



## STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

January 9, 2013

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**PLANNER:** Jeff Hook, Principal Planner

**SUBJECT:** General Plan Policies - Review of the Draft General Plan Beaches, Parks and Recreation (BPR) Element.

### BACKGROUND

This item was continued at the Commission's December 5<sup>th</sup>, 2012 meeting to allow the Beaches, Parks and Recreation Commission to review the Draft BPR Element. The BPR Commission reviewed the Draft on December 11<sup>th</sup> and its comments have been incorporated. The Draft is coming back to the Planning Commission for review and comment on all sections except the Health and Wellness section, which was reviewed on August 8<sup>th</sup>, 2012. At that meeting, the Commission reviewed and commented on the Health and Wellness section but did not review the other sections of the Draft because they were not yet available. Comments from that meeting are summarized in the meeting minutes, Attachment 2.

The updated Draft now includes comments from the Beaches, Parks and Recreation Commission and from the General Plan Advisory Committee (GPAC), shown in Attachment 1. The draft is provided in "tracked changes" mode, with strikeout and underlining to show changes. The Health and Wellness section is included for reference; however the Commission need not review it again. Note too that the BPR Commission directed the City's Planning Consultant to draft additional sections on "Parks and Recreation Facilities" and "Golf Course." These draft sections would be included with the Public Hearing Draft General Plan to return for staff, Commission and public review early in 2013.

The Beaches, Parks and Recreation Element is an optional general plan element that addresses the general distribution, location and design of public beaches, parks, recreational lands and facilities. It also addresses recreation needs and programs, park planning and acquisition, funding and implementation. It is intended to maintain a system of safe, well-designed and high quality beaches and parks that meets a wide range of recreational needs, enriches the human spirit and promotes community health and wellness.

Staff seeks Planning Commission preliminary comments. The Commission may, by motion, add, modify or delete draft goals, policies or implementation measures; or may request additional information.

### Attachments

1. Draft Beaches, Parks and Recreation Element
2. Planning Commission Minutes, August 8, 2012

## **Beaches, Parks and Recreation**

~~Beaches, p~~arks, open space, and recreation facilities, special events and programs are at the core of San Clemente's quality of life and provide a respite from the built environment. They create a sense of community by providing~~restore the spirit, provide~~ a social and physical network allowing of community recreation, interaction and, enrichment. San Clemente's active and passive parks, recreational facilities and programs, and preserve open spaces for active and passive uses. Parks are places of recreation and respite from the built environment. San Clemente's parks and recreation facilities reflect our local culture and unique history, and . Local parks and recreation~~The activities and programs that take place at local parks and facilities benefit local residents and local businesses by promoting health, safety and wellness encouraging wellness, providing educational opportunities, and by fostering community interaction and pride collaboration and a greater sense of community. Our facilities parks are destinations that help define our neighborhoods and serve as local-gathering spaces for celebration, sport, and relaxation.~~

**PRIMARY GOAL:** ~~A Ssafe, well-designed and high quality comprehensive parks and recreation facilities and programs-system that meets a wide range of reflects local recreational, fitness and enrichment needs, and that enriches the spirit and promotes community, participation, health engagement and well-beingness.~~

**ADDITIONAL GOAL:** ~~A network of parks, beaches and other recreational facilities that are both beautiful and functional; that reflect high standards of design and aesthetic quality.~~

### **GOAL AND POLICY SECTIONS:**

1. Recreational Programming
  2. Park Planning, Acquisition and Development
  3. Beaches
  4. Open Space and Trails
  5. Parks and Recreation Facilities
  6. Golf Course
  7. Health and Wellness
  8. Beaches, Parks and Recreation Economics and Financing
- ~~1. Recreational Programming~~
  - ~~2. Park Planning, Acquisition, and Development~~
  - ~~3. Beaches~~
  - ~~— Trails~~

4. Health and Wellness

5. Park Finaneing

## LINKS TO REFERENCE MATERIALS AND BACKGROUND INFORMATION

- [Master Plan for City Facilities](#)
- [Beach Trail Guide](#)
- [San Clemente Trails Map](#)

Consultant to aAddress different types recreation facilities; differentiate beaches, beach access points, and open space (passive v. active). Are equestrian facilities allowed? Multi-purpose but not provide facilities. Show map of ½ mile from all parks and beaches- what areas of city don't have desired access? Address scenic qualities of streetscapes (address this in Circulation Element?)

# Recreational Programming

~~Proper~~ parks and recreational facilities enable a wide variety of programs to be offered to residents to improve their physical and mental well-being. Whether on land or in water, the recreational programming options are vast and reflect uses facilities and resources efficiently to increase community participation, and enjoyment and safety. Recreation programs can improve the community's physical and mental well-being and reflect its environmental qualities, culture and shared values ~~in powerful ways.~~ To be able to continually offer the highest quality recreational programs, it is essential to receive patron feedback, recognize trends and analyze data on a regular basis. Achieving these aims requires monitoring how park users take advantage of available programs, getting their feedback on the quality and availability of programs, and understanding changing community's needs.

**GOAL:** To offer a wide A range of creative, safe and enjoyable recreational leisure opportunities for persons of all ages, abilities and financial status to enrich the lives of all San Clemente residents.

## POLICIES:

PR-1.1. We program our parks and other recreation facilities for efficient and creative use, consistent with the type of facility, ~~or~~ user groups served and community needs.

PR-1.2. We provide indoor and outdoor programs and facilities appropriate for a range of income levels, ages and abilities.

~~PR-1.3. We provide recreational opportunities for persons with specialized needs.~~

~~PR-1.4.~~PR-1.3. We track City recreation programs in terms of participation, customer satisfaction, and changing needs to identify priorities for recreational programming and to identify recreational needs and interests.

~~PR-1.5.~~PR-1.4. We partner with non-profit organizations, businesses and agencies to provide high quality, comprehensive recreational and educational programming and affordable special events for residents, when it benefits citizens and programs to do so.

~~PR-1.6.~~PR-1.5. We design and maintain park and recreation facilities to provide an appropriate level of safety for residents and visitors.

~~PR-1.7.~~PR-1.6. We promote low-cost or free, safe and fun recreational program for underserved youths and adults ~~creative youth recreational programming~~ as part of our local crime prevention efforts.

~~PR-1.8.~~PR-1.7. We celebrate historic sites in park and recreation facilities with recreational learning opportunities ~~wherever possible.~~

PR-1.8. We protect our natural environment, including marine resources and open spaces, consistent with the City's HEAL resolution, ~~and~~ utilize them as recreational learning

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opportunities and contemplative spaces where possible, in conjunction with—without compromising our environmental goals.

PR-1.9. We support temporary, and where safe and appropriate, long-term street closures to create or expand public spaces and to accommodate street fairs, farmers' markets, art shows and other special community events.

PR-1.10. We promote providing recreational opportunities in conjunction with our local schools.

## Park Planning, Acquisition, and Development

Beaches, pParks and recreation facilities can provide space for organized sports, passive recreation, educational programs, special evants and gatherings with family and friends. They can also serve as weekday and weekend destinations. A comprehensive park-system should complement existing development and meet local recreational needs. To do so, land and facilities may need to be acquired, planned, and developedment. Like most cities, the City of San Clemente must adapt to changing park and recreation demands. To that end, and in addition to this Element's goals and policies, the San Clemente Beaches, Parks and Recreation Master Plan identifies priorities for park expansion, acquisition, development and funding.

San Clemente's parks system includes neighborhood parks (generally less than 10 acres in size), community parks (generally over 10 acres in size), and special use parks that can be any size, but have facilities to meet specific recreation needs, ~~such as a senior center.~~

**GOAL:** Parks and recreation facilities with adequate spaces and amenities to meet the recreational and relaxation needs of existing and future residents ~~of San Clemente.~~

### POLICIES

- PR-2.1. We apply implement a standard of -five acres of improved parkland and beaches per 1,000 residents and seek to meet the needs of underserved areas.
- PR-2.2. We evaluate user feedback, track facility use, and utilize projections to understand park and recreation facility needs and plan for future acquisition and development.
- PR-2.3. We maintain beach and park facilities in good condition and strive to meet community standards~~maximizeimprove the effectiveness of recreation programs.~~
- PR-2.4. We maintain and update the Beaches, Parks and Recreation Master Plan and Master Plan for City Facilities every five to 10 years to strategically plan for future park and recreation needs.
- PR-2.5. We require parkland acquisitions to be beneficial to the community. In acquiring parkland, the City considers short-term land and construction costs and long-term operations and maintenance costs. ~~*{A slightly different take on a current policy; for discussion with GPAC and staff}*~~
- PR-2.6. We plan park features and facilities that meet the recreational preferences of residents and land use~~these within the general area~~ that the park is intended to serve and consider their impacts of such facilities onto surrounding uses.
- PR-2.7. We maintain and improve joint-use recreational space agreements with other public agencies and seek new opportunities for joint recreational uses.

PR-2.8. We focus parkland acquisition and development efforts in accordance with the Beaches, Parks and Recreation Master Plan ~~of Parks and Recreation~~ and with the Master Plan for City Facilities.

PR-2.9. ~~We provide a high level of maintenance of our beach recreation facilities. We seek to provide, where feasible, inclusive recreation facilities that meet or exceed accepted standards for Universal Access.~~

~~PR-2.8.~~PR-2.10. We plan, acquire and develop recreational facilities to provide a balanced range of structured and unstructured recreation opportunities.

#### GENERAL PLAN INFORMATION:

- Future Park and Recreational Facilities Map (work with Sharon to identify the correct sites and determine whether or not to show deficiency areas and how those would be determined)

#### ADDITIONAL LINKS:

- Master Plan for City Facilities
- Parks and Recreation Master Plan
- Park and Recreational Facilities Matrix

## Beaches

San Clemente's beaches are a primary reason why people choose to visit, reside, and invest here and ~~locate here and~~ are key to its quality of life. The City of San Clemente is blessed with over 4.5 miles of coastline and local beaches that are highly valued by residents and visitors alike. San Clemente's beaches vary by width of sand, onsite or adjacent amenities, and surf breaks, creating opportunities for a wide range/variety of beach activities from passive recreation to active athletic competitions. San Clemente's beaches have a local, regional and international draw, attracting visitors from around the world. Beaches are also a critical natural resource that significantly influences local culture, recreation, and economic development.

For additional policies related to the protection of beach resources and beach access, please refer to the [Coastal Element](#).

**GOAL:** A safe and high-quality beach environment that protects natural resources, supports and encourages recreational activities, and contributes to San Clemente's the culture and character and culture of San Clemente.

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

### POLICIES

- PR-3.1. We maintain our beach resources to conserve natural, recreational, and economic resources. (See [Coastal Element](#))
- PR-3.2. We monitor beach use and quality to help ensure adequate staffing, facility and environmental maintenance, and sand replenishment planning.
- PR-3.3. We enhance beach areas that are appropriate for recreational development, without destroying natural resources or beauty.
- PR-3.4. We encourage ~~pedestrian~~ connectivity by developing and maintaining pedestrian and, bicycle and equestrian trails, where appropriate, along our coastline, including safe railroad crossings for pedestrians.
- PR-3.5. We enhance the Pier Bowl and North Beach areas to function as recreational, cultural and economic hubs, maximizing -to maximize the accessibility for residents, visitors and commuters, including train passengers, and creating easy and natural transitions between the beach, beach trail and local businesses or cultural attractions. provided by train service.
- ~~PR-3.6.~~ We provide an appropriate level of Marine Safety personnel and facilities for the protection of beach users at ~~City-of San Clemente~~ beaches. (See [Safety Element Marine Hazards section](#))
- ~~PR-3.7.~~ We support the eventual relocation of the railroad right-of-way away from the beach to and in the vicinity of the Interstate I-5 freeway.
- ~~PR-3.6-PR-3.8.~~ We encourage public participation in protecting our beaches through educational outreach programs.





## GENERAL PLAN INFORMATION:

- Coastal Element
- Beaches Map (make State beaches distinct from City beaches, show Trestles)

## ADDITIONAL LINKS:

- City of San Clemente Coastal Camera website
- City of San Clemente Surf Report website
- Beach Trail Map
- Neighborhood Beach Watch website
- Beaches and Parks Master Plan
- Local Coastal Program
- CAC/City Council adopted policy re: Coastal Facilities

## Open Space and Trails System

San Clemente's natural environment includes many beautiful open spaces ~~that createsuch as beaches, canyons, and hillsides, creating~~ opportunities for a multi-use trails system for residents and visitors. The local network of public, private, City, and State Park trails provide safe walking, hiking, equestrian ~~use~~ and cycling experiences ~~without compromising the quality of open spaces~~. Trails are designed to provide public access to beaches, canyons, and ridgelines, and to provide spectacular views of the coast and protected open space areas adjacent to the City. Trail linkages enhance pedestrian and cyclist connectivity to these special ~~open space~~ areas and to other points of interest outside of San Clemente's City limits.

**GOAL:** A safe, environmentally sustainable and attractive open space and trails network, including walking, bicycling, ~~and~~ hiking and equestrian trails, that connects key open space areas and recreational amenities.

### POLICIES

PR-4.1. We support the preservation of open space within and adjacent to the City.

~~PR-4.1.~~PR-4.2. We support the development, maintenance and enhancement of local trails and staging areas using best sustainable practices.

~~PR-4.2.~~PR-4.3. We seek strategic partnerships with public agencies and volunteer organizations and funding assistance opportunities to reduce ~~City-the costs to the City~~ to maintain open space and trails facilities.

~~PR-4.3.~~PR-4.4. We collaborate with other public agencies and private parties to establish connections between trails.

PR-4.5. We publicize our trails system, including the Beach Trail, to encourage public use and appreciation, including the use of bicycle trails for general transportation and commuter use.

~~PR-4.4.~~PR-4.6. We design and use some public trails for educational and interpretive purposes.

~~PR-4.5.~~PR-4.7. We maintain and update the Beaches, ~~and~~ Parks and Recreation Master Plan and Bicycle and Pedestrian Master Plan to strategically plan new trails and related facilities.

### GENERAL PLAN INFORMATION:

- Existing and Future Trails Map

### ADDITIONAL LINKS:

- Bicycle and Pedestrian Master Plan

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- Beaches and Parks Master Plan
- Beach Trail Map

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# **Parks and Recreation Facilities**

**Introduction**

**Goals**

**Policies**

**Implementation Measures**



# **Golf Course**

**Introduction**

**Goals**

**Policies**

**Implementation Measures**

## Health and Wellness

Since its founding, San Clemente has been dedicated to active, healthy living in a beautiful, seaside community. Its clean air and water, ideal climate and coastal setting draw those who seek a healthy lifestyle, outdoor sports and beaches where, as Ole Hanson put it, people can get “a healthy joy out of life.” The City is committed to helping citizens preserve~~ing~~ and enhance~~ing~~ their health ~~by of all citizens and~~ providing positive alternatives to public health issues that have become all too common in other areas. Health and Wellness policies and programs promote access to healthy living options, such as fresh, locally grown food, easy access to parks, beaches, trails and open space, and well-designed public spaces that promote physical activity. We promote and celebrate health and wellness through positive, community-building events, neighborhood outreach and public education.

**GOAL 1:** A community that has readily accessible high-quality, fresh foods and affordable health services.

**GOAL 2:** A community where residents can easily choose to engage in healthy activities and lifestyles and where health and wellness considerations help guide City decision-making.

**GOAL 3:** A community that supports sustainable, health-supporting land uses and activities, such as farmers’ markets, food cooperatives and residential vegetable gardens.

### FOOD RELATED HEALTH AND WELLNESS POLICIES

~~1. Support the land use regulation of fast food outlets to encourage healthy dining options and discourage the proliferation of drive-thru facilities. (MOVE ALL REFERENCES TO DRIVE-THRUS TO LAND USE ELEMENT)~~

~~2.1. We p~~Promote access to healthy food choices through flexible development standards that allow small-scale, neighborhood-oriented grocery stores in residential zones, where appropriate.

~~3.2. We e~~Encourage the availability of healthy food choices in local schools, ~~and where legally feasible, discourage the availability of “junk food” choices on school campuses, in public buildings, facilities and parks and at City-sponsored events.~~

~~4.3.~~Smoking shall not be allowed in City-owned or operated buildings, parks, beaches or other facilities, except in areas specifically designated for this purpose.

### LAND USE RELATED HEALTH AND WELLNESS POLICIES

~~1.~~ Neighborhoods should be ~~interconnected~~linked with safe, well-designed and maintained walking and biking trails, sidewalks, consistent with the City’s Bicycle and Pedestrian Master Plan. ~~[add link to related policies in other elements]~~

~~4. 2. We encourage the provision of~~~~Businesses should provide~~ safe, secure, convenient and aesthetically pleasing ~~and secure~~ bike parking ~~raeks~~ to promote alternative forms of transportation ~~wherever public parking is required.~~

~~2.3. We s~~Support compact, neighborhood-serving development that provides healthy foods or essential services within walking or biking distance from residential neighborhoods, schools and parks.

~~3.4. We e~~Encourage use of public trails and work with civic organizations, community groups, youth groups, homeowner associations, regional and state agencies and non-profit organizations to ~~improve, -and~~ expand ~~and maintain~~ the trail network.

~~4.5. We e~~Encourage enhanced social interaction, community participation in special events, youth sports and outdoor activities by developing and maintaining public facilities and spaces that promote health and wellness.

~~6. We e~~Encourage and support local, private investment in streetscape amenities (examples include: benches, street trees, decorative sidewalks) that enhance safety, walkability, neighborhood appeal, and help commercial neighborhoods stay clean, safe and attractive.

~~7. Support land use regulation to encourage healthy dining options and discourage the proliferation of drive thru facilities.~~ [MOVE TO LUE]

## **PARKS AND RECREATION RELATED HEALTH AND WELLNESS POLICIES**

- ~~1. We s~~Support best practices in the planting and maintenance of trees in the public realm to improve air quality and reduce “heat island” effects due to ~~reflected heat from hardscape and urban uses (use more appropriate word)~~ ~~reflective street, sidewalk and building surfaces.~~~~[provide link to urban forest policies in GP]~~
- ~~2. We s~~Seek to provide positive, safe and supportive community environments for the healthy development for children and young adults.

## **COMMUNITY GARDEN HEALTH AND WELLNESS POLICIES**

- ~~1. We s~~Support ~~community~~ efforts to develop community gardens on City-owned, public utility owned and on privately owned properties suitable for that purpose.
- ~~2. We s~~Support property owner and Homeowner Association efforts to modify CC&Rs, where appropriate, to allow residents to plant edible gardens in their front yards.

## IMPLEMENTATION

### *Food*

1. Evaluate the locations of fast food outlets and drive-through restaurants and where applicable, establish standards for the spatial distribution of such uses. (MOVE TO LUE)
2. Work with the State, Federal and County agencies, Alcoholic Beverage Commission to advocate strict enforcement of laws on the sale to and use of alcohol to minors.
- 2.3. Work with governmental and non-governmental agencies to stem the availability of illegal drugs and to prevent substance abuse.
- 3.4. Encourage the development of healthy food outlets, farmers markets and food cooperatives and amend the Zoning Ordinance to establish standards allowing such uses where appropriate.

### *Land Use*

4. Amend the Zoning Ordinance to require bicycle parking/storage, lockers and showers for new commercial development with gross floor area of 10,000 square feet or greater. [move to Circulation Element; replace "require" with "incentivize."]
5. As funding for parks and trails improvements becomes available, install fitness stations where appropriate. Potential locations include the City's Coastal Trail heads at North Beach and at San Clemente State Beach (Calafia).
6. Implement the Bicycle and Pedestrian Master Plan by allocating a portion of the annual budget to complete sidewalk projects that infill public sidewalk gaps and provide connectivity.
7. Develop a public trails wayfindingsignage plan to ensure access to City-trails and that trailheads have clear signage to guide users to connecting trails and major destinations. [move to Circulation Element-add link to CE]  
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8. Work with private land owners to help expand community trails network by making privately-owned trails available for public use, where appropriate.
9. Work with other public agencies and non-profit organizations to help ensure all community-serving facilities, such as libraries, health centers, wellness centers, recreation facilities and parks are universally accessible.



10. Identify underserved areas in terms of parks and recreational facilities and encourage the development or improvement of such facilities in those areas, as funding permits.
11. Encourage private contributions to provide ~~or~~, improve or maintain public improvements that promote health and wellness, such as fitness stations, benches, ~~decorative~~ bike racks and play equipment.
12. Seek grant funding and innovative public-private partnerships, where feasible, to increase residents' access to healthy foods and opportunities for physical activity, especially in underserved areas ~~such as Vista Los Mares and Central San Clemente~~.
13. Amend the Zoning Ordinance to allow small, neighborhood-serving markets within easy walking and biking distance from most residential areas and encourage such markets to include fruits, vegetables and other healthy foods.
14. Support farmers' markets and similar types of events at various locations, times, and days of the week throughout the community.
- ~~14.15.~~ Amend Zoning Ordinance to broaden the range of temporary uses to allow fruit stands for the sale of fresh fruits and vegetables in commercial areas.
- ~~15.16.~~ Seek grants to provide educational materials to local grocery stores to help improve point-of-purchase signage and marketing of fresh and healthy foods.
- ~~16.17.~~ Continue City-sponsored Mayor's Walks and similar activities to encourage residents' participation in community events and encourage healthy neighborhoods.
- ~~17.18.~~ Ensure that Police Services continues to work with neighborhoods to promote safety and the "Neighborhood Watch Program."
- ~~18.19.~~ Continue collaboration with local health providers to provide public health programs and services in City parks with an emphasis on target areas.
- ~~19.20.~~ Staff shall continue participation in healthy living programs sponsored by collaborative partners and active youth.
- ~~20.21.~~ Continue to promote local health service providers participation in community-wide health fairs and similar events.
22. Cooperate with nonprofit health organizations to provide no- or low-cost health services on a regular basis.
- ~~21.23.~~ Support land use and/or economic development measures that encourage ~~add measure to address Julia's concern about the lack of~~ primary care physicians and

emergency facilities to locate or improve their facilities in San Clemente, as needed to meet accepted community health services standards.}

~~22. In City-owned or sponsored facilities, services, programs, and events, the City shall purchase, use and promote healthy foods.~~

23.24. \_\_\_\_ Promote and support a City Employee Wellness Program.

24.25. \_\_\_\_ Promote a community-wide Health and Wellness programs offering free evaluation and consultation to San Clemente businesses on employee how-to design and develop wellness programs. Local collaborative partners and their volunteers will provide technical assistance to businesses on health education and employee wellness programs.

25.26. \_\_\_\_ Consider amending ~~Amend~~ the Zoning Ordinance to allow keeping chickens poultry in low-density residential zones for home-based egg production and non-chemical pest control. City will establish guidelines and specific zoning standards for poultry raising in low-density residential zones. ~~parameters for both single family and multi-family properties.~~

27. Encourage ~~restaurants to~~ provide nutritional information to help customers make healthy dining choices and recognize those that do.

28. Establish guidelines to be followed by all City Departments to encourage healthy foods be served at City-sponsored events, meetings, and community-wide forums.

### ***Implementation- Parks and Recreation Related Health and Wellness***

29. Beaches, Parks, and Recreation shall provide programs that promote opportunities to participate in community walk/run/swim events, bike rides, dance nights and other City-sponsored events involving physical activity.

30. City staff will work with various community organizations and local agencies to provide free or low cost health information, nutrition classes, community-wide health fairs and other health and wellness – oriented events.

31. Where feasible, the City will implement the Vista Los Mares Revitalization recommendations in the University of California at Irvine's Healthy Community Guide (March 2012), as grant funding is available.

### ***Implementation- Community Garden Health and Wellness***

32. Amend the Zoning Ordinance to allow the development of community gardens throughout the City.

33. Establish a Community Living Gardens program and identify viable community garden sites. Beaches, Parks, and Recreation staff will identify city-owned land and other locations within the community to provide opportunities to~~potential~~ develop community gardens which are accessible to all local residents.
34. Amend the Zoning Ordinance to allow compatible agriculture uses in Residential, Commercial and Public zones.

## Beaches, Parks and Recreation Park Economics and Financing

The cost of acquiring, developing, operating, and maintaining beaches, ~~and~~ parks and recreation facilities and programs can be substantial. The City's resources need to be allocated and used efficiently to respond to recreational needs and to maximize the value of public funds. Strategic partnerships and grant funding opportunities can help defray City costs to provide a comprehensive beaches, parks and recreation system. Quimby fees (park in-lieu fees) are required of developers to provide land, improvements or funds to meet the City standard of providing one (1) acre of park land per 5,000 residents.

**GOAL:** Beaches, parks and recreation facilities that are financed, acquired and developed, operated, and maintained to meet community needs and standards, in balanced with the City's fiscal resources.

### POLICIES

- PR-5.1. We aggressively pursue Federal, State, County, private foundation and endowment support to assist in acquisition, development, programming, operations, and maintenance of beaches, park and recreation facilities~~resources~~.
- PR-5.2. We improve the efficiency of our existing facilities and programs, and seek to ensure we have adequate fiscal resources for operations, maintenance and replacement, before investing in new facilities~~ones~~.
- PR-5.3. We ~~will~~ pursue the development of park facilities that is~~are~~ realistic in terms of operations and maintenance costs needed to maintain the quality and safety~~of our~~ facilities.
- PR-5.4. We encourage neighborhood groups, organizations, and businesses to become active supporters of our beaches and parks facilities and programs through contributions of goods, services, labor and money.
- PR-5.5. We encourage the development of private recreational facilities, where appropriate, that provide services or facilities that are not provided by the City.
- PR-5.6. We ~~encourage~~allow for the possibility consider the ability of beaches and parks programs ~~that~~ generate revenues that can help achieve the City's beaches, parks and recreation goals as one measure of program success.
- PR-5.7. We will update, as needed, the park in-lieu fee required for new development ~~as needed~~ and establish appropriate rates.

### GENERAL PLAN INFORMATION:

- Future Park and Recreational Facilities Map

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**ADDITIONAL LINKS:**

- [Master Plan for City Facilities](#)
- [Parks and Recreation Master Plan](#)
- [Long Term Financial Plan](#)
- [Other Links?](#)

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## **Beaches, Parks and Recreation Element Implementation Measures**

### *Recreational Programming*

1. Explore new opportunities for the Downtown Community Center to improve programming and maximize facility use.
2. Work with community groups to help establish and fund a Surfing Heritage Museum or investigate the feasibility of creating an environmental or marine educational center. Continue to provide a variety of programs to meet a range of needs and maximize facility use.
3. Monitor program participation to identify demand, including populations with special needs.
4. Monitor facility (including beach) use, population, and development projections to plan for future program, facility, and staffing demands.
5. Beaches, Parks, and Recreation shall provide programs that promote opportunities to participate in community walk/run/swim events, bike rides, dance nights and other City-sponsored events involving physical activity.

### *Park Planning, Acquisition and Development*

6. Create a Parks, Beaches, and Trails Master Plan within two years of General Plan adoption, and update it every five years.
7. Monitor park acreage and facility use to ensure that facilities are meeting local needs.
8. Establish or improve joint-use agreements to maximize public recreation opportunities.

### *Beaches*

9. Continue to maintain and enhance the Pier and seek outside funding sources to support these efforts.
10. Continue to enhance the beaches by the Pier and North Beach train stations to support the use of public transit for beachgoers.

*Open Space and Trails*

11. Develop a public trails wayfinding plan to ensure access to trails and that trailheads have clear signage to guide users to connecting trails and major destinations. [move to Circulation Element-add link to CE]
12. Work with private land owners to help expand community trails network by making privately-owned trails available for public use.
13. As funding for parks and trails improvements becomes available, install fitness stations where appropriate. Potential locations include the City's Coastal Trail heads at North Beach and at San Clemente State Beach (Calafia).
14. Evaluate the feasibility of extending the Beach Trail.

*Parks and Recreation Facilities*

15. Partner with public agencies and organizations to establish financial support for barrier-free access improvements.
16. Identify underserved areas in terms of parks and recreational facilities and encourage the development or improvement of such facilities in those areas, as funding permits.
17. Work with other public agencies and non-profit organizations to help ensure all community-serving facilities, such as libraries, health centers, wellness centers, recreation facilities and parks are universally accessible.

*Health and Wellness*

1. ~~Evaluate the locations of fast food outlets and drive through restaurants and where applicable, establish standards for the spatial distribution of such uses.~~  
(MOVE TO LUE)
18. Work with the State, Federal and County agencies to advocate strict enforcement of laws on the sale to and use of alcohol to minors.
19. Work with governmental and non-governmental agencies to stem the availability of illegal drugs and to prevent substance abuse.

20. Encourage the development of healthy food outlets, farmers markets and food cooperatives and amend the Zoning Ordinance to establish standards allowing such uses where appropriate.
21. Encourage restaurants to provide nutritional information to help customers make healthy dining choices and recognize those that do.
22. Establish guidelines to be followed by all City Departments to encourage healthy foods be served at City-sponsored events, meetings, and community-wide forums
23. Amend the Zoning Ordinance to require bicycle parking/storage, lockers and showers for new commercial development with gross floor area of 10,000 square feet or greater. [move to Circulation Element; replace “require” with “incentivize.”]
24. Implement the Bicycle and Pedestrian Master Plan by allocating a portion of the annual budget to complete sidewalk projects that infill public sidewalk gaps and provide connectivity.
25. Encourage private contributions to provide, improve or maintain public improvements that promote health and wellness, such as fitness stations, benches, bike racks and play equipment.
26. Seek grant funding and innovative public-private partnerships, where feasible, to increase residents’ access to healthy foods and opportunities for physical activity, especially in underserved areas.
27. Amend the Zoning Ordinance to allow small, neighborhood-serving markets within easy walking and biking distance from most residential areas and encourage such markets to include fruits, vegetables and other healthy foods.
28. Support farmers’ markets and similar types of events at various locations, times, and days of the week throughout the community.
29. Amend Zoning Ordinance to broaden the range of temporary uses to allow fruit stands for the sale of fresh fruits and vegetables in commercial areas.
30. Seek grants to provide educational materials to local grocery stores to help improve point-of-purchase signage and marketing of fresh and healthy foods.

31. Continue City-sponsored Mayor's Walks and similar activities to encourage residents' participation in community events and encourage healthy neighborhoods.
32. Ensure that Police Services continues to work with neighborhoods to promote safety and the "Neighborhood Watch Program."
33. Continue collaboration with local health providers to provide public health programs and services in City parks with an emphasis on target areas.
34. Staff shall continue participation in healthy living programs sponsored by collaborative partners and active youth.
35. Continue to promote local health service providers participation in community-wide health fairs and similar events.
36. Cooperate with nonprofit health organizations to provide no- or low-cost health services on a regular basis.
37. In collaboration with local hospitals and health service providers, the City will encourage and support measure that improve the availability of primary care physicians' services and emergency facilities in San Clemente
38. Promote and support a City Employee Wellness Program.
39. Promote community-wide Health and Wellness programs offering free evaluation and consultation to San Clemente businesses on employee wellness programs. Local collaborative partners and their volunteers will provide technical assistance to businesses on health education and employee wellness programs.
40. Consider amending the Zoning Ordinance to allow keeping chickens in low-density residential zones for home-based egg production and non-chemical pest control. City will establish guidelines and specific zoning standards for poultry raising in low-density residential zones.
41. City staff will work with various community organizations and local agencies to provide free or low cost health information, nutrition classes, community-wide health fairs and other health and wellness – oriented events.

42. Where feasible, the City will implement the Vista Los Mares Revitalization recommendations in the University of California at Irvine's Healthy Community Guide (March 2012), as grant funding is available.
43. Amend the Zoning Ordinance to allow the development of community gardens throughout the City.
44. Establish a Community Living Gardens program and identify viable community garden sites. Beaches, Parks, and Recreation staff will identify city-owned land and other locations within the community to provide opportunities to develop community gardens.
45. Amend the Zoning Ordinance to allow compatible agriculture uses in Residential, Commercial and Public zones.
46. Implement the City's Quiet Zone/Railroad Safety Program.

*Beaches, Parks and Recreation Economics and Financing*

47. Continue to require open space dedication or appropriate park in-lieu fees as part of the development review process.
48. Pursue grants and other funding opportunities for beaches, trails, parks and other recreational facilities in San Clemente.
49. Regularly review and update the Bike and Pedestrian Master Plan and the City Facilities Master Plan to provide adequate guidance for the provision of parks, trails, and other recreational facilities.
50. Investigate the possibility of establishing a volunteer staffing program to oversee recreational programs and reduce staffing costs at City public parks and recreational facilities.



of Calle Puente and West Canad  
Avenida Palizada.

## ATTACHMENT 2

Jim Pechous, City Planner, recommended the Commission continue this item to allow the applicant additional time to provide information requested by this Commission.

IT WAS MOVED BY CHAIR PRO TEM BROWN, SECONDED BY COMMISSIONER ANDERSON, AND UNANIMOUSLY CARRIED TO CONTINUE 1717 ½ NORTH EL CAMINO REAL, 724 ½ SOUTH EL CAMINO REAL, 111 ½ CALLE SEVILLE, 154 ½ WEST CANADA, 415 ½ NORTH OLA VISTA – (CONDITIONAL USE PERMIT (CUP) 11-253, CUP 12-091, CUP 12-092, CUP 12-093, CUP 12-094) – NEXTG NETWORKS CELL APPLICATIONS, TO THE REGULAR MEETING OF AUGUST 22, 2012.

### 10. NEW BUSINESS

#### A. General Plan Policies (Hook)

Review of the draft General Plan Governance Element and draft Health and Wellness section of the draft Beaches, Parks and Recreation Element.

Jeff Hook, Principal Planner, displayed GPAC revised draft elements on the overhead projection screen and requested the Planning Commission provide input. The Public Hearing draft of the General Plan will return to the Commission for final review and action. In addition, he thanked Denise Obrero, Housing Coordinator, for her efforts coordinating with public agencies, the Human Affairs Committee, Beaches and Parks Division Staff and others to help develop the Health and Wellness section of the Beaches, Parks and Recreation Element of the General Plan.

In response to a comment by Commissioner Darden, Denise Obrero, Housing Specialist, noted her research revealed little discussion of the perceived need for additional primary-care physicians in San Clemente and advised that most discussion of health-care services focused on needs of lower income residents and their families. She noted the benefits obtained from working with UCI grad students and expressed desire to continue the relationship.

Jeff Hook, Principal Planner, address a headline in the August 7, 2012 San Clemente Sun Post News newspaper regarding the Planning Commission's discussion of a possible restriction or to ban on drive-through facilities. He provided a list of the City's 10 to 12 drive-through businesses, including restaurants, banks, pharmacies and coffee kiosks. Although some cities consider drive-through businesses undesirable in terms of traffic, air pollution, litter and visual impacts, many residents find them convenient and necessary. He noted

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eight City zoning districts allow drive-through uses. Architecture and pedestrian overlay areas – such as the Del Mar/T-Zone and North Beach – do not allow drive-through uses and all requests for drive-through potential uses require conditional use permit approval. He noted that considering its size and population, San Clemente had relatively few drive-throughs compared with many other comparably-sized cities. He added that rather than precluding new drive-throughs, the City could choose to review such businesses more closely to ensure they meet stringent performance standards regarding architecture, landscaping, car stacking, overconcentration, signage, et cetera. He noted there was no intention to retroactively remove any drive-through uses in the City. He added that nationwide, studies have shown a link between land use and health and that there is a direct relationship between the health of residents and how cities are laid out and developed.

In response to a comment regarding the conditions of the City's public restrooms, he advised that if the Commission wanted to address the need for more attractive and convenient public restrooms, that topic would be best addressed in the "Public Services, Facilities and Utilities" Element and the Commission would have the opportunity to review that draft element again.

#### Health and Wellness Section of the Draft Beaches, Parks and Recreation Element

Following discussion, the Commissioners provided comment/suggested revisions as follows:

- Discussed a possible shortage of primary care physicians within and supported a Saddleback Hospital San Clemente Campus, to help maintain a high level of community emergency medical services and to enhance primary care. Commissioners suggested staff reach out to Saddleback Hospital, establish communication with hospital staff to discuss services provided to the community and the hospital's future needs, i.e. future medical office space.
- Agreed that all drive-through references should be removed from the Health and Wellness section to the Land Use Element and that drive-through services should continue to be regulated and all aspects of the uses should be addressed through design guidelines and the City's Conditional Use Permit process.
- Suggested further study of link between land use and health and wellness when considering toxic fumes produced by idling cars in drive-through lanes abutting residences.
- Commented that many residents commute to work and are dependent on drive-through uses; also commuters traveling on the freeway frequent drive-through restaurants.

- Commented that due to many hills throughout town and large residential communities without nearby commercial uses, many residents are used to driving to destinations.
- Suggested item no. 1 and no. 2 under Land Use Related Health and Wellness Policies (Page 2) be coordinated with the Bike and Pedestrian Master Plan. Suggested item no. 2 under Land Use Related Health and Wellness Policies, add “convenient and aesthetically pleasing” to its description of bike parking.
- Discussed in detail the potential to allow residents to keep chickens; all agreed to support allowing hens in low-density residential districts only, to start, and to regulate the number of chickens allowed; suggested revising Implementation measure no. 22 (page 4) and replacing “Amend” with “Consider amending”
- Supported new implementation to allow farmers markets as recommended by staff.
- Supported a new implementation measure to allow residents to use their front and back yards for vegetable gardens, vineyards, etc.
- Suggested addition language to Implementation Measure No. 3 (Page 6) to enable the evaluation of City codes and policies to determine if changes are needed to allow agricultural use of residential properties; address canyon and bluff protection, invasive species, water use/quality, and maintenance/aesthetics.
- Suggested using the pilot program on Vista Los Mares with UCI as a template to improve other areas in the City, including expansion in the number of community gardens.
- Suggested staff to revise Policy no. 1 (Page 5) to use of the word “reflective.”
- Suggested that staff add Implementation Measure no. 6 (Page 5) to address the planting and maintenance of street trees.

Jim Pechous, City Planner, stressed the need and importance for the Commission to fully understand the new “Governance” portion of the General Plan Update, and suggested the Commission continue the item to its August 22<sup>nd</sup> meeting, beginning with that section at the next meeting. He advised the Commissioners that the Implementation portions of the General Plan Update were meant to be revised as they are accomplished, and noted a requirement that the City review them on a yearly basis.

The Commissioners noted that there were no Implementation Measures under Governance. Jeff Hook, Principal Planner, said he would work with Planning Center to prepare implementation measures for review at the August 22<sup>nd</sup> next meeting.

IT WAS MOVED BY CHAIR PRO TEM BROWN SECONDED BY COMMISSIONER ANDERSON, AND UNANIMOUSLY CARRIED TO CONTINUE GENERAL PLAN POLICIES TO THE REGULAR MEETING OF AUGUST 22, 2012.

[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]

11. **OLD BUSINESS**

A. General Plan Policies (Hook)

Review of the draft General Plan Public Services, Facilities and Utilities Element.

Jeff Hook, Principal Planner, displayed GPAC revised draft elements on the overhead projection screen and requested the Planning Commission provide input. The Commission's preliminary review comments will be addressed in Public Hearing Draft General Plan, to return to the Commission for final review and action.

Chair Avera announced that in conversations with staff, it was suggested the Commission consider a change in the way it reviews draft General Plan Polices. The new process would involve the Commission providing commentary and suggesting revisions for further staff review, rather than actually "wordsmithing" at the meeting and making exact changes in real time. Staff can then research, make revisions, and properly reference each revision as necessary. The Planning Commission's changes are then reflected in the Public Hearing Draft General Plan for final Commission review and action. The Commissioners agreed to follow this new approach.

Arts and Culture

Following discussion, the Commissioners provided comment/suggested revisions as follows:

- Supported the implementation measures for this section as outlined in the implementation document.
- Suggestion revision of introductory sentence, consider replace the word "justifiably"
- Check and revise grammar of Goal sentence
- Under first policy, review and revise "Provision of" for consistency with other goals.

Human Services