We support economic strategies that capitalize on the Area's surf and active sports heritage and culture and on the

Area's access to significant open space and recreation resources, pursuant to the City's overall [Economic Development Strategy](#) [\[link to implementation program\]](#).

LU-14.05. ***Bike and Pedestrian Environment.*** We provide a high-quality bicycle and pedestrian environment with "living street [\[link to glossary\]](#)" designs, consistent landscaping, lighting, sidewalks, traffic calming measures, bikeways and trails, consistent with the Bicycle and Pedestrian Master Plan, Tree Ordinance and Design Guidelines.

LU-14.06. ***Transportation Improvements.*** We support transportation improvements in the area that enhance the safety, convenience and appearance of bicycle and pedestrian facilities and that minimize adverse impacts on adjacent neighborhood streets and parking, pursuant to the Mobility Element and Bicycle and Pedestrian Master Plan. ([Figure LU-5, Design Concept](#)) [\[link to Figure LU-5\]](#)

LU-14.07. ***Corridor Residential Development.*** We require that sites developed exclusively for residential use are designed to convey a high level of quality in accordance with the Urban Design Element, Zoning Ordinance and Design Guidelines and require the incorporation of features to ensure their compatibility with adjacent commercial uses and adjacent neighborhoods, including the following:

- a. buffer the residential from abutting commercial uses;
- b. adequately mitigate the noise, traffic (automobile and truck), and lighting impacts of abutting commercial use;
- c. design and site units to provide adequate security and privacy for tenants; and
- d. prevent adverse impacts on the integrity and continuity of other commercial uses.
- e. (for sites developed exclusively for multi-family uses) provide on-site recreation and open space amenities which are designed and sized to be accessible to and usable by tenants

LU-14.08. ***Automobile-Related Uses.*** We support the conversion of [nonconforming](#) [\[link to Zoning Ordinance section regarding nonconforming uses, http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.72NOSTUS.html#TOPTITLE\]](#) automobile-related uses in the area to legal, conforming uses. With the exception of automobile-related parts sales with no installation of parts, we prohibit new and major expansions of automobile-related uses along El Camino Real and in other commercial and mixed-use areas of the City designated to promote pedestrian activity. We proactively work with property and business

owners of existing automobile-related uses to improve their properties' appearance and compatibility.

LU-14.09. **Art in Public and Private Places.** We encourage the incorporation of art in public and private spaces that reflects the Area's surf heritage and eclectic, small town beach character.

LINKS TO GENERAL PLAN INFORMATION

- [Figure LU-5, South El Camino Real \(East of Interstate 5\) Design Concept \[link to pdf\]](#)
- [Urban Design Element \[link to UDE Homepage\]](#)
- [Urban Design Element, Architecture and Landscaping \[link to Architecture and Landscaping section\]](#)

ADDITIONAL LINKS

- [Focus Area Land Use Alternatives Package \[staff to provide link to pdf; delete upon GP adoption\]](#)
- [Bicycle and Pedestrian Master Plan \[staff to provide link to pdf\]](#)
- [Design Guidelines \[staff to provide link to pdf\]](#)
- [Economic Development Strategy](#)
- [Zoning Ordinance, Nonconforming Structures and Uses \[http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.72NOSTUS.html#TOPTITLE\]](#)

Land Use Implementation Measures

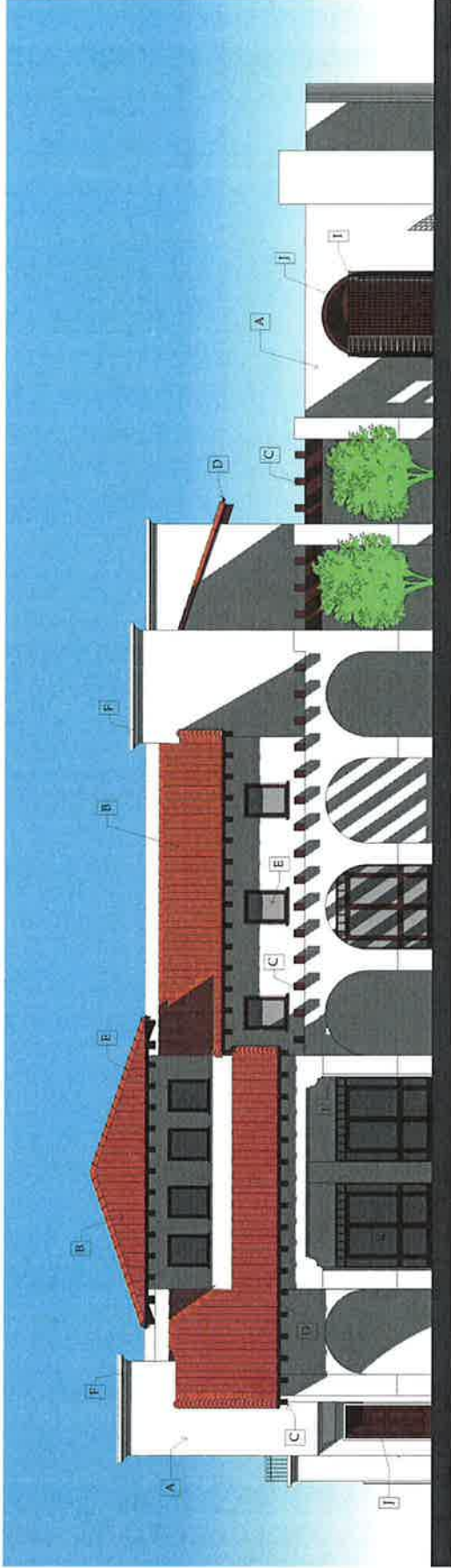
1. Update the Zoning Ordinance, Zoning Map, Local Coastal Program and specific plans to ensure consistency with the Centennial General Plan. Key land use related areas to be revised include, but are not limited to:
 - a. Zoning district changes to reflect General Plan land use changes.
 - b. Mixed use districts development standards to reflect land use changes in the Focus Areas.
 - c. Consideration of form-based standards for Avenida del Mar and El Camino Real, with emphasis on the commercial core in the T-Zone.
 - d. New development standards for Professional Business and Medical Office Overlays.
 - e. New standards to reflect the increases in Floor Area Ratios (FARs) in commercial areas along El Camino Real.
2. Establish design standards for automobile repair, fueling stations, outdoor storage, and similar uses which provide for their physical and visual compatibility with the district in which they are located; including standards for building











Driveway Elevation

LEGEND

- A. STUCCO
- B. TWO PIECE CLAY TILE WITH 30% BOOST
- C. STAINED WOOD BEAMS
- D. GUTTER AND DOWNSPOUT PAINTED BRONZE
- E. BRONZE METAL DOOR AND WINDOW FRAMES
- F. PARAPET CAP DETAILS, STUCCO FINISH
- G. DECORATIVE TILE, REFER TO LANDSCAPE PLANS
- H. WROUGHT IRON GATES, PAINTED BLACK
- I. ORNAMENTAL IRON LANDSCAPE SCREEN
- J. DECORATIVE WOOD DOOR, STAINED
- K. BEVELED EDGE DETAIL

Note: All heights from Finish Floor

PROJECT:

**La Ver
Event C**

2316 So. El Camino
San Clemente

OWNER:

The Kappauf
1908 So. El Camino
San Clemente, CA

ARCHITECT:

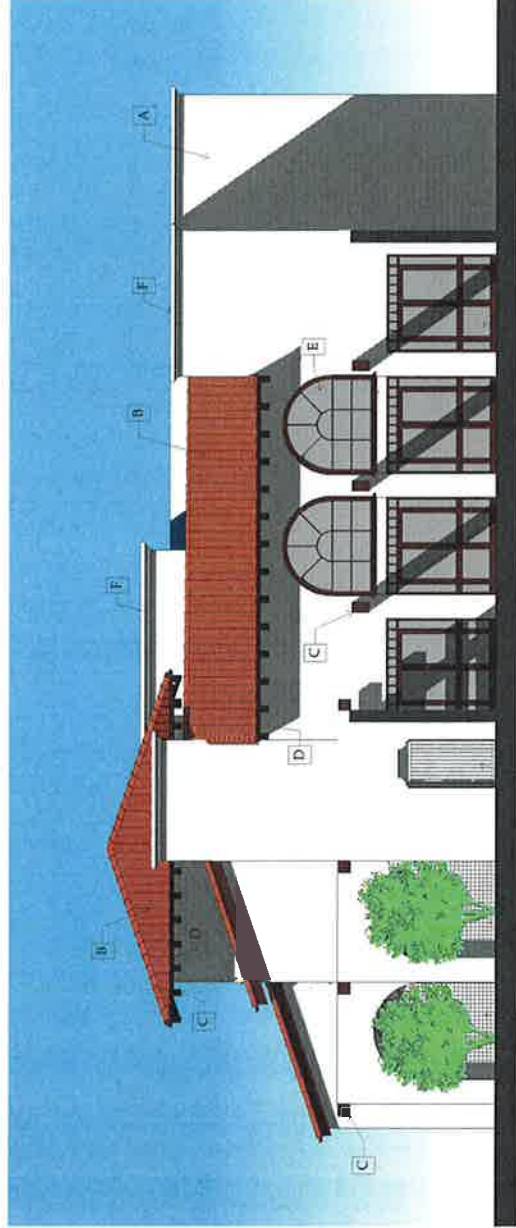
**Keiske
Wick
Architects**
949/398-
26861 Camino de
S

Capistrano
California
949/93-
gay@kw-archi

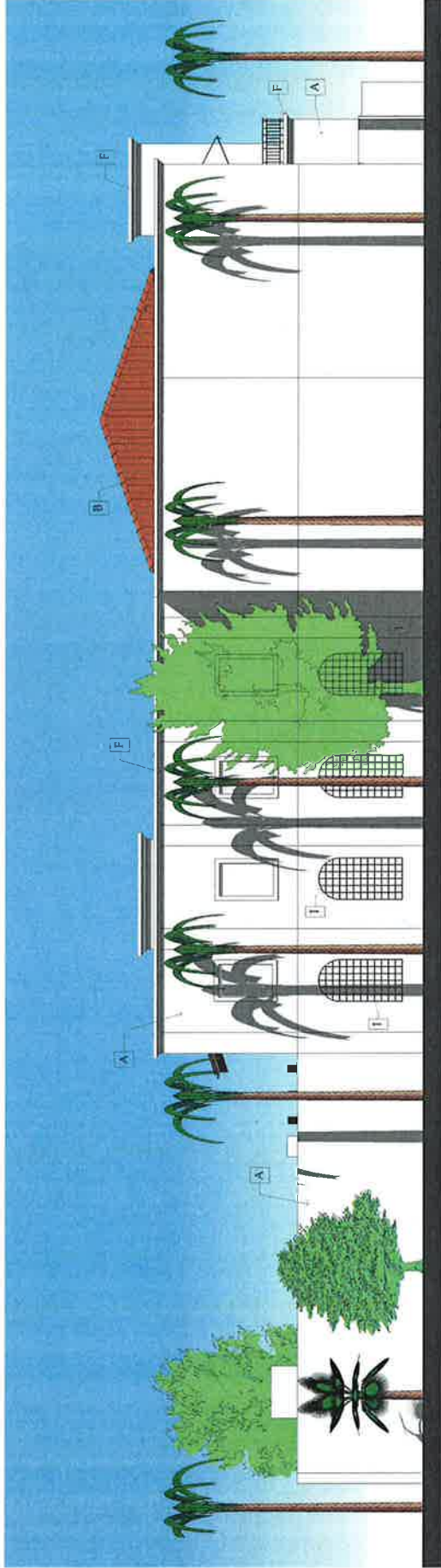
Exterior Elevations
Scale: 1/4" = 1'-0"

A.

November 16



El Camino Real Elevation
(Courtyard Wall Removed for Clarity)



Property Line Elevation

LEGEND

- A. STUCCO
- B. TWO PIECE CLAY TILE WITH 30% BOOST
- C. STAINED WOOD BEAMS
- D. GUTTER AND DOWNSPOUT PAINTED BRONZE
- E. BRONZE METAL DOOR AND WINDOW FRAMES
- F. PARAPET CAP DETAILS, STUCCO FINISH
- G. DECORATIVE TILE, REFER TO LANDSCAPE PLANS
- H. WROUGHT IRON GATES, PAINTED BLACK
- I. ORNAMENTAL IRON LANDSCAPE SCREEN
- J. DECORATIVE WOOD DOOR, STAINED
- K. BEVELED EDGE DETAIL

Note: All heights from Finish Floor



Parking Lot (Rear) Elevation

ANGLED WALL BEYOND

PROJECT:
La Ventura
 Event Center
 2316 So. El Camino Real
 San Clemente, CA

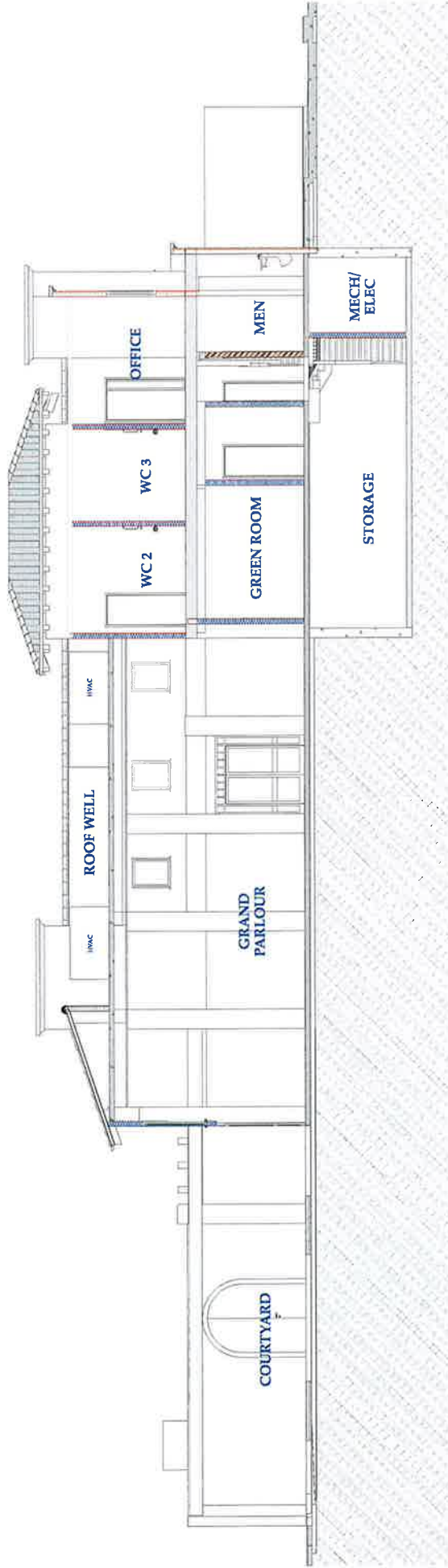
OWNER:
 The Kappauf Family
 1508 So. El Camino Real
 San Clemente, CA 92672

ARCHITECT:
Keiser & Wiggie Architects
 949/388-1250
 26861 Camino de Estrella
 Suite 200
 Capistrano Beach
 California 92624
 949/388-1250
 gary@kw-architects.com

Exterior Elevations
 Scale: 1/4" = 1'-0"

A.7

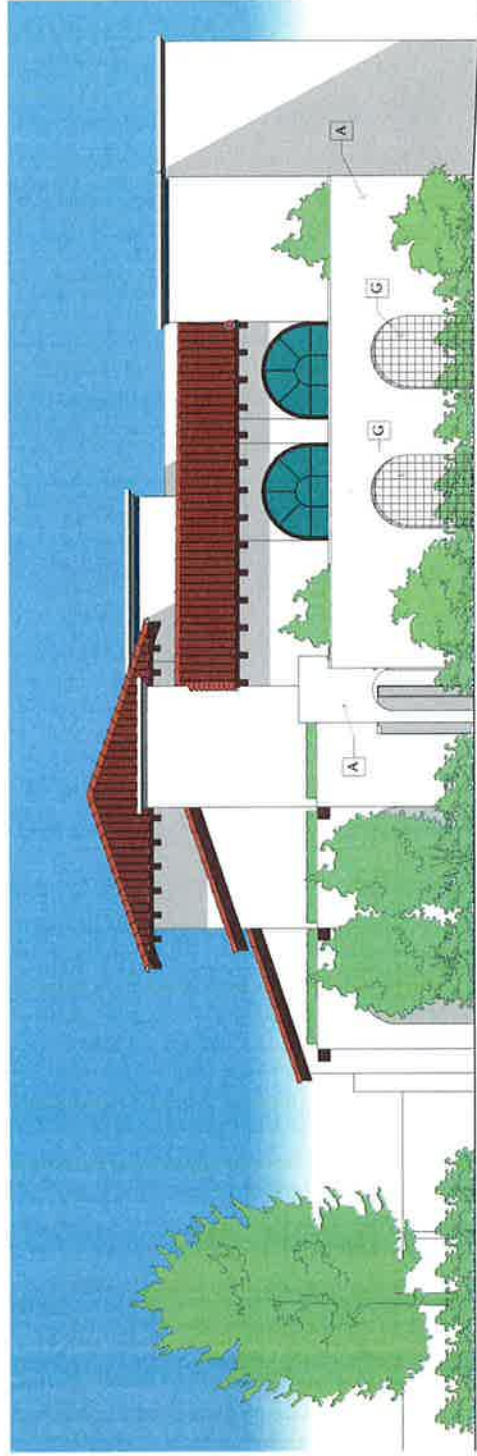
November 18, 2013



LEGEND

- A. TWO PIECE CLAY TILE WITH 30% BOOST
- B. STAINED WOOD BEAMS
- C. GUTTER AND DOWNSPOUT PAINTED BRONZE
- D. BRONZE METAL DOOR AND WINDOW FRAMES
- E. PARAPET CAP DETAILS, STUCCO FINISH
- F. DECORATIVE TILE. REFER TO LANDSCAPE PLANS
- G. WROUGHT IRON GATES, PAINTED BLACK
- H. ORNAMENTAL IRON LANDSCAPE SCREEN
- I. DECORATIVE WOOD DOOR, STAINED
- J. BEVELED EDGE DETAIL
- K.

Building Section



El Camino Real Elevation

PROJECT:
La Ventura
 Event Center

2316 So. El Camino Real
 San Clemente, CA

OWNER:

The Kappauf Family
 1908 So. El Camino Real
 San Clemente, CA 92672

ARCHITECT:

Keisler & Wiggle
Architects
 949/388-1250

26861 Camino de Estrella
 Suite 200
 Capistrano Beach,
 California 92624
 949/388-1250
 gary@kw-architects.com

A.8

November 16, 2013

Building Section, Elevation

Scale: 1/4" = 1'-0"