

## Appendix A. Plant Selection Guide

Tree and shrub selections listed in this Appendix are a reflection of the Design Guidelines described in Section II.D. "Landscape Character." Other trees and shrubs may accomplish the same objectives and may be used with discretion, as approved by the City. Select drought-tolerant species.

The *Sunset Western Garden Book* should be consulted for information about each plant.

In this Appendix, a Tree List is given first. Trees are categorized by planting location:

1. Trees for General Site Conditions
2. Trees for Confined Planting Spaces
3. Trees for Parking Lots
4. Trees for Difficult Sites
5. Trees for High Fire Hazard Areas
6. Street Trees
  - 6a. View Corridor Streets
  - 6b. Non-View Corridor Streets
  - 6c. Trees for Specific Streets
7. Trees for Slopes
  - 7a. Coastal Slopes
  - 7b. Inland Manufactured Slopes

Following the Tree List is a Shrub List. Shrubs are listed for general use and for use in High Fire Hazard Areas.

# Trees

## 1. Trees for General Site Conditions

Trees in this section are appropriate for ornamental planting purposes in yards, open spaces, and planted setbacks. They need supplemental irrigation compatible with low water using shrubs and ground covers.

### la. Evergreen and Deciduous, (D), Non-Flowering Trees

Agonis flexuosa - PEPPERMINT TREE  
Agonis juniperina - JUNIPER MYRTLE  
Arecastrum romanzoffianum - QUEEN PALM  
Brachychiton populneus - BOTTLE TREE  
Brahea armata - MEXICAN BLUE FAN PALM  
Brahea brandegeei - SAN JOSE HESPER PALM  
Brahea edulis - GUADELUPE PALM  
Calocedrus decurrens - INCENSE CEDAR  
Casuarina equisetifolia - HORSETAIL TREE  
Casuarina stricta - COAST BEEFWOOD  
Cedrus atlantica - MT. ATLAS CEDAR  
Cedrus deodara - DEODAR CEDAR  
Cedrus libani - LEBANON CEDAR  
Ceratonia siliqua - CAROB (male only)  
Cinnamomum camphora - CAMPHOR TREE  
Cordyline indivisa - BLUE DRACAENA  
Cupaniopsis anacardioides - CARROTWOOD  
Cupressus sempervirens - ITALIAN CYPRESS  
Eucalyptus camaldulensis - RED GUM  
Eucalyptus citriodora - LEMON SCENTED GUM  
Eucalyptus cladocalyx - SUGAR GUM  
Eucalyptus lehmannii - LEHMAN'S GUM  
Eucalyptus leucoxydon - WHITE IRONBARK  
Eucalyptus polyanthemus - SILVER DOLLAR GUM  
Eucalyptus rudis - FLOODED GUM  
Eucalyptus spathulata - SWAMP MALLEE  
Eucalyptus viminalis - MANNA GUM  
Ficus rubiginosa - RUSTY-LEAFED FIG  
Fraxinus velutina "Modesto" - MODESTO ASH (D)  
Geigeria parviflora - AUSTRALIAN WILLOW  
Ginkgo biloba "Fairmount" - MAIDENHAIR TREE (male only) (D)  
Juglans californica - SOUTHERN CALIFORNIA BLACK WALNUT (D)  
Ligustrum lucidum - GLOSSY PRIVET  
Lithocarpus densiflorus - TANBARK OAK  
Melaleuca linariifolia - FLAXLEAF PAPERBARK  
Olea europaea (fruitless varieties) - OLIVE  
Parkinsonia acureata - MEXICAN FAN PALM  
Phoenix canariensis - CANARY DATE PALM  
Phoenix reclinata - SENEGAL DATE PALM  
Pinus species - PINE

*Pistachia chinensis* - CHINESE PISTACHE (D)  
*Pittosporum phillyraeoides* - WILLOW PIITOSPORUM  
*Platanus racemosa* - CALIFORNIA SYCAMORE (D)  
*Podocarpus gracilior* - FERN PINE  
*Quercus agrifolia* - COAST LIVE OAK  
*Quercus ilex* - HOLLY OAK  
*Quercus kelloggii* - CALIFORNIA BLACK OAK (D)  
*Quercus subra* - CORK OAK  
*Rhus lancea* - AFRICAN SUMAC  
*Schinus molle* - CALIFORNIA PEPPER  
*Schiius terebinthefolius* - BRAZILIAN PEPPER  
*Trachycarpus fortunei* - WINDMILL PALM  
*Tristania conferta* - BRISBANE BOX  
*Umbrellularia californica* - CALIFORNIA BAY  
*Washingtonia filifera* - CALIFORNIA FAN PALM  
*Washingtonia robusta* - MEXICAN FAN PALM  
*Zizyphus jujuba* - CHINESE DATE (D)

## **1b. Evergreen and Deciduous, Flowering Trees**

*Acacia* species - ACACIA  
*Arbutus unedo* - STRAWBERRY TREE  
*Arbutus menziesii* - MADRONE  
*Brachychiton acerifolius* - FLAME TREE (D)  
*Callistemon* species - BOTTLEBRUSH  
*Chorisia speciosa* - FLOSS SILK TREE (D)  
*Cotinus coggygria* - SMOKE TREE (D)  
*Eriobotrya deflexa* - BRONZE LOQUAT  
*Eriobotrya japonica* - LOQUAT  
*Eucalyptus sideroxylon* - RED IRONBARK  
*Jacaranda acutifolia* - JACARANDA (D)  
*Koelreuteria bipinnata* - CHINESE FLAME TREE (D)  
*Lagerstroemia indica* - CRAPE MYRTLE (D)  
*Lagunaria patersonii* - PRIMROSE TREE  
*Lyonothamnus floribundus* var.- CATALINA IRONWOOD  
*Melaleuca nesophila* - PINK MELALEUCA  
*Melaleuca quinquenervia* - CAJEPUT TREE  
*Melaleuca styphelioides* - BOTTLE BRUSH  
*Metrosideros excelsus* - NEW ZEALAND CHRISTMAS TREE  
*Metrosideros kermadecensis* - NCN  
*Prunus caroliniana* - CAROLINA CHERRY  
*Prunus cerasifera* "Atropurpurea" - PURPLE LEAFED PLUM  
*Prunus ilicifolia* - CATALINA CHERRY  
*Pyrus calleryana* 'Bradford' - BRADFORD PEAR (D)  
*Robinia ambigua* - PINK LOCUST (D)  
*Robinia pseudoacacia* - BLACK LOCUST (D)

## **2. Trees for Confined Planting Spaces.**

Trees in this section could be planted in courtyards, terraces, beside sidewalks and buildings. They need supplemental irrigation compatible with low water using shrubs and ground covers.

Agonis flexuosa - PEPPERMINT TREE  
Agonis juniverina - JUNIPER MYRTLE  
Arecastrum romanzoffianum - QUEEN PALM  
Brachyrhizon populneus - BOTTLE TREE  
Brahea armata - MEXICAN BLUE FAN PALM  
Brahea brandegeei - SAN JOSE HESPER PALM  
Brahea edulis - GUADELUPE PALM  
Cordyline indivisa - BLUE DRACAENA  
Eucalyptus citriodora - LEMON SCENTED GUM  
Geigera parviflora - AUSTRALIAN WILLOW  
Melaleuca nesophila - PINK MELALEUCA  
Melaleuca quinquenervia - CAJEPUT TREE  
Melaleuca styphelioides - BOTTLE BRUSH  
Metrosideros excelsus - NEW ZEALAND CHRISTMAS TREE  
Metrosideros kermadecensis - NCN  
Pyrus calleryana 'Bradford' - BRADFORD PEAR (D)  
Trachycarpus fortunei - WINDMILL PALM

### **3. Trees for Parking Lots**

Trees planted within parking lots or on parking lot perimeters must have a clearance between the paving and lateral branches of at least 8'. The trees on this list either are naturally high branching or can be pruned successfully to become high branching.

Arecastrum romanzoffianum - QUEEN PALM  
Cupaniopsis anacardioides - CARROTWOOD  
Platanus racemosa - CALIFORNIA SYCAMORE (D)  
Podocarpus gracilior - FERN PINE  
Pyrus calleryana 'Bradford' - BRADFORD PEAR (D)  
Washingtonia filifera - CALIFORNIA FAN PALM  
Washingtonia robusta - MEXICAN FAN PALM

### **4. Trees for Difficult Sites.**

Trees listed here are for areas which might have high foot traffic and adverse conditions such as school yards, park fringes, and beside dirt paths.

Eucalyptus leucoxydon - WHITE IRONBARK  
Pterocarya stenoptera - CHINESE WINGNUT TREE (D)  
Schinus molle - CALIFORNIA PEPPER  
Schinus terebinthifolius - BRAZILIAN PEPPER

### **5. Trees for High Fire Hazard Areas**

Trees listed here have low fuel capacities; therefore, they are useful for planting in areas which border native sites. These trees survive with limited supplemental irrigation.

Arbutus unedo - STRAWBERRY TREE  
Ceratonia siliqua - CAROB TREE  
Pittosporum jillyraeoides - WILLOW PITTOSPORUM  
Prunus caroliniana - CAROLINA CHERRY

Prunus ilicifolia - CATALINA CHERRY  
Schinus terebinthifolius - BRAZILIAN PEPPER

## **6. Street Trees**

Trees listed here are divided into three categories: 6a) Those trees suitable for planting along streets which are view corridors; 6b.) Trees suitable for planting along streets without ocean views; and 6c.) trees for specific streets.

### **6a View Corridor Trees**

These trees have slender silhouettes and are short to moderate in height. One is deciduous (D) which is an extremely desirable characteristic.

Arbutus unedo - STRAWBERRY TREE  
Arecastrum romanzoffianum - QUEEN PALM  
Brahea armata - MEXICAN BLUE PALM  
Brahea brandegeei - SAN JOSE HESPER PALM  
Brahea edulis - GUADALUPE PALM  
Callestemon species - BOTTLEBRUSH  
Geigera parviflora - AUSTRALIAN WILLOW  
Melaleuca quinquenervia - CAJEPUT TREE  
Pyrus calleryana 'Bradford' - BRADFORD PEAR (D)  
Trachycarpus fortunei - WINDMILL PALM  
Washingtonia filifera - CALIFORNIA FAN PALM  
Washingtonia robusta - MEXICAN FAN PALM

### **6b. Non-view Corridor Trees**

These trees have broader crowns than the trees listed above but are still within the same height limits. Deciduous (D) habits are not preferable as they are on View Corridors. All of the View Corridor Trees may be used on Non-view Corridors.

Agonis flexuosa - PEPPERMINT TREE  
Brachychiton populneus - BOTIZE TREE  
Cupaniopsis anacardioides - CARROTWOOD  
Eucalyptus sideroxylon - RED IRONBARK  
Jacaranda acutifolia - JACARANDA (D)  
Koelreuteria bipinnata - CHINESE FLAME TREE (D)  
Ligustrum lucidum - GLOSSY PRIVET  
Metrosideros excelsus - NEW ZEALAND CHRISTMAS TREE  
Metrosideros kermadecensis - NCN  
Olea europaea - OLIVE  
Pistachia chinensis - CHINESE PISTACHE (D)  
Tristania conferta - BRISBANE BOX

### **6c Trees for Specific Streets**

El Camino Real and the Pacific Coast Highway: Washingtonia robusta - MEXICAN FAN PALM, 30 feet on center.

El Portal: Cupaniopsis anacardioides, to approximate the existing Ficus trees near the park Washingtonia robusta, planted along with the Cupaniopsis.

Camino Estrella: Phoenix canariensis, boulevard tree.

Camino de los Mares: Washingtonia robusta, boulevard tree; Platanus acerifolia, boulevard tree.

Del Mar: Cupaniopsis anacardioides, boulevard tree; Metrosideros excelsus, accent tree.

## **7. Trees for Slopes**

Trees listed here are taken from *Scenic Corridors Master Plan*.

### **7a. Coastal Slopes**

Agonis flexuosa - PEPPERMINT TREE  
Arecastrum romanzoffianum - QUEEN PALM  
Cupressus macrocarpa - MONTEREY CYPRESS  
Eucalyptus torquata- CORAL GUM  
Melaleuca nesophila - PINK MELALEUCA  
Pinus torreyana – TORREY PINE

### **7b. Inland Slopes**

Acacia baileyana - BAILEY ACACIA  
Acacia decurrens - GREEN WATTLE  
Agonis flexuosa - PEPPERMINT TREE  
Arbutus unedo - STRAWBERRY TREE  
Eucalyptus lehmannii - BUSHY YATE  
Eucalyptus leucoxylon - WHITE IRONBARK  
Eucalyptus sideroxylon - RED IRONBARK  
Eucalyptus torquata - CORAL GUM  
Geijera parviflora - AUSTRALIAN WILLOW  
Heteromeles arbutifolia - TOYON  
Melaleuca nesophila - PINK MELALEUCA  
Metrosideros excelsus - NEW ZEALAND CHRISTMAS TREE  
Pinus halepensis - ALEPPO PINE

## Shrubs: General Use

Drought resistant shrubs for General Site Conditions.

Shrubs in this section are appropriate for ornamental planting purposes in yards, open spaces, and planted setbacks. They need supplemental irrigation compatible with drought resistant trees and ground covers.

Abelia grandiflora - GLOSSY ABELIA  
Acacia - NCN  
Agapanthus species - LILY OF THE NILE  
Aloe species - NCN  
Arbutus unedo - STRAWBERRY TREE  
Bougainvillea species - NCN  
Buxus microphylla japonica - JAPANESE BOXWOOD  
Caesalpinia gilliesii – BIRD OF PARADISE BUSH  
Caesalpinia pulcherrima - BARBADOS PRIDE  
Calliandra eriophylla - FAIRY DUSTER  
Calliandra tweedii - BRAZILIAN FLAME BUSH  
Callistemon citrinus - BOTTLEBRUSH  
Calothamnus quadrifidus - NET BUSH  
Carissa grandiflora - NATAL PLUM  
Cassia armata - CANDLE BUSH  
Cassia artemisioides - FEATHERY CASSIA  
Cassia coquiembensis - NCN  
Cassia didymobrya - NCN  
Cassias sturtii - NCN  
Catha edulis - KHAT  
Ceanothus species - CALIFORNIA LILAC  
Cercis occidentalis - WESTERN RED BUD  
Cercocarpus betuloides - MOUNTAIN IRONWOOD  
Chamaerops humilis - MEDITERRANEAN FAN PALM  
Chamelaucium uncinatum - GERALDTON WAX FLOWER  
Cistus species - ROCKROSE  
Comarostaphyllis diversifolia - SUMMER HOLLY  
Convolvulus cneorum - BUSH MORNING GLORY  
Coreopsis verticillata - NCN  
Cotinus coggygria - SMOKE TREE  
Cotoneaster species - NCN  
Crassula species - JADE PLANT  
Dendromecon harfordii - ISLAND BUSH POPPY  
Dietes species - AFRICAN IRIS  
Dodonaea viscosa - HOPSEED BUSH  
Echium fastuosum - PRIDE OF MADEIRA  
Elaeagnus pungens - SILVER BERRY  
Encelia californica - BUSH SUNFLOWER  
Erigonum giganteum - ST. CATHERINE'S LACE  
Escallonia species - NCN  
Euryops pectinatus - NCN  
Fallugia paradoxa - APACHE PLUME  
Feijoa sellowiana - PINEAPPLE GUAVA

Galvezia speciosa - BUSH SNAPDRAGON  
Grevillea noellii - NCN  
Hakea laurina - PINCUSHION TREE  
Hakea saligna - WILLOWLEAF HAKEA  
Hakea suaveolens - SWEET HAKEA  
Halimocistus sahucii - NCN  
Helianthemum nummularium - SUN ROSE  
Helianthemem scoparium - BUSH ROSE  
Helianthemem valgare - PROSTRATE SUN ROSE  
Heteromeles arbutifolia - TOYON  
Hibiscus syriacus - ROSE OF SHARON  
Hypericum patulum henryi - NCN  
Ilex species - HOLLY  
Jasmine parkeri - DWARF JASMINE  
Jasmine mesneyi - PRIMROSE JASMINE  
Lantana species - NCN  
Lavandula species - LAVANDER  
Leptospermum laevigatum - AUSTRALIAN TEA TREE  
Leptospermum scoparium - NEW ZEALAND TEA TREE  
Lupinus arboreus - BUSH LUPINE  
Lysiloma thornberi - FEATHER BUSH  
Mahonia species - OREGON GRAPE  
Melaleuca species - NCN  
Metrosideros excelsus - NEW ZEALAND CHRISTMAS TREE  
Metrosideros kermadecensis - NCN  
Mimulus puniceus - RED MONKEY BUSH  
Myoporum species - NCN  
Myrtus communis - TRYE MYRTLE  
Nandina domestica - HEAVENLY BAMBOO  
Nerium oleander - OLEANDER  
Nolina longifolia - NOLINA  
Ochna serrulata - MICKEY MOUSE PLANT  
Pennisetum setaceum - FOUNTAIN GRASS  
Photinia species - NCN  
Pittosporum species - MOCK ORANGE  
Plumbago auriculata - CAPE PLUMBAGO  
Portulacaria afra - ELEPHANTS' FOOD  
Prunus species - CHERRIES  
Psidium cattleianum - STRAWBERRY GUAVA  
Punica granatum - POMEGRANATE  
Pyracantha species - FIRETHORNE  
Raphiolepis species - HAWTHORNE  
Rhamus species - COFFEEBERRY  
Rhus species - LAUREL SUMAC  
Ribes species - CURRENTS AND GOOSEBERRIES  
Rosmarinus officinalis - ROSEMARY  
Ruscus hypoglossum - NCN  
Salvia species - SAGE  
Simmondsia chinensis - JOJOBA  
Solanum suecies - VINES  
Sollya heterophylla - AUSTRALIAN BLUEBELL CREEPER



Spartium junceum - SPANISH BROOM  
Tecomaria species - HONEYSUCKLE  
Teucrium fruticans - BUSH GERMANDER  
Thevetia peruviana - YELLOW OLEANDER  
Thevetia thevetiodes - GIANT THEVETIA

### Shrubs: High Fire Hazard Areas

These shrubs may be used in other locations but are particularly suited to fire hazard areas.

Arctotheca calendula - CAPE WEED  
Baccharis pilularis - PROSTRATE COYOTE BUSH  
Coprosma kirkii - CREEPING COPROSMA  
Lippia canescens - LIPPIA  
Myoporum parvifolium - MYOPORUM  
Nerium oleander - OLEANDER  
Pyracantha species - FIRETHORNE  
Rhamnus alaternus - BUCKHORN  
Ribes species - CURRENTS, GOOSEBERRIES

## Appendix B. Glossary

**Arcade:** A row of arches, either free-standing or attached to a wall.

**Cornice:** Any projecting ornamental molding along the top of a building or wall.

**Courtyard:** An outdoor area spatially defined by a building, wall, planting or other elements.

**Gable Roof:** A sloping roof with a triangularly shaped end wall, with the slope on either side of a ridge.

**Group Open Space** (*In Multi-Family Residential*): An outdoor area for human activity that is shared by the occupants of two or more dwelling units. Examples include courtyards, patios, plazas, playgrounds, recreation fields, outdoor minimizing pools and other usable outdoor space. Parking areas, driveways, drop off areas or any other space used by automobiles shall not be considered Group Open Space.

**Hip Roof:** A roof having a line where two adjacent upward slopes meet.

**Historically Significant Sites:** A property designated as significant for historical or architectural purposes by the City of San Clemente, County of Orange, State of California., or listed on the National Register of Historic Places.

**Loggia:** A gallery open on one or more sides, usually at the edge of a structure along a garden.

**Patio:** An outdoor area that adjoins a building, and is usually paved with decorative materials.

**Pergola:** A covered walk in a garden, usually formed by a double row of posts with joists above and covered by climbing plants.

**Plaza:** An open air area for public gathering and activity. In the Spanish tradition, a public square in a town.

**Private Open Space** (*In Multi-Family Residential*): A spatially defined outdoor area for the exclusive use by occupants of one dwelling unit.

**Shed Roof:** A roof with a single slope in one direction. A building may contain several "shed" roofs, each over a part of the building.

**Streetscape:** The three-dimensional space of the public right-of-way between the planned street curb line and property line. The Streetscape area normally includes the public sidewalk and landscaped areas along the sidewalk.

**Veranda:** An open gallery or balcony with a roof, usually supported by light structural members.

## Appendix C. Recommended Reading

D. Hannaford and R. Edwards, *Spanish Colonial or Adobe Architecture of California*. 1800-1850. Architectural Book Publishing Co., Inc. 1990.

H. Philip Staats, *California Architecture in Santa Barbara*. Architectural Book Publishing Co., Inc. 1990.

Sally B. Woodbridge, *California Architecture*. Historic American Buildings Survey. 1988.

S. Polyzoides, *Courtyard Housing in Los Angeles*. University of California Press. 1982.

A. Clark, Wallace Neff, *Architect of California's Golden Age*. Capra Press, Santa Barbara 1986.

Doris Walker, *Dana Point Harbor/Capistrano Bay: Home Port for Romance*. See Pages 110-116, "San Clemente-Spanish Village by the Sea" To-The-Point Press, Dana Point. 1981, 1987.

## **Appendix D. City Council Resolution of Adoption**

### **RESOLUTION NO. 91-128**

#### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ADOPTING NEGATIVE DECLARATION NO. 91-60 AND ADOPTING THE DESIGN GUIDELINES FOR SAN CLEMENTE**

WHEREAS, the City Council directed staff and appointed an Urban Design Citizen Advisory Committee to prepare draft Design Guidelines to apply to new development requiring discretionary review in San Clemente, outside of the areas of the City covered by adopted specific plans, and

WHEREAS, the draft Design Guidelines were formulated with extensive input from the Citizen Advisory Committee and the general public at three City-wide public workshops, and

WHEREAS, the purpose of the Design Guidelines is to, among other things, aid the development design review process in San Clemente by providing written, qualitative design standards by which to judge and/or design development projects in the City, and

WHEREAS, the Design Guidelines are to be utilized by project applicants, staff and the decision making bodies responsible for discretionary review of development projects, and

WHEREAS, the principles and standards set forth in the Design Guidelines inherently allow for flexibility and creative design solutions and are to be used in conjunction with the San Clemente Municipal Code and other applicable design and safety related regulations, and

WHEREAS, the Code of the City of San Clemente and other applicable design and safety related regulations may supersede the Design Guidelines where appropriate, and

WHEREAS, the draft Design Guidelines were circulated for a 108 day public review and comment period from July 22,1991, to November 6,1991, and

WHEREAS, pursuant to CEQA Guidelines Section 15063, an initial study was prepared for the draft Design Guidelines and it was determined that the Design Guidelines would have no significant impact on the environment and, therefore, draft Negative Declaration No. 91-60 was prepared, duly advertised and posted and circulated for a twenty-one day period, and

WHEREAS, on September 9 and September 24, 1991, the Community Design Commission held duly-noticed public hearings and on October 1 and October 15 the Planning Commission held duly-noticed public hearings on the draft Design Guidelines and considered comments presented by City staff and other interested parties and forwarded a recommendation to City Council, and

WHEREAS, on November 6,1991, the City Council held a duly-noticed public hearing on the Design Guidelines for San Clemente and considered evidence presented by staff, and other interested parties.

NOW, THEREFORE, the City Council of the City of San Clemente does hereby resolve as follows:

Section 1: After reviewing the initial study, the proposed negative declaration and all comments received during the public review process, the City Council has determined that the Design Guidelines for San Clemente - July, 1991 will not have a significant impact upon the environment. As a result of its review of the aforementioned documents, the City Council hereby adopts Negative Declaration 91-60 and finds that a Notice of Determination pursuant to CEQA Guidelines Section 15705 should be issued.


Pursuant to Title 14, California Code of Regulation Section 753.5(c)(1), the City Council has determined that, after considering the record as a whole, there is no evidence that the proposed Design Guidelines will have the potential for any adverse effect on wildlife resources or the habitat upon which the wildlife depends. Furthermore, on the basis of substantial evidence, the City Council hereby finds that any presumption of adverse impact has adequately been rebutted. Therefore, pursuant to Fish and Game Code Section 711.2 and Title 14, California Code of Regulations Section 753.5(a)(3), the project is not required to pay Fish and Game Department filing fees.

Section 2: The City Council hereby adopts the Design Guidelines for San Clemente - July 1991 (Exhibit A) attached hereto, to be utilized and implemented immediately.

PASSED AND ADOPTED this 6th day of November, 1991.

ATTEST:

  
CITY CLERK of the City of  
San Clemente, California

  
Mayor of the City of  
San Clemente, California

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss  
CITY OF SAN CLEMENTE)

I, MYRNA ERWAY, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. 91-128 was adopted at a regular meeting of the City Council of the City of San Clemente held on the 6th day of November, 1991, by the following vote:

AYES: BENEDICT, HAGGARD, MAYOR DIEHL  
NOES: LORCH  
ABSE: ANDERSON

  
CITY CLERK of the City of  
San Clemente, California

Approved as to form:

  
City Attorney  
L:\ms\110691\cmo Rev: 10/31

## **Appendix E. Architectural Guidelines: MU3 Zone—Mixed-use Projects on Small Lots (12,000 square feet or smaller)**

### **1. Purpose**

The purpose of these guidelines is to augment the City’s Design Guidelines to address the design challenges (see Background below) that arise when mixed-use projects are constructed on small lots in the MU3 zone. (For the purpose of these guidelines, “small lots” shall mean lots of 12,000 square feet or less.) These guidelines reflect the City’s acknowledgement that small-lot development presents specific design challenges requiring special attention.

These guidelines, in tandem with the main principles and guidelines in the City’s Design Guidelines, are meant to maintain and enhance the unique “Spanish-Village-by-the-Sea” character of the MU3 zone (referred to in the City’s Design Guidelines as The Del Mar District). The intent is to encourage site and structural development that exemplifies the Ole Hanson era. At the same time, creative interpretation of Spanish Colonial Revival architecture should be permitted, where appropriate.

### **2. Application and Amendment of Guidelines**

These guidelines will be used in the design review processes called for in the City’s Zoning Ordinance for the following types of projects on small lots in the MU3 zone:

- New mixed-use development; and/or
- Exterior modifications, alterations, or additions to buildings remaining as mixed-use and/or converting to mixed-use.

These guidelines may also be used, in conjunction with the City’s Zoning Ordinance, to assist with a determination of whether mixed-use projects on small lots are eligible for staff, Zoning Administrator, or Planning Commission waivers from design review.

For the purposes of these design guidelines, the projects described in this section shall be referred to as “mixed-use projects on small lots.” Please refer to the City Zoning Ordinance for details on the design review and waiver processes.

The removal or addition of pictures in these guidelines by City staff for the purpose of further clarifying the guidelines does not require amendment of these guidelines. The amendment of principles in these guidelines requires the approval of the City Council, with recommending authority resting with the Planning Commission. The public review process for amendments shall be that followed for the original adoption of the Design Guidelines and this Appendix.

### 3. Use of Design Guidelines

These guidelines are to be used in conjunction with the Design Guidelines of the City of San Clemente. To use these design guidelines, first consult the City's Design Guidelines and then refer to these supplemental guidelines.

These guidelines are intended to serve as a guide to property owners, business persons, developers, and/or builders of mixed-use projects on small lots in the MU3 zone. These guidelines will also provide a framework for design review by City staff, the Planning Commission Design Review Subcommittee, the Planning Commission, and the City Council, as well as input from community members. The guidelines shall serve as the basis for the decision-makers to formulate the necessary findings for their design-related decisions.

### 4. Background/Design Challenges and Objectives

The vision for Downtown San Clemente provided in the City's General Plan (1993) is one of a vibrant and relatively urban pedestrian atmosphere. The maximum height (3 stories) and floor area (2.0) allowed for mixed-use projects in this district support this vision. It can be particularly challenging to accommodate this intensity of development on small lots, which by their nature have less room to offset, buffer, and/or mitigate dense projects than large lots have. The limited amount of space on a small lot can make it difficult to achieve both the goal of relatively urban development and development that complies with the City's Spanish Colonial Revival design guidelines.

The following potential design challenges have been identified with regard to mixed-use development on small lots:

- **Massing, scale, and height: “Overly massive” buildings, buildings that appear “top heavy,” and/or buildings that appear too tall and narrow** – This type of massing is directly contrary to the low-scale and relatively limited massing typically found on small lots in Spanish Colonial Revival districts and neighborhoods and encouraged in the City's Design Guidelines. Massing problems on small lots can result from a number of factors. Given Downtown San Clemente's “village”-like scale, currently (2001) one to two stories in height, three-story structures can seem imposing and “out-of-scale” or “out of character” to the Downtown pedestrian. The ocean views from upper stories and the limited building footprints possible at the street level (because of the size of the lot and the parking required) can result in significant amounts of square footage being proposed for upper stories. The relatively narrow street frontage of most small lots can intensify the tall and narrow appearance of three story structures;
- **Massing, scale, and elevation: Long and/or tall unbroken (without openings, stepbacks, or setbacks) side and/or rear elevations** – The limited amount of space for floor area and parking on small lots is the primary contributor to this design challenge. In order to achieve desirable interior spaces and to accommodate parking, buildings almost certainly need to be located at a zero setback from rear and side property lines. When buildings are located along a side property line, public safety concerns prohibit openings for doors and

windows and balcony materials. In addition, the parking spaces and driveways required for projects limits the amount of floor area that can be built on the street level of the project. This means that additional floor area is pushed into upper stories, competing for space that could be used for balconies and setbacks;

- **Long driveways that can appear “cavernous” and “architecturally uninteresting”** – On small lots, driveways, which require a minimum width to provide adequate circulation, take up a relatively bigger proportion of the lot than on larger lots. This means that a driveway can be particularly problematic for a small lot, which by its nature, has less room to accommodate the required driveway and development that can offset the aesthetic impacts of driveways;
- **Limited landscaping and outdoor spaces** – Landscaping and outdoor spaces are two design elements that can address some of the previously discussed design challenges. The limited size of small lots can mean fewer street level opportunities for landscaping and outdoor spaces. The need for outdoor spaces and landscaping on upper stories can compete with need for interior floor area.

The specific design objectives established here for mixed-use projects on small lots, which accompany other design objectives set forth in the main body of the City’s Design Guidelines, are as follows:

- Massing, proportion and scale appropriate to Spanish Colonial Revival style;
- Compatible scale with and/or sensitive scaling toward existing neighborhood development;
- Side and rear elevations that are visually interesting from public and pedestrian spaces;
- Driveways that are designed to be as visually interesting to the pedestrian as possible;
- High density, high-quality and pedestrian-oriented landscaping and materials chosen and placed to enhance public and pedestrian views of projects.

The guidelines provided in the following section are intended to provide specific suggestions to help achieve the objectives described in the main body of the City’s Design Guidelines and previously in this appendix.

## 5. Design Guidelines

Along with the guidelines provided in the main body of the City’s Design Guidelines, mixed-use projects on small lots should comply with the following guidelines:

1. “Box-like” building forms and long unbroken and/or blank elevations are discouraged, particularly when visible from the street. The building volume or mass should be broken up into smaller units to better relate to the physical scale of the MU3 zone. Additional design techniques that should be used to break up unacceptable bulk and mass include, but are not limited to:
  - Setbacks within stories and between stories, thereby creating elevations with varied planes;





- Setbacks from side and/or rear property lines so that doors and windows may be provided to break up elevations;
- Use of varied rooflines and/or a combination of gabled, hip, and shed roofs;



- Use of a combination of horizontal and vertical elements, e.g. pilasters, columns, exterior stairways, towers;



2. Stepbacks of at least five feet should be provided for at least 25 percent of the building face on each story; this will provide building off-sets and variation in building mass.
3. Third stories should be setback at least 20 feet from the front property line and 10 feet from lower stories, particularly on front and side elevations toward the street.

4. Areas of maximum height and the building's highest points should be setback from neighboring structures. Crowding or overwhelming neighborhood buildings should be avoided. The general building form should not contrast greatly with neighboring structures. If the neighboring structure is one or two-stories, then it will be particularly important to consider: 1) Significantly limiting the size of the 3<sup>rd</sup> story of the project or eliminate it entirely; and 2) Significantly stepping back the 2<sup>nd</sup> and 3<sup>rd</sup> story elements from the first story to reduce massing incompatibilities between neighboring properties.
5. Where existing or approved neighboring projects have side walls located at zero setback, proposed projects are encouraged to be located along these side walls.
6. When a street slopes, a project is encouraged to be located on the side of the lot that minimizes the differences in height between adjacent projects.
7. The appearance of vertical canyons between structures and/or between a building and the neighboring property, including those created by driveways, should be minimized. A variety of design techniques can be used to minimize the appearance of canyons, including, but not limited to:
  - Stepping back upper stories along the side elevations to increase the distance between structures as building height increases and to minimize the vertical appearance of elevations;
  - Providing a variety of planes along side elevations to create visual interest;
  - Providing setbacks from the property line along side elevations, particularly toward the street and in upper stories, to provide visual interest and to allow for doors and windows and other openings that create visual interest;

The construction of port cocheres, gates, arbors, and residential and commercial spaces above the driveway to add interesting architectural elements to the project and to shield the view of the rear portions of the project from the street;



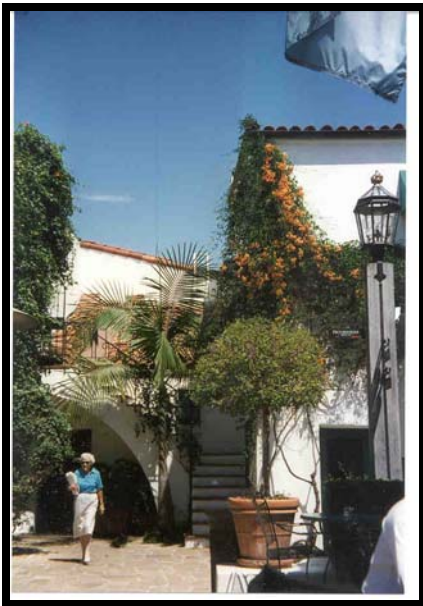


- The use of interesting and varied paving materials in the driveway including pavers, bricks, stone, stamped concrete, and combinations of these materials;
- The use of landscaping along driveways and in upper stories to buffer the massing of buildings;
- Providing significant visual interest in buildings located at the rear of the driveway and visible from the street.

8. Buildings on sloping lots should step down with the topography of the lot.
9. The minimization of curb cuts and other spatial gaps along streets is encouraged and is particularly important given the narrow street frontages of small lots. Shared parking and accessways are strongly encouraged. During the review process, applicants should attempt to make legal arrangements to share driveways and parking, where appropriate. Conditions of approval that relate to shared parking and access should be considered as part of the project review process.
10. Pedestrian linkages to other projects and streets is encouraged to encourage pedestrian circulation and minimize the need for additional parking and access to parking.
11. Materials should be used to reduce the apparent mass and/or scale of a building. Please refer to the City's Design Guidelines and particularly the Guidelines for Spanish Colonial Revival Districts for guidelines regarding materials. Complementary colors on window mullions, building trim and other design elements is encouraged to reduce a building's perceived scale.

12. Landscaping and outdoor spaces such as balconies, niches, and small courtyards should be used to reduce the apparent height, massing, and scale of buildings. The following uses of landscaping are encouraged:

- At least one canopy form tree should be provided along the front elevation, either at ground level or on a second story balcony to buffer massing impacts on the street. For the purposes of this guideline, a palm tree is not considered a canopy tree. A canopy form tree may be defined as a tree that has a width dimension similar to the height of the tree. A canopy form tree's overhead plane provides fuller density, which results in an improved screening effect. (Please refer to the attached list of recommended canopy trees);
- Landscaping on the street level and on upper stories that is chosen to maximize pedestrian interest and to buffer and/or compliment massing and scale, including the use of hanging baskets, planters and/or pots containing trees, shrubs, hedges, ornamental plants, and climbing vines. (Please refer to the attached list of recommended plants for pots);
- Selections of plant materials that provide contrast through texture and color variation (i.e., screening in multiple levels). Screening types of plant material (plants that are primarily evergreen) include plants that have a high foliage density. The following is one example of multiple level landscaping: 1) Foreground plant—*Pittosporum variegata*; 2) Midground plant—*Phothia Fransei*; and 3) Background plant—*Prunus caroliniana* 'compacta'.



Attachments:

List of Recommended Canopy Trees  
List of Recommended Plants for Pots

## Trees

C- Canopy, P- Pots

(Categories from Design Guidelines)

(1. Trees for General Site Conditions)

(1a. Evergreen and Deciduous, (D), Non-Flowering Trees)

- C – *Ceratonia siliqua* – CAROB (male only)
- C – *Cinnamomum camphora* – CAMPHORA TREE
- P – *Cordyline indivisa* – BLUE DRACENA
- C – *Cupaniopsis anacardeioides* – CARROTWOOD
- P – *Cupressus sempervirens* – ITALIAN CYPRESS
- C – *Ficus rubiginosa* – RUSTY-LEAFED FIG
- C – *Juglans californica* – SOUTHERN CALIFORNIA BLACK WALNUT (D)
- P – *Ligustrum lucidum* – GLOSSY PRIVET
- C – *Olea europaea* (fruitless varieties) – OLIVE
- C – *Platanus racemosa* – CALIFORNIA SYCAMORE (D)
- P – *Podocarpus gracilior* – FERN PINE
- C – *Quercus agrifolia* – COAST LIVE OAK
- C – *Rhus lancea* – AFRICAN SUMAC
- C – *Schinus molle* – CALIFORNIA PEPPER
- C – *Schinus terebinthifolius* – BRAZILIAN PEPPER

(1b. Evergreen and Deciduous, Flowering Trees)

- P – *Arbutus unedo* – STRAWBERRY TREE
- C – *Jacaranda acutifolia* – JACARANDA (D)
- C – *Kolreuteria bipinnata* – CHINESE FLAME TREE (D)
- P – *Melaleuca nesophila* – PINK MELALEUCA
- P – *Metrosideros excelsus* – NEW ZEALAND CHRISTMAS TREE
- P – *Prunus caroliniana* – CAROLINA CHERRY

(2. Trees for Confined Planting Spaces)

- P – *Arecastrum romanzoffianum* – QUEEN PALM
- P – *Cordyline indivisa* – BLUE DRACAENA

(3. Trees for Parking Lots)

- C – *Cupaniopsis anacardioides* – CARROTWOOD
- C – *Platanus racemosa* – CALIFORNIA SYCAMORE (D)

(4. Trees for Difficult Sites)

C – *Schinus molle* – CALIFORNIA PEPPER  
C – *Schinus terebinthifolius* – BRAZILIAN PEPPER

(5. Trees for High Fire Hazard Areas)

P – *Arbutus unedo* – STRAWBERRY TREE  
P – *Prunus caroliniana* – CAROLINA CHERRY

(6. Street Trees)

(6a. View Corridor Trees)

P – *Arbutus unedo* – STRAWBERRY TREE  
P – *Callistemon* species – BOTTLEBRUSH

(6b. Non-view Corridor Trees)

C – *Cupaniopsis anacardioides* – CARROTWOOD  
C – *Jacaranda acutifolia* – JACARANDA (D)  
P – *Ligustrum lucidum* – GLOSSY PRIVET  
P – *Metrosideros excelsus* – NEW ZEALAND CHRISTMAS TREE  
C – *Olea europaea* – OLIVE

## **Shrubs: General Use**

C- Canopy, P- Pots

P – *Arbutus unedo* – STRAWBERRY TREE  
P – *Callistemon citrinus* – BOTTLEBRUSH  
P – *Chamaerops humilis* – MEDITERRANEAN FAN PALM  
P – *Dodonaea viscosa* – HOPSEED BUSH  
P – *Escallonia* species – NCN  
P – *Feijoa sellowiana* – PINEAPPLE GUAVA  
P – *Hakea suaveolens* – SWEET HAKEA  
P – *Leptospermum laevigatum* – AUSTRALIAN TEA TREE  
P – *Leptospermum scoparium* – NEW ZEALAND TEA TREE  
P – *Metrosideros excelsus* – NEW ZEALAND CHRISTMAS TREE  
P – *Photinia* species – NCN  
P – *Prunus* species – CHERRIES  
P – *Thevetia peruviana* – YELLOW OLEANDER