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GENERAL PLAN

the Spanish Village by the Sea

Memorandum

Date July 8, 2013
To Jeff Hook
From Brian Judd
Subject Draft General Plan Evaluation

This memo summarizes how the Draft Centennial General Plan, as endorsed by the Planning Commission, responds to the project objectives originally identified at the outset of the general plan process and in the Key Issues memo that was distributed to the General Plan Advisory Committee (GPAC) and City Council in September 2010.

Project Objectives:

- *To provide a new General Plan that establishes the goals and policies to create a built environment that fosters the enjoyment, financial stability, and well-being of the entire community.*

This objective is essentially an overarching purpose of the General Plan and is addressed throughout the entire document. The Centennial General Plan is designed to meet much different community needs than the 1993 General Plan. It emphasizes the need to preserve and enhance quality of life, while allowing for environmentally sound development and reinvestment through infill, remodeling and limited intensification.

- *To craft a General Plan that is a living, web-based document, designed to adjust continuously to new opportunities and challenges.*

The web-based document is well underway and will allow for continuous improvement. Furthermore, implementation of the General Plan will be achieved in a more methodical, verifiable way. Implementation will use the short-term Strategic Implementation Plan (SIP). That plan will be evaluated on an annual basis to provide flexibility to respond to changing economic and fiscal conditions. The General Plan will also be integrated with the City's award-winning Long Term Financial Plan (LTFFP).



san clemente
centennial
GENERAL PLAN

the Spanish Village by the Sea

June 5, 2013
Page 2

- *To integrate environmental analysis in the early planning phases, creating a self-mitigating General Plan, to the extent feasible.*

The preliminary evaluation of environmental constraints was incorporated into the land use and design process during the development of land use alternatives for the Focus Areas. Furthermore, as directed by AB 32, we evaluated GHG reducing strategies through the Bicycle and Pedestrian Master Plan (BPMP) and Climate Action Plan (CAP) planning processes prior to and in conjunction with various General Plan elements. Environmentally, the Draft Centennial General Plan seeks to avoid or to reduce potential impacts through its policies and implementation measures that are designed to prevent or mitigate impacts before they occur. For example, multi-modal transportation policies seek to reduce potential traffic impacts of new development by promoting cycling, walking and public transit for short, in-town trips.

- *To create a plan that promotes sustainable economic vitality and fiscal responsibility.*

The Plan does this by allowing limited floor area ratio (FAR) increases in the El Camino Real, Avenida Pico and Calle Estrella corridors, setting new policies to encourage businesses with more flexible zoning and development standards and by emphasizing the interrelations of multi-modal transportation, historic preservation, and our beach culture with economic vitality. Furthermore, with an overarching emphasis on enhancing San Clemente's quality of life, the General Plan promotes a "complete community"—one that provides housing, jobs, education, shopping and services, culture, and recreation for people at all ages and socioeconomic levels. Moreover, it provides opportunities for those residents and businesses willing to improve themselves and create wealth, and invest in the community.

- *To identify and plan new opportunities for infill growth in key focus areas of the City. Opportunities must reflect the City's vision and be consistent with the Guiding Principles (below) established early on during the planning process:*
 - **Small-Town Feel.** *Maintain San Clemente's small-town feel: where neighbors know neighbors and merchants, the scale of the built environment does not overwhelm, and the downtown "T-Zone"—the heart of the Spanish village by the sea—is everybody's neighborhood.*

The primary goal of the Urban Design Element is "a high-quality, built environment that protects and enhances our treasured natural and historical resources, *maintains our small town beach character*, provides accessibility to residents, employees and visitors, and distinguishes San Clemente as the Spanish Village by the Sea." The goals and policies of the Urban Design Element, combined with the Focus Area policies of the Land Use Element provide a strong policy foundation in support of this goal. Furthermore, implementation measures would direct the City to improve its design review



san clemente
centennial
GENERAL PLAN

the Spanish Village by the Sea

standards and process to make it more predictable, better reflect the community's values and produce better quality design. With new policies, the City intends to give incentives for Downtown property owners to improve, not demolish, their one- and two-story buildings.

- **Arts/Culture.** *Celebrate and cultivate San Clemente's surf, beach, and arts culture, through community events, preservation of landmarks, and support of the arts community.*

Extensive attention has been paid to this principle throughout the General Plan, including the Arts and Culture Section of the Public Services, Facilities and Utilities (PSFU) Element; the Historic Preservation Element; and the various Focus Area sections of the Land Use Element. For example, the Plan includes policies for art in public places, promotion of local art and heritage, and closure of streets for public events.

- **Public Safety.** *Maintain and enhance personal safety (real and perceived), and maintain preparedness for catastrophic events.*

Like the 1993 General Plan, the Centennial General Plan provides extensive policy direction for a wide range of safety issues, as required by state law. In addition, the new Plan includes new policies about sea level rise; Police Department review of new uses that may be associated with high levels of noise, nighttime activities or crime; and safe bicycle and pedestrian environments.

- **Beach and Ocean.** *Protect and create spaces and places to enjoy a memorable beach experience on and off the sand.*

The new General Plan contains numerous goals and policies aimed at protecting and enhancing the beach and ocean environments. Specifically, the Plan calls for the protection, enhancement and restoration of sand, beach facilities improvement and maintenance, improvement of the two Focus Areas located along the coast (Pier Bowl and North Beach), and the enhancement of the South El Camino Real Corridor, which is intended to capitalize on its existing beach and surf culture.

- **Education and Information.** *Seek out and provide a state-of-the-art, comprehensive life-long learning and information environment.*

New sections about Education and Technology were added to the General Plan in the PSFU Element and Economic Development Element, respectively. In addition, a Professional Office Overlay was added to the Los Molinos Focus Area to allow for institutional uses that could include an educational campus. Furthermore, one implementation measure would direct the City to meet with higher education administrators, trade school organizations and local businesses to better understand the opportunities to



san clemente
centennial
GENERAL PLAN

the Spanish Village by the Sea

June 5, 2013
Page 4

attract an educational or occupational training anchor in the Pico Plaza area of Los Molinos. Another measure would direct the City to promote the idea of attracting a higher educational facility or other educational/vocational training institution in the Los Molinos Focus Area.

- **Mobility.** *Develop and maintain programs and efficient connective transportation networks (e.g., pathways, trails, roads, transit, and telecommuting) that satisfy a wide range of needs for the movement of people and goods.*

Extensive attention has been given to this objective as seen by the commitment of City Council to develop a Bicycle and Pedestrian Master Plan (BPMP) and its integration with the Mobility and Complete Streets Element. Chapter 2 (Policy Framework) and Chapter 3 (Candidate Projects) were incorporated directly into the new General Plan. The General Plan and BPMP intend to link inland San Clemente (Talega) with the beach along a separated bike and pedestrian way. In addition to the Mobility and Complete Streets Element, the Focus Area sections of the Land Use Element and the Urban Design Element contain numerous policies regarding bicycle parking and other end-of-trip support facilities for bicyclists, pedestrians and public transit users. Trails are also addressed in the Open Space and Trails section of the Beaches, Parks and Recreation Element.

- **Natural Environment.** *Preserve and enhance natural resources and open space, prevent and reduce pollution, and protect the public's vistas of and access to coastal, hillside, and canyon lands.*

The new General Plan contains a number of goals and policies related to the protection and enhancement of biological, scenic, aesthetic, coastal, and open space resources. More specifically, designated public view corridors have been updated; storm water and urban runoff policies have been updated to reflect best management practices, including the improvement of on-site water detention to prevent or detain storm runoff; and land use strategies to improve the City's jobs to housing balance combined with policies that seek to improve bicycle, pedestrian and transit ridership are intended to reduce vehicle trips and emissions, which in turn leads to better air quality for San Clemente and the region.

- **Fiscal Sustainability.** *Practice economically and fiscally responsible municipal decision making to avoid shifting today's costs to future generations.*

The Governance Element, particularly the Municipal Finance section, and the Economic Development Element further this principle. In addition, the new General Plan provides an explicit link to the LTFFP. With adoption of the new Plan, the City intends to adopt an Economic Development Strategy to guide allocation of public resources and to implement the long-term goals



san clemente
centennial
GENERAL PLAN

the Spanish Village by the Sea

of the General Plan and to emphasize mid- and long-term development of the local economy, rather than focusing on individual projects.

- **Economic Prosperity.** *Promote economic growth and prosperity that leverages our local assets and complements the other guiding principles.*

This was the underlying principle of the entirety of the Economic Development Element and was instrumental in the development of land use alternatives for most of the Focus Areas. In addition to the Economic Development Strategy above, it seeks to improve employment centers in Rancho San Clemente, Los Molinos and Camino de Los Mares; establish and maintain a favorable balance between tourism's costs and benefits and manage tourism to create a net positive impact on the community's quality of life; and strengthen the identity and function of the shopping and entertainment areas in San Clemente, enabling each center of economic activity to serve a particular niche while maintaining the community's character and small, beach town spirit.

- **Historic Architecture/Preservation.** *Preserve and restore historic resources to showcase the city's authentic local identity and catalyze economic activity.*

The new General Plan supports continued preservation and protection of our historic resources. It does this by calling for new historic preservation guidelines, considering establishment of a North Beach Historic District, and restoring and adaptively reusing the historic Miramar Theater and Bowling Alley. Please refer to the entirety of the Historical Preservation Element, particularly the Heritage Promotion and Historic Preservation for Economic Development sections. Also refer to the Architecture and Landscaping section of the Urban Design Element.

- *To support mixed use development where it is compatible with surrounding uses.*

The Land Use Plan includes all of the areas previously identified for mixed use development in the currently adopted General Plan and adds mixed use areas in the South El Camino Real (W. of I-5) and North El Camino Real areas. The purposes of this are to expand the number and type of dwellings near jobs and services, to increase the supply of affordable housing, and to increase economic vitality near Downtown.

- *To reconcile General Plan buildout projections with regional and subregional estimates for growth.*

The Land Use Plan ensures that the General Plan provides enough capacity to accommodate SCAG projections for housing and employment in San Clemente. With respect to employment, the General Plan provides flexibility as to where



san clemente
centennial
GENERAL PLAN

the Spanish Village by the Sea

June 5, 2013
Page 6

projected employment growth could be accommodated—primarily in the Rancho San Clemente Business Park, Los Molinos and Camino de Los Mares Focus Areas.

- *To incorporate housing sites identified in the adopted Housing Element with the Land Use Element.*

Eight specific areas are included for possible land use changes and eventual rezoning to promote housing construction. These are reflected in the Land Use Plan.

- *To ensure consistency with AB 32, SB 375 and other recent mandates.*

This was done in the preparation of a Climate Action Plan and Bicycle and Pedestrian Master Plan. All recent mandates have been reviewed and incorporated into the General Plan and accompanying implementation documents (e.g., the Bicycle and Pedestrian Master Plan and Climate Action Plan).

- *To incorporate new goals, policies, and programs that balance multiple modes of transportation and meet the requirements of the Complete Streets Act.*

Combined with the Bicycle and Pedestrian Master Plan, the entirety of the Mobility and Complete Streets Element meets this objective through comprehensive goals, policies and implementation measures.

- *To ensure that roadway design, transit systems, and non-motorized transportation systems respond to the full range of transportation needs of the places that they are serving or attempting to connect.*

While much attention is paid to the mobility of people, bicyclists, drivers and transit riders in the General Plan, the new Plan also requires that facilities that support these users must be designed to protect or enhance the character and function of the places that they serve. Roadway systems, for example, must be designed to be compatible with nearby neighborhood serving uses. Landscape and streetscape improvements are called for along many corridors and bike routes. Designated gateways have been established and updated to signify arrival to San Clemente's special places and districts. In addition, the City will be adopting a design manual based on the Model Design Manual for Living Streets.

Key Issues Identified by GPAC:

1. *2005 Downtown Vision Plan – The Land Use Plan should reflect the degree to which the Downtown Vision Plan is considered relevant. Several elements, such as land use, urban design, and economic development, will contain policies and implementation for relevant portions of the Downtown Vision Plan.*



san clemente
centennial
GENERAL PLAN

the Spanish Village by the Sea

Many of the most important components of the Downtown Vision Plan were incorporated into the new Land Use Plan. Recommendations were carried forward (in General Plan goal, policy and implementation form) that address historical preservation, compatibility with surrounding residential neighborhoods, creating a “champion” for Downtown, protecting view corridors, enhancing the bicycle and pedestrian environment, improving signage and wayfinding, parking strategies, improvement of alleyways, enhancing gateways, consideration of a transit circulator, etc. Notable exceptions included the design concepts for the “catalytic projects” in North Beach and South El Camino Real which related to development projects that were ultimately not approved.

2. *Higher Education – General Plan policies and implementation will identify the degree to which and how San Clemente should encourage and seek out opportunities for higher education to locate in the city. However, the Land Use Plan will need to consider which areas would be appropriate for higher education facilities.*

The Pico Plaza area of the Los Molinos Focus Area encourages an institutionally anchored office area with the addition of the Professional Business Overlay. Please refer to the discussion above about how the General Plan furthers the principle of Education.

3. *Rancho Mission Viejo/TRW Land– The Land Use Plan could include any areas of Rancho Mission Viejo Preserve/TRW land if there is a strong community desire to eventually include such areas in the City’s Sphere of Influence and/or annex them. If a strong community desire is not evident prior to finalization of the Land Use Plan then these areas would not be included. However, if the community decides in the future to pursue annexation of these areas, the City would amend the General Plan and as part of the process to amend the Sphere of Influence area. It should be noted that the City would not have land use authority, despite the area being shown in the Sphere of Influence until such time that the area is annexed to the City. Even with annexation, the City’s land use authority would be limited due to a binding development agreement between Rancho Mission Viejo and the County of Orange.*

Growth Management Element policies and implementation measures move the City forward to consider expanding its sphere of influence and seek to protect the City’s interests as the Ranch Plan moves forward with development.

4. *Toll Road/No Toll Road – The traffic analysis for the EIR will assess both scenarios. The analysis also considers the potential traffic effects the Toll Road could have on surface streets, such as Avenida Pico or Avenida Vista Hermosa. In the past, the Community has opposed a connection between the Toll Road and Avenida Pico.*
5. *Coastal Element – According to Coastal Commission staff, the General Plan’s coastal element will have to include impacts of sea-level rise, low-cost*



san clemente
centennial
GENERAL PLAN

the Spanish Village by the Sea

accommodations, and hotel conversions to timeshare. These issues will be addressed during the preparation of the General Plan elements.

While the Coastal Element addresses sea level rise, it does not currently address the issues of low-cost accommodations or hotel conversions to timeshares. Through ongoing discussions with Coastal Commission staff, we will address these issues as part of the Local Coastal Plan and in the upcoming General Plan Housing Element Update.

6. *Architectural Overlay – Should it be expanded? How should Spanish Colonial Revival (SCR) architecture be applied next to historic structures? The Urban Design Element addresses these and related questions.*

This issue was specifically addressed with the GPAC and Planning Commission and is reflected accordingly in the draft General Plan. Spanish Colonial Revival architecture would be required in the Del Mar/T-Zone, North Beach, and Pier Bowl areas. Spanish architecture would be required along North El Camino Real between North Beach and the T-Zone and along South El Camino Real between the T-Zone and Avenida Valencia.

7. *I-5 Rail Tunnel – There appeared to be general support among the GPAC and Planning Commission to include a policy in the Circulation Element indicating City's support for relocating tracks from the beach if pursued by OCTA in future. Development of the Land Use Plan should not preclude establishing a rail station at Pico in the future.*

The new Plan includes a policy which supports relocating the tracks and a policy that encourages that future development in the Pico Plaza area reserve a portion of the site for a future rail station.

8. *Neighborhood Electric Vehicles (NEVs) –Where and when should they be required, allowed or incentivized? Should they be used to offset parking requirements? The Circulation Element could include policies and implementation measures relative to NEVs.*

The General Plan supports their use but does not specifically address where and when they should be required, allowed or incentivized. It does, however, indicate that routes and parking areas should be identified following adoption of the Plan.

9. *City Gateways – How should I-5 ramps and other entry points be treated? The focus area workshops have already begun to address land use and urban design considerations for gateways. The land use, urban design, and circulation elements will include policies and implementation measures for gateways.*



san clemente
centennial
GENERAL PLAN

the Spanish Village by the Sea

June 5, 2013
Page 9

We expanded the number and importance of Gateways, with new standards for their design and maintenance. Please refer to the Gateways section of the Urban Design Element and Focus Areas sections of the Land Use Element.

10. *Camp Pendleton (compliance with SB 1468) – This legislation requires that the General Plan consider impacts of growth and development on military readiness and mission compatibility. The consultant team has already met with Camp Pendleton and will continue to involve the military during the preparation and review of the General Plan. The legislation contains specific requirements that the Land Use Circulation, and Conservation Elements will address.*

The General Plan includes several policies regarding coordination and collaboration with the base. Please refer to Growth Management policies GM-1.06 and GM-1.07 and Implementation Measure 2. The Safety Element also identifies policies for coordination with the base on noise and vibration (Policy S-4.07) and emergency preparedness and response (S-5.02).

11. *Affordable Housing – The Land Use Plan will consider affordable housing sites per the City's adopted Housing Element, especially sites identified for affordable housing development: 140 La Esperanza (Presidio and freeway); Pico Plaza; 101 Calafia/Ave Presidente; Calle del Cerro/Vista Montana; and 2651 Calle Frontera.*

Refer to the Land Use Plan.

12. *Tree Preservation/Urban Forest – The Urban Design and Natural Resources Elements of the General Plan include policies and programs that address the preservation of mature trees and/or the creation of an urban forest. Ultimately, implementation will likely require the development of a tree preservation ordinance and master plan of trees or urban forest master plan.*

The General Plan now includes an entire section devoted to Urban Forest/Trees and an implementation measure directing the City to develop and adopt a Tree Ordinance. Goals and policies focus on expanding San Clemente's tree canopy, preserving mature trees, establishing priorities for tree planting and establishing partnerships to improve neighborhood street trees.

13. *Private View Preservation – While the current General Plan currently contains policies regarding the preservation of public views, it is silent on private view preservation. The City Council has directed staff to consider this issue during the General Plan process. A background report will be presented to GPAC for consideration.*

The GPAC considered the matter of public and private view preservation and ultimately recommended that the General Plan not consider private view preservation until a Tree Ordinance is adopted. The Planning Commission did not support protecting private views in the new General Plan. It supported



retaining existing public view corridors and adding Avenida Del Mar and I-5 within City Limits to the Master List of Scenic Corridors. The Commission also included language in the Natural Resources Element calling for the City to “preserve designated public view corridors to the ocean.”

14. *Economic/Revitalization Policies – Many of the ideas generated during GPAC and community workshop discussions focus on improving or revitalizing commercial areas of the City. We need to discuss the role of the City in making these changes happen. Strategies could include removing regulatory barriers, incentivizing development through limited density increases, improving the public realm (landscaping, sidewalks, streetscape, etc.) to encourage development, etc.*

Some of these strategies were incorporated into various sections of the General Plan, particularly in the Focus Areas that include portions of El Camino Real (North Beach/NECR, Del Mar/T-Zone and SECR (W. and E. of I-5). Also refer to the Economic Development Element and Urban Design Element. The new Plan directs the development of an Economic Development Strategy, which guides the allocation of public resources and sets priorities among these strategies, and the appointment of someone responsible for economic development in San Clemente.

15. *Tourism – What role should it play in the economy and what programs and policies should be implemented for tourism?*

General Plan goals, policies, and implementation measures seek to establish and maintain a favorable balance between tourism’s costs and benefits and to manage tourism to create a net positive impact on the community’s quality of life. Please refer to the Tourism section of the Economic Development Element. While the GPAC supported prioritizing year-round overnight tourism over seasonal, day-trip tourism for its economic benefits relative to costs, the Planning Commission recommended giving equal priority to the two types of tourism.

16. *Public Art Program – The Urban Design, Land Use and/or other Elements could provide policies requiring, supporting or encouraging public art or art in public places.*

Refer to the Arts and Culture section and Implementation Measures of the PSFU Element. Some of the Focus Area sections of the Land Use Element and Gateways section of the Urban Design Element contain policies that encourage, support and promote public art. Also, the PSFU Element includes an implementation measure to “establish an Art in Public Places Ordinance and include a funding mechanism.”



17. *Performing Arts Facilities – The General Plan elements could provide policies that support the development of new facilities or that allow for joint use of existing facilities to support the performing arts. An implementation program through the City, a private organization or nonprofit foundation would likely be necessary to make this happen.*

See Policy LU-10.02 (Miramar Theater Rehabilitation), which encourages the rehabilitation and adaptive reuse of the historic Miramar Theatre as a movie theater, performing arts center or other high quality cultural use.

18. *Dark Skies – Given that natural open space areas, the military base and ocean surround the city on three sides, there are opportunities to reduce lighting glare and protect and enhance evening sky viewing. The General Plan could include policy for the creation of a Dark Sky ordinance or other implementation programs.*

In response, the General Plan now includes an entire section devoted to the protection and enhancement of Dark Skies in San Clemente. Policies focus on lighting standards and public education. A number of implementation measures provide more specific direction for improving current City standards, seeking funding for lighting upgrades, and establishing lighting zones that recognize area's varying safety, aesthetic, and environmental contexts are also included.

19. *Multi-Modal Levels of Services – The Circulation Element currently evaluates Level of Service (LOS) based on vehicle operations within intersections and roadway links. Some transportation models claim to offer LOS for multi-modals. How should the City assure that all modes of transportation are reflected in the General Plan and the environmental analysis? The circulation element and the EIR will include level of service measures for pedestrians, bicycles, and public transit; not only automobiles.*

Policy 1.03 of the Mobility and Complete Streets Element states: "When the City determines there is a suitable tool available, we will measure and evaluate roadway performance from a multi-modal, Complete Streets perspective."

20. *Technology – This issue has been raised at both City Council and GPAC meetings and relates to the Education and Information guiding principle. The General Plan could provide policies regarding the provision of necessary infrastructure and improving the ability to communicate, both internally and externally.*

The new General Plan recognizes the importance of continuously improving and maintaining San Clemente's technology and communications infrastructure. It also provides policies aimed at improving communications with stakeholders and recognizes that technology and communications are an integral component of the City's overall economic development strategy. Please refer to the



san clemente
centennial
GENERAL PLAN

the Spanish Village by the Sea

Technology section of the Economic Development Element and the Communications section of the Governance Element.

21. *Governance – This relates to how the City conducts its business. The General Plan can provide the policy basis for finance, decision-making, communication, implementation, and external factors. This also relates to our need to better understand how policies and programs get implemented. Policy language should be unambiguous and clearly indicate level of commitment.*

A new Governance Element was added to the General Plan and includes policies that link the General Plan with the Vision, LTFP and shorter term implementation plans and budgeting; provide the basis for municipal finance decisions; and enhance communication with the public and outside organizations and agencies.

22. *Cover Freeway – While a study to analyze the feasibility of this concept is not part of the General Plan project, we could consider policy or interim direction to pursue it.*

GPAC voted not to address this issue.

23. *Permaculture – As stated by GPAC member Gary Headrick, permaculture principles provide a way of thinking that enables people to establish highly productive environments that provide for food, energy, shelter, and other material and non-material needs. So what can General Plan policy do to encourage this philosophy? Many have expressed interest in a community garden. Perhaps the GPAC, with guidance from Gary, can help provide some ideas.*

Energy conservation policies and implementation measures are included in the Natural Resources Element. Community garden policies are included in the Health and Wellness section of the Beaches, Parks and Recreation Element.

24. *Bike & Pedestrian Master Plan (BPMP) – A parallel effort is already underway. The General Plan team is coordinating with this effort and has already combined their efforts with some of our focus area workshops. The BPMP team will be presenting at an upcoming GPAC meeting.*

A draft document has been prepared and reviewed with GPAC and Planning Commission, and its findings, draft policies and implementation actions (Chapter 2) were incorporated into the Draft Mobility and Complete Streets Element.

25. *Climate Action Plan – The City is in the process of defining a scope of work and retaining a consultant for this effort. It will be important to get this effort started right away to ensure close collaboration with the General Plan.*

A draft document has been prepared and reviewed with GPAC and Planning Commission, and its findings, draft policies and implementation actions were



san clemente
centennial
GENERAL PLAN

the Spanish Village by the Sea

June 5, 2013
Page 13

incorporated into various draft elements, including Public Services, Facilities and Utilities, Land Use and Natural Resources Elements.

26. *Park Master Plan (1999) – As we develop new General Plan policy recommendations, we will need to assess the necessity to update this master plan.*

This is a key implementation measure of the Beaches, Parks and Recreation Element.

27. *Master Landscape Plan for Scenic Highways (1992) – The current plan seems to be outdated and does not address all of El Camino Real and is primarily focused on Ranchlands. The new General Plan will likely include policies that necessitate its update.*

See Implementation Measure 21 of the Urban Design Element, which directs the update of this document.

28. *Tree Preservation Ordinance.*

The new Urban Forest section and accompanying implementation measures of the Urban Design Element directs the City to adopt such an ordinance.

29. *Elimination or Consolidation of Non-General Plan Topics (e.g., Nuclear Element) – given the number of elements in the current General Plan and the possibility of creating a web-based plan, we will explore the elimination and/or consolidation of elements.*

See the Public Review Draft Table of Contents for a summary of the organization of the Plan.

30. *Elimination of Non-Required Standards (too specific) – Elimination of Public Benefit – Move to Zoning Code. Pier Bowl Specific Plan inconsistencies with GP, for example.*

The General Plan document avoids, where practical, to duplicate information that is already contained (and more appropriately so) in other plans or ordinances. Duplication of this information among documents has led to a situation that is difficult to manage and inconsistencies among the documents.

31. *Management of Short-Term or Detailed Information and Standards in the General Plan – The current General Plan contains a lot of detail that may be better suited, or already included, in ordinances, master plans or other implementing programs. We will provide a thorough review of the appropriateness of detail included in the General Plan and suggest alternative ways of integrating or linking long term visions, goals and policies with shorter term implementation efforts, programs and ordinances.*



This has been completed with the new draft General Plan. While implementation measures are currently included within the General Plan Elements, these will be moved into a Strategic Implementation Plan that will be adopted separately from the General Plan, prior to City Council adoption.

32. *Update Specific Plans with New General Plan – as we evaluate changes with the new General Plan, we will identify potential inconsistencies with current specific plans. The City will need to resolve these inconsistencies with updates to the specific plans following adoption of the General Plan.*

The General Plan includes several implementation measures that direct the City to update the West Pico and Rancho San Clemente (business park area) specific plans to ensure consistency with the new direction provided by the General Plan. It also directs the City to either update or eliminate the Pier Bowl Specific Plan and prepare a new specific plan or similar tool to master plan the North Beach area.
