



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: March 18, 2015

PLANNER: Amber Gregg, Associate Planner *AG*

SUBJECT: Interpretation 13-505, Conditional Use Permit 13-249, Architectural Permit 13-251, and Site Plan Permit 13-252 La Ventura Event Facility, a request to consider a new one-story commercial building, a Conditional Use Permit for a shared parking agreement and operation of a special event facility totaling 5,505 square feet, and an interpretation concerning an accessory structure for a courtyard wall. The project is located at 2316 South El Camino Real in the Neighborhood Commercial zoning district (NC3) and the legal description is Lots 3 and 4, Block 10, Tract 852, and Assessor's Parcel Number 690-446-17.

REQUIRED FINDINGS

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

Conditional Use Permit, Section 17.16.060

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

Architectural Permit, Section 17.16.100

1. The architectural treatment of the project complies with the San Clemente General Plan.
2. The architectural treatment of the project complies with any applicable specific plan and this title in areas including, but not limited to, height, setback, color, etc.
3. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines.

4. The general appearance of the proposal is in keeping with the character of the neighborhood.
5. The proposal is not detrimental to the orderly and harmonious development of the City.

Site Plan Permit, Section 17.16.050

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

Interpretation, Section 17.04.040

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

BACKGROUND

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

Since that approval, the applicant has decided to develop a special event facility as opposed to the previously approved commercial and office building. In addition, the applicant is requesting to utilize off-site parking at a City owned lot located within 300 feet of the project site. The modifications require an Architectural, Site Plan, and a Conditional Use Permit. An interpretation is also needed concerning wall heights, which will be discussed later in this report.

The project came before the Planning Commission in December 2013 and January 2014, but was ultimately tabled to allow the applicant and the adjacent property owner (Spanish Village) time to address parking easement questions.

The project returned to the Planning Commission for review on July 16, 2014. At the meeting the Planning Commission had concerns about traffic and noise impacts to the surrounding properties. The applicant requested to table the item so he could provided the Commission with a noise study, and additional requested information about valet services. The applicant has provided that information and it will be reviewed later in this report. In addition, the applicant has also acquired the adjacent parking lot, behind San-O Tires, for an additional 12 on-site spaces, this too will be reviewed later in the report. For additional background information, the Staff Reports and minutes from the three previous Planning Commission reviews are provided under Attachments 9, 10, and 11.

The project site is zoned Neighborhood Commercial (NC3). The parcel is surrounded by commercial uses to the north, east, and west, with single-family homes to the south. The parcel shares a private access and shared parking easement at the back of the parcel, with the adjacent three commercial properties. See Attachment 6 for details. The applicant is not proposing to utilize the shared spaces to meet parking requirements.

The Development Management Team reviewed the application on August 1, 2013, October 24, 2013, and April 10, 2014, October 30, 2014, and January 29, 2015, and supports the request, subject to the proposed conditions of approval. The required public noticing was conducted for the project and, to date no public comments have been received.

PROJECT DESCRIPTION

The applicant is proposing a 5,505 square foot, one-story commercial building to be operated as an event facility. The building is designed in a Spanish Colonial Revival architectural style and provides a grand parlor, kitchen, restrooms, lounge and large enclosed courtyard.

Development Standards

Based on this request, staff analyzed the project under the requirements of Neighborhood Commercial (NC3) and determined the proposed project complies with all of the required development standards, as described in the Table 1:

Table 1
Development Standards

	<i>NC3 Zone Requirements</i>	<i>Proposed Project</i>	<i>Meets Standards</i>
<u>Setbacks</u> (Minimum)			
Front	0'	4'	Yes
Side	0'	0'	Yes
Rear	20'	68'	Yes

	NC3 Zone Requirements	Proposed Project	Meets Standards
<u>Lot Coverage</u> (Maximum)	50%	21%	Yes
<u>Floor Area Ratio</u> (Maximum)	.35	.2	Yes
<u>Building Height</u> (Maximum)	45' & 3 Stories	28.5' & 1 Story	Yes
<u>Parking</u> (Minimum)	38 spaces	52 Spaces	Yes*
<u>Landscaping</u> (Minimum)	10%	13%	Yes

*Parking total includes the proposed 22 off-site parking spaces and 30 on-site spaces.

Architecture

Although not in the Architectural Overlay, the applicant is proposing Spanish Colonial Revival architecture. The building will be white stucco with light sand, bump and roll finish designed to emulate the finish on historic buildings such as the Casa Romantica. The roofing material will be single-barrel tiled roof with 25% random mortar packing, and the inset doors and windows will be bronzed anodized metal. The front portion of the development is an enclosed courtyard that functions as an outdoor room with a fireplace. The walls surrounding the courtyard are 12 feet in height and four feet off the front property line. The building is located approximately 45 feet from the front property line. There is a large ten-foot wide arcade around the main entrance to the courtyard. The arcade has large segmented arches and is covered by large wood beams.

Site Design

The building will be located towards the front of parcel, with a courtyard adjacent to the street. The parking will be located at the back of the property. Placing the courtyard at the front of the parcel allows the building to act as a buffer between the events and adjacent residences, and directs ambient noise away from the adjacent residents. The primary vehicular entrance is from South El Camino Real with secondary access points from Avenida San Gabriel and a little further south on El Camino Real. The applicant will reconfigure the intersection of El Camino Real and Avenida San Gabriel to comply with engineering requirements to ensure safe and adequate vehicular access (Condition 34E).

Traffic/Parking

The location of the site, at the terminus of an intersection, proposed several design challenges. The proposed building and parking configuration was developed under the previous approved project and not modified because of site complexities. It is vital that the project have its own ingress and egress from El Camino to keep as much traffic as possible off of West Avenida San Gabriel. West Avenida San Gabriel is a narrow residential street with circulation and parking issues. Access off of El Camino Real and adequate on-site parking is intended to help deter patrons from parking on Avenida San Gabriel. Potential

traffic impacts on surrounding streets were analyzed by the City Traffic Engineer and found to be a less than significant impact.

The facility has 30 on-site parking spaces and will utilize 22 off-site spaces, for a total of 52. Parking ratio for an event facility is one space per four occupants. The Applicant is proposing a facility that occupies 150 people resulting in a parking requirement of 38 spaces. With the on-and off-site parking, the applicant has a surplus of 14 spaces.

The property has a private reciprocal parking and access easements with the adjacent commercial properties. Although access and parking are available per the agreement, they are not included in the parking count ensuring the development does not rely on the private agreement and would meet standards without it.

The applicant is also requesting to provide valet parking services to help facilitate the use of on- and off-site parking. There were a number of questions concerning valet at the last meeting. The applicant has provided a letter from the valet company detailing their ingress and egress movements which is provided under Attachment 4. Valet parking will be reviewed further in the analysis portion of the report.

Landscaping

The NC3 zone requires 10% of the site be landscaping. The project proposes 3,566 square feet which is 13% of the site. The plant palette consists of drought tolerant and native species. Landscaping along the public right-of-way includes a mix of green spires and New Zealand flax, and several citrus trees. At the back of the property, the applicant proposes ground cover, trees, and creeping fig vines to cover the wall.

Along the north property line, the property has a zero lot line setback. Architectural details have been added to this side of the building to help articulate the building. In addition, staff and the Design Review Subcommittee believed that landscaping could greatly improve the aesthetics of this side of the building. With no room to landscape, the applicant acquired permission from the adjacent property owner to allow him to place landscaping on his property to achieve this desired aesthetic improvement. The applicant is proposing tall trees and shrubs to help add movement, interest, and aesthetic relief. A condition of approval (Condition 16) has been included requiring a landscaping easement be recorded on the adjacent property ensuring the landscaping will remain.

PROJECT ANALYSIS

Architectural Permit

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

pedestrian friendly details including enhanced landscaping, two decorative murals and architectural details.

Per the Centennial General Plan, the project is located in a Freeway Gateway and the "Surf Zone". For the complete Land Use and Urban Design Element sections of the General Plan for South El Camino Real, east of the I-5 freeway, please see Attachment 5. The goal for this section of South El Camino Real, east of the I-5 freeway is:

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

The Centennial General Plan does not specify a specific architectural style be used. Land Use Policy, LU-14.02, Architecture at Gateways, mentions architecture and states "We acknowledge and promote the Area's eclectic, surfing heritage by encouraging a wide range of architectural styles, including "surf culture" architectural style." Urban Design Policy, UD-5.08 Los Molinos and the Surf Zone states "We encourage the use of diverse architectural styles that reflect the eclectic character and local context of these areas. Emphasis shall be placed on quality design and building materials per the Zoning Code and Design Guidelines." The applicant is proposing Spanish Colonial Revival architecture which is consistent with the history and culture of the City, and will coordinate well with the adjacent Cotton's Point, senior housing development.

Conditional Use Permit

Zoning Ordinance Section 17.16.060 requires public assembly uses obtain a Conditional Use Permit (CUP), and Section 17.64.110 requires that off-site parking requests obtain a CUP. The purpose of a CUP is to limit potential adverse negative impacts to surrounding properties. Potential concerns with public assembly uses are noise, traffic, and parking. The proposed hours of operation are 8 am to 10 pm daily. Previously, the applicant had requested operating hours be permitted at 8 am to midnight, with the ability to stay open until 1 a.m. for holidays such as New Years. The applicant and the managing company, Iva Lee's, have reviewed their business plan and have reduced the hours based on anticipated operations. Conditions of approval have been included addressing hours of operation, clearance of premises and permitted clean up hours (Conditions 9 and 10).

Noise

In regard to noise, the applicant has designed the project so the outdoor gathering area (courtyard) is at the front of the property, away from adjacent residents. The building creates a buffer from the courtyard and the neighbors which helps mitigate potential noise impacts from the events. The applicant is not proposing exterior amplified sound. All amplified sound will be limited to the indoor portion of the building and not on the courtyard.

Since the last Planning Commission review, an acoustical analysis has been completed on the proposed project; a copy of the report is provided under Attachment 3. The study analyzed interior and exterior noise potentials, including noise levels from the parking lot. It

investigated how noise would effect all nearby properties, including the residents located up East Avenida San Gabriel and directly adjacent to the property. The study concluded that although noise would be generated from the project, none of the activities would exceed permitted City noise levels. The sound study identified the potential for exterior noise levels from interior amplified sound to exceed City standards. However, this concern can be mitigated by conditioning amplification to a maximum decibel (dBC) level.

The following mitigation measures are recommended and are included as conditions of approval (Conditions 57, 58, 59, and 18)

- Provide a sound meter with warning light to be used by performers to insure that they limit their interior sound levels (95 dBC Leq and 105 dBC maximum during the hours of 7:00 am to 10:00 pm, and 85 dBC Leq and 95 dBC maximum during the hours of 10:00pm to 7:00 am) such that the potential exterior noise levels do not exceed City noise standards.
- Provide a copy of Section 8.48 of the Municipal Code as part of the contract with all musicians with acknowledgement of all potential applicable fines.
- Install automatic door closers on all exterior doors of the building to ensure doors are not left open. Post sign next to the doors requiring them to be closed when not in use.
- Amplified music shall not be permitted on the patio (modified from study as it addresses amplified sound and amplified sound is not proposed on the patio).

In addition to the mitigation measures, staff has conditioned all doors and windows be kept closed while amplified sound is occurring and they adhere to the City's noise ordinance (Condition 11 and 21).

Staff believes that based on the sound study and proposed conditions of approval, noise will be a less than significant impact.

Parking and Circulation

During the previous review, vehicular access and parking was a concern to the Planning Commission. Designing the main entrance off of El Camino Real helps alleviate potential impacts to Avenida San Gabriel. Without the El Camino Real entrance, the point of entry to the facility would be from Avenida San Gabriel, or through the Spanish Village office center south of the project site. This would be a burden on the residential neighborhood and would most likely result in increased parking impacts to the neighborhood as well. The reconfigured intersection the applicant would construct creates a safe access point with a visible entrance, while improving the pedestrian circulation for the immediate area by installing an additional crosswalk.

In regard to parking, the applicant previously proposed 18 on-site parking spaces. Since then, the applicant has entered in to a purchase agreement for the adjacent parking lot located behind San-O Tires. This is surplus parking for San-O and not required for the existing commercial development. The accusation of the parking lot results in 30 on-site

parking spaces. The applicant is requesting 22 off-site parking spaces, so that their total parking exceeds the required parking by 14 spaces.

The off-site parking spaces are located across El Camino Real on an undeveloped portion of a City owned parking lot along the alley. The applicant will install retaining walls to level the parking lot, pave and stripe the spaces, install landscaping and irrigation, provide all necessary water quality improvements, and lease the spaces from the City at a fee to be determined by the City Council. The net increase of parking spaces to the City is 22, and the applicant can use the spaces during his events. When not in use by the applicant, the parking will be available for public use. See Exhibit 1 for location.

Exhibit 1
Proposed 22 Space, Off-site Parking Lot



In addition, the applicant is requesting the ability to have valet parking services. Valet parking would facilitate usage of the on- and off-site parking, alleviating spillover to adjacent residential streets. The applicant is proposing to require valet services for events exceeding 80 guests. According to the valet company's letter, the 30 on-site parking spaces could hold 38 cars when valet services are used, and the 22 off-site spaces could accommodate 27 vehicles, for a total of 65 cars.

Staff has included two conditions concerning parking: 1) include in the facility rental agreement that guests are not to park on adjacent streets, and the management shall provide pamphlets identifying on- and off-site parking locations; with the requirement that valet services be required for 80 or more guests, and 2) the vender agreement shall prohibit valet companies from parking on adjacent streets (Conditions 16 and 17).

At the previous meeting there were also concerns about how the valet attendants would access the cars in the off-site parking lot. The traffic intersection has been redesigned to include a pedestrian crossings at the south portion of the intersection. This results in only one pedestrian crossing needed to gain access to the off-site cars; the previous design required the valets to cross two crosswalks.

Based on the above information, staff does not believe the proposed project will have an adverse effect on the surrounding neighborhood. The Zoning Ordinance requires a minimum of 38 spaces be provided for the project. The applicant has provided 52 spaces, with an increased capacity of 65 spaces when the valet service is utilized. The proposed parking exceeds parking requirements by nearly 75%.

Other Event Facility Operations

At the last meeting there were questions about the operations of other special event facilities and there operations. The following table provides requested information as well as the proposed project requests.

Table 2
Event Facilities in the City and their Operations*

Facility	Hours	Amp Sound Permitted	Valet Parking	Nearest Residence
Casa Romantica 150 guests max	4-10 pm daily	Yes, Indoors & amphitheater area	Required over 50 guests, at nearby City parking lot	Apx 30 ft
Ole Hanson Beach Club 175 guest max	8am-11pm Mon-Sat 8am-9pm Sunday	Yes, Indoors	No	Apx 170 ft
Municipal Golf Course 200 guest max	Past sunset to Midnight daily	Yes till 11:30pm indoors	No	Apx 50 ft
Casino 375 guest max	6am-1am daily	Yes, indoors	Optional	Apx 115 ft
La Ventura 150 guest max	8am-10pm daily	Indoors only requested	Requested	Apx 80 ft

**Measurements were taken from closest point of the event building or outdoor gathering area to nearest residence.*

Reviewing the proposed project with comparable event locations in the City, the request is similar to operations of the other facilities. The hours of operation are more conservative in the evening hours than all locations with the exception of the Casa Romantica which also ends at 10pm. The proposed facility is 80 feet from the nearest residence with the Casa Romantica and Municipal Golf Course located 30 feet and 50 feet respectively from residents. The proposed project, like the Casa Romantica, has parking that abuts residences. A landscaped block wall is proposed to separate the project site the adjacent residence which reduces noise impacts per the sound study (page 12 of Attachment 3).

Staff contacted Code Enforcement about concerns with any of the above facilities and found that they have not been a nuisance on the surrounding neighborhood or residences.

Interpretation

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

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

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

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

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

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

The NC3 zone has a zero lot line setback. Per the Zoning Ordinance a three-story building could theoretically be built at the front property line. Since the structure is located within the

building envelope and can be interpreted to fall under the definition of an attached accessory structure, staff believes the courtyard wall qualifies as an attached accessory structure.

Based on the above information, staff finds that the proposed use meets the required interpretation findings, in that the courtyard wall falls under the accessory structure classification and is similar in nature to the listed use in the definition in terms of its function. This interpretation was preliminarily supported by the Planning Commission at the July 16, 2014 meeting.

Design Review Subcommittee (DRSC)

The design of the project has not changed since the last Planning Commission review. To provide a complete analysis of the project, staff has included previous Design Review Subcommittee (DRSC) comments for your convenience. The project was reviewed by the DRSC on November 13, 2013 and May 14, 2014. Table 2 outlines DRSC concerns and the applicant’s modifications.

Table 2
DRSC Concerns and Project Modifications

<i>DRSC Concerns</i>	<i>Project modifications</i>
Concerns about blank walls along El Camino Real.	Modified. Applicant added arched insets that will house wall murals.
North property line building wall is tall with no architectural details or visual relief. Concerns about aesthetics and potential vandalism in the future.	Modified. Applicant added trellises and arched insets. In addition the applicant has included tall landscaping such as Italian Cypress for vertical relief.
Applicant requested the use of control joints.	Modified. The DRSC stated that they supported the use of minimal control joints because the building was not located in the Architectural Overlay. DRSC stated that the joints should be incorporated into the design of the building in an appropriate way. Final locations for the control joints shall be reviewed and approved by the City Planner per the conditions of approval.
Applicant was proposing a single species of evergreen hedge along the front property line. The DRSC desired an improved pallet that had more decorative plant materials.	Modified. The applicant has added New Zealand flax plants and three citrus trees. As conditioned, a final landscape and irrigation plan shall be reviewed, approved and inspected by the City’s Landscape Architect.

GENERAL PLAN CONSISTENCY

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

Table 3
General Plan Consistency

Policies and Objectives	Consistency Finding
<p>LU-2.01. Quality. We require that new development protect community character by providing architecture, landscaping and urban design of equal or greater quality than surrounding development, and by respecting the architectural character and scale of adjacent buildings.</p>	<p>Consistent. The proposed project is designed in the Spanish Colonial Revival architectural style and exemplifies a high quality design equal or greater to the surrounding developments. The project provides landscaping and pedestrian elements at the front property line while respecting the character and scale of the adjacent buildings.</p>
<p>LU-2.03. Neighborhood Compatibility. We require that commercial projects abutting residential neighborhoods be designed and operated to protect residents from the effects of noise, light, odors, vibration traffic, parking and other operational impacts.</p>	<p>Consistent. The project respects the adjacent residents in the following ways: the site was designed with the courtyard at the front of the property to keep outdoor functions and potential noise away from the residents, the building between the courtyard and the residents helps mitigate potential noise impacts, there is no outdoor amplified sound proposed and the project has been conditioned to include the recommendations of the noise study, parking and traffic concerns have been mitigated through site planning, adequate parking, and proper ingress and egress access.</p>

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):

The Planning Division completed an initial environmental assessment for this project per the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission determine the project is exempt from CEQA as a Class 3 exemption per CEQA Guidelines Section 15303. This is recommended because the project involves the construction of one new commercial building of less than 10,000 square feet in floor area in an urbanized area on a site zoned for the proposed event facility land use not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

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

This is the recommended action. This action would result in the adoption of the attached resolution, allowing the project as proposed, per required findings and conditions of approval.

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

This action would result in any modifications being incorporated into the project, such as architectural detail, finish, massing changes or modifications to conditions of approval. Examples could include the Planning Commission not supporting the interpretation of the courtyard wall height of 12 feet and requiring the applicant to reduce it to six feet in height, or the Planning Commission could require valet services be provided for a guest count lower than 80.

3. The Planning Commission can deny the project.

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

RECOMMENDATION

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

Attachments:

1. Resolution No. PC 15-011
Exhibit A – Conditions of Approval
2. Location Map
3. Sound Study
4. Letter from Valet company with valet information
5. Access and shared parking easement location
6. General Plan Sections for South El Camino Real
7. Photos of Existing Conditions
8. Planning Commission Report and Minutes December 18, 2013
9. Planning Commission Report January 22, 2014
10. Planning Commission Report and Minutes July 16, 2014
11. Petition submitted by the applicant of supportive surrounding businesses
12. Proposed Operating Regulations, as provided by the applicant
Full Size Plans and reduced plans with colored elevations

RESOLUTION NO. PC 15-011

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

WHEREAS, on June 24, 2013, an application was submitted, and deemed complete on January 29, 2015, by Don Kappauf, 1908 South El Camino Real, San Clemente, CA 92672, for Conditional Use Permit 13-249, Architectural Permit 13-251, Site Plan Permit 13-525, a request to consider the construction of a 5,456 square foot new event facility. The subject site is also located in the Neighborhood Commercial zoning district (NC3) at 2316 S. El Camino Real. The site's legal description is Lot 3 and 4, Block 10, Tract 852, and Assessor's Parcel Number 690-446-17; and

WHEREAS, the Planning Division completed an initial environmental assessment of the above matter in accordance with California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine this project categorically exempt from CEQA as a Class 3 exemption pursuant to CEQA Guidelines Section 15303 because the project involves the construction of one new commercial building of less than 10,000 square feet in floor area in an urban area on a site zoned for the proposed event facility land use not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive; and

WHEREAS, on August 1, 2013, October 24, 2013, April 10, 2014; October 30, 2014, and January 29, 2015, the City's Development Management Team reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable requirements; and

WHEREAS, on December 18, 2013, the Planning Commission held a duly noticed public hearing on the subject application and considered evidence presented by the City staff, the applicant, and other interested parties and continued the item to January 22, 2014; and

WHEREAS, on January 22, 2014, the Planning Commission held a duly noticed public hearing on the subject application and tabled the item to a future date at the request of the applicant; and

WHEREAS, on July 16, 2014, the Planning Commission held a duly noticed public hearing on the subject application and considered evidence presented by the City staff, the applicant, and other interested parties, and tabled the item to a future date at the request of the applicant to address Planning Commissions concerns; and

WHEREAS, on March 18, 2015, the Planning Commission held a duly noticed public hearing on the subject application and considered evidence presented by the City staff, the applicant, and other interested parties.

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

Section 1: The project is categorically exempt from CEQA as a Class 3 exemption pursuant to CEQA Guidelines Section 15303 because the project involves the construction of one new commercial building of less than 10,000 square feet in floor area in an urban area on a site zoned for the proposed event facility land use not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

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

- A. The proposed use, an event facility with a shared off-site parking agreement, is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all the applicable provisions of Title 17 of the San Clemente Municipal Code, the San Clemente General Plan, and the purpose and intent of the zone in which the use is being proposed in that it is a visitor serving use with high quality architecture within a freeway gateway defined area.
- B. The site is suitable for the type and intensity of use that is proposed in that the project complies with all developments standards with the approval of the off-site parking agreement and was designed to minimize potential adverse impacts of the facilities operations on surrounding businesses and adjacent residents. .
- C. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity in that the project must comply will all applicable codes including fire, engineering, Municipal and Building and Safety.
- D. The proposed use will not negatively impact surrounding land uses in that the proposed project provides a new access point to the facility at a signaled intersection, and the project meets parking requirements.

Section 3: With regard to Architectural Permit (AP) 3-251, the Planning Commission finds as follows:

- A. The architectural treatment of the project complies with the San Clemente General Plan for gateway locations. The project is a high quality architecture in the Spanish

Colonial Revival style and complies with site design and architectural elements of the City's Design Guidelines.

- B. The architectural treatment of the project complies with the General Plan Urban Design Element for Gateway areas and supports the General Plan Land Use Element to maintain attractive gateways reflecting the eclectic character of the area. The project also complies with the Zoning Ordinance development standards including, but not limited to, height, setback, design, and parking.
- C. The architectural treatment and design elements of the project complies with the architectural guidelines in the City's Design Guidelines in that the building utilizes traditional architectural detail of Spanish Colonial Revival style, such as single barrel tile roof, white stucco, recessed windows and doors, and wrought iron details.
- D. The general appearance of the proposal is in keeping with the character of the neighborhood in that the applicant is proposing a one-story building with pedestrian friendly elements along the public right of way, with parking located at the back of the building.
- E. The proposal is not detrimental to the orderly and harmonious development of the City in that the proposed project is a permitted commercial use within a commercial zone and the proposed project is within the permitted development standards of the project site.

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

- A. The proposed development is permitted within the subject zone pursuant to the approval of a Site Plan Permit, Architectural Permit, and Conditional Use Permit, and complies with all the applicable provisions of Title 17 of the San Clemente Municipal Code, the goals and objectives of the San Clemente Centennial General Plan, and the purpose and intent of the zone in which the development is being proposed (Neighborhood Commercial zoning district [NC3]) in that the project is in conformance with all development standards with the approval of these entitlements.
- B. The site is suitable for the type and intensity of development that is proposed in that the project conforms to the requirements of the Zoning Ordinance, including but not limited to parking, floor area ratio, and lot coverage.

- C. The proposed development will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity in that the project must comply with all applicable codes including fire, engineering, Municipal and Building and Safety.
- D. The proposed development will not be unsightly or create disharmony with its locale and surroundings as the project is respectful and in character with the surrounding development. The project provides primary ingress and egress on El Camino Real to detour patrons from accessing the project site from Avenida San Gabriel. The project also meets parking requirements and proposes a off-site parking agreement of 22 spaces ensuring parking needs are met.
- E. The proposed development will minimize or eliminate adverse physical or visual effects which might otherwise result from unplanned or inappropriate development, design, or location. The proposed project is in a zone that permits developments up to 45 feet in height with zero setback from the public right-of-way. The proposed project has been designed to fit in with the character of the surrounding community in terms of scale and architecture and is providing an access point from El Camino Real as opposed to providing access off Avenida San Gabriel. The one-story development will be a nice addition to the streetscape and help improve the immediate area.

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

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

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

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on March 18, 2015.

Chair

TO WIT:

I HEREBY CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of San Clemente on March 18, 2015, and carried by the following roll call vote:

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

Secretary of the Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL

Conditional Use Permit 13-249, Architectural Permit 13-251, Site Plan Permit 13-525, Interpretation 13-505, La Ventura Event Center

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

2. Prior to the issuance of building permits, the owner or designee shall submit for review, and shall obtain the approval of the City Attorney or designee for, a shared parking agreement between the subject property owner and the City of San Clemente for the use of 22 off-site parking spaces. Following approval of the agreement by the City Attorney or designee, the owner or designee shall have the parking agreement recorded with the County of Orange; prior to the issuance of the first permit, the owner or designee shall furnish a copy of the recorded agreement to the Community Development Department. *[Citation - Section 17.24.050.C.2 of the S.C.M.C.]* ■(PInG.)_____

3. Thirty (30) days after project approval, the owner or designee shall submit written consent to all of these imposed conditions of approval to the Community Development Director or designee. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PIng.) _____
4. Conditional Use Permit 13-249, Architectural Permit 13-251, Site Plan Permit 13-525 shall become null and void if the use is not commenced within three (3) years from the date of the approval thereof. Since the use requires the issuance of a building permit, the use shall not be deemed to have commenced until the date that the building permit is issued for the development. *[Citation - Section 17.12.150.A.1 of the SCMC]* (PIng.) _____
5. A use shall be deemed to have lapsed, and Conditional Use Permit 13-249, Architectural Permit 13-251, Site Plan Permit 13-525, and Interpretation 13-505 shall be deemed to have expired, when a building permit has been issued and construction has not been completed and the building permit has expired in accordance with applicable sections of the California Building Code, as amended. *[Citation - Section 17.12.150.C.1 of the SCMC]* (PIng.) _____
6. The owner or designee shall have the right to request an extension of Conditional Use Permit 13-249, Architectural Permit 13-251, Site Plan Permit 13-525 and Interpretation 13-505 if said request is made and filed with the Planning Division prior to the expiration date as set forth herein. The request shall be subject to review and approval in compliance with section 17.12.160 of the Zoning Ordinance. *[Citation - Section 17.12.160 of the SCMC]* (PIng.) _____
7. Prior to the issuance of building permits, the applicant or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the final approval for the project. *[Citation – City Quality Assurance Program]* (PIng.) _____
8. Prior to issuance of certificate of occupancy, the project shall be develop in conformance with the site plan, floor plans, elevations, details, and any other applicable submittals approved by the Planning Commission on March 18, 2015, subject to the Conditions of Approval. Any deviation from the approved plans or other approved submittal shall require that the owner or designee submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Zoning Administrator or Planning Commission. *[Citation - Section 17.12.180 of the SCMC]* (PIng.) _____

9. The approved hours of operation are 8 a.m. to 10 p.m., seven days a week. Customers shall vacate the premises within 30 minutes of event completion. Clean up activities shall cease by 11 p.m. and all workers/caterers/vendors shall have vacated the premises by 11 p.m. The maximum occupancy shall not exceed 150 persons, the maximum proposed by the applicant. ■■ (PIng.) _____
10. There shall be no loitering in the parking lot. Employees, vendors, and guest shall not linger after the event or purpose is complete to not create a negative noise on the adjacent residences. ■■ (PIng.) _____
11. Amplified sound shall be permitted indoors only in a manner that conforms to the City's noise ordinance during the approved operating hours. All doors and windows shall remain closed when amplified sound is in use. ■■ (PIng.) _____
12. All parking lot and building light fixtures shall be designed and installed to ensure that no light spillage or light trespass occurs. ■■ (PIng.) _____
13. The property owner or designee shall maintain all landscaped areas as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. The property owner or designee shall maintain all irrigation systems as approved on the final landscape plans in proper operating condition. Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation system failures shall be repaired immediately. *[Citation - Section 17.68.060.A&B of the of the SCMC]* ■■ (PIng.) _____
14. The applicant shall maintain canopy trees in a manner that they provide coverage and encourages the canopy to grow to provide shade. The applicant shall avoid pruning the trees to the point where they do not grow into a canopy tree. ■■ (PIng.) _____
15. The applicant shall enter into a landscaping easement with the property owner at 2310 South El Camino Real (APN 690-446-20), with the City as a third part to allow for the landscaping of the wall between the two properties. ■■ (PIng.) _____
16. The management company of the event center shall include in the facility rental agreement that guests shall not park on Avenida San Gabriel, and they shall provide a map to customers showing available parking lot areas and that events with 80 or more guest shall be required to provide valet services. ■■ (PIng.) _____

17. The vender agreement shall state that valet parking services shall not park vehicles on residential streets, and shall utilize the on-site El Camino Real ingress and egress to shuttle cars to the adjacent off-site parking lot. It shall also state that the valet booth shall not impact on-site parking spaces or circulation. ■■(PIng.) _____
18. Outdoor amplified sound is not part of this approval. Any outdoor amplified sound would require an amendment of the Conditional Use Permit or the approval of a Special Activity Permit. *[Citation - Section 17.16.240.D & 17.16.250.D of the SCMC]* ■■ (PIng.) _____
19. Signage is not part of this review. Any signage for this proposed development shall require the owner or designee to submit for review and obtain approval of a Sign Permit or Master Sign Program in accordance with the City's Sign Ordinance. *[Citation - Section 17.16.040. & 17.16.155 of the SCMC]* ■■(PIng.)_____
20. Prior to issuance of grading and/or building permits, the owner or designee shall submit for review and approval by the City Landscape Architect a detailed landscape and irrigation plan incorporating drought tolerant plants. *[Citation – Section 17.68.020.B.2 of the SCMC]* ■■ (PIng.)_____ (B,P&R) _____
21. In the event that noise impacts neighboring businesses, the tenant must soundproof the facility, or use other best management practices as determined by the City Planner, to eliminate the problem and comply with the City Noise Ordinance. *[Citation – Direction form the Planning Commission 2011]* (PIng.)_____

Spanish Style Architecture

22. Prior to issuance of building permits, the owner or designee shall submit for review and obtain approval of the City Planner or designee for plans indicating the following: (PIng.)_____
- A. Two-piece clay tile roofing shall be used with booster tiles on the edges and ridges and random mortar packing. The mortar shall be packed on 100 percent of the tiles in the first two rows of tiles and along any rake and ridgeline, and shall be packed on 25 percent of the tiles on the remaining field. Mortar packing shall serve as bird stops at the roof edges. The volume of mortar pack to achieve the appropriate thickness shall be equivalent to a 6 inch diameter sphere of mortar applied to each tile. *[Citation – City of San Clemente Design Guidelines, November 1991]*

- B. Stucco walls with a 'steel, hand trowel' (no machine application), smooth Mission finish and slight undulations (applied during brown coat) and bull-nosed corners and edges, including archways (applied during lathe), with no control/expansion joints. *[Citation – City of San Clemente Design Guidelines, November 1991]*
- 23. All doors shall have a minimum inset of eight inches, and all windows what have a minimum inset of six inches. ■■ (PIng.)_____
- 24. All architectural decorative details shall be reviewed and approved by the City Planner prior to installation, including but not limited too: cornice, decorative lighting, wall murals, etc. ■■ (PIng.)_____
- 25. Plans showing the location of expansion joints shall be reviewed and approved by the City Planner prior to issuance of building permit. ■■ (PIng.)_____
- 26. The two inset arches along El Camino real shall have decorative wall murals, with appropriate lights. The murals shall be reviewed and approved through the Minor Architectural Permit Process prior to installation. ■■ (PIng.)_____

Roof Equipment

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

Fees and Plan Check Deposit

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

Reports –Soils and Geologic, Hydrology

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

Grading

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

Improvement Plans

- 34. Prior to issuance of any permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for frontage improvement plans, prepared by a registered civil engineer. The owner or his designee shall be responsible for the construction of all required frontage and onsite improvements as approved by the City Engineer including but not limited to the following: *[Citation – Section 15.36, 12.08.010, and 12.24.050 of the SCMC]* ■ ■ (Eng.)_____

 - A. Streets, sidewalks, curbs, gutters, storm drains, catch basins, sewer lines, traffic signal improvements, landscaping, onsite storm drain and street lights. All private and public improvements shall be designed and constructed in accordance with City standards.

- B. The owner or his designee shall be responsible for the construction of all required frontage and onsite improvements as approved by the City Engineer or his designee.
- C. The owner or his designee shall be responsible for the construction of storm drain system as required by the City Engineer or his designee to convey storm water from the alley and El Camino Real to an approved drainage facilities.
- D. Drive aisles and parking area slopes shall not exceed 5%. Handicap parking stall slope shall not exceed 2% in any direction.
- E. The owner or his designee shall be required to modify and upgrade the intersection and the traffic signal at S. El Camino Real and W. Avenida San Gabriel as required by the City Engineer or his designee. The work shall include, but not limited to, traffic signal modifications, loop detectors, cabinets upgrade, pull boxes, median, left turn pocket, relocation of signal poles/utilities and other required appurtenances per City Engineer direction.
- F. Per City Municipal Code Section 12.08.010 (A), when building permit valuations exceed \$50,000, the owner or designee shall construct sidewalk along the property frontage. This includes construction of compliant sidewalk up and around drive approach to meet current City standards (2% cross fall) when adequate right-of-way exists. If necessary, a sidewalk easement may be required to be granted to the City prior to the final of permits for any portion of sidewalk within the property needed to go up and around the drive approach or other obstructions.
- G. An Engineering Department Encroachment Permit shall in place prior to the commencement of any work in the public right-of-way.

Merger of Parcels

35. Prior to the issuance of the building permits, if applicable, the applicant or his designee shall merge all of the properties into one parcel as approved by the City Engineer or his designee. *[Citation – Section 15.36 of the SCMC]*

■ (PIng.)____(Eng.)_____

Easements

36. Prior to issuance of any permits, the owners of 2316 and 2310 South El Camino Real shall enter into a Drainage Easement Agreement(s) with the City to accept conveyance of the drainage from the alley to the existing drainage facilities south of the applicant's property. The easement documents shall be reviewed and approved by the City and recorded at the County Recorder's Office prior to

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

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

Drainage

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

NPDES

39. Prior to issuance of any permit, the owner shall demonstrate to the satisfaction of the City Engineer that the project meets all requirements of the Orange County National Pollutant Discharge Elimination System (NPDES) Storm Drain Program, and Federal, State, County and City guidelines and regulations, in order to control pollutant run-off. The owner shall submit for review, and shall obtain approval of the City Engineer for, plans for regulation and control of pollutant run-off by using Best Management Practices (BMP's). *[Citation – Section 13.40 of the SCMC]* (Eng.)_____
40. Prior to issuance of any permit, the owner or designee shall submit for review a project binder containing the following documents: *[Citation – Section 13.40 of the SCMC]* (Eng.)_____
- A. For all projects that are greater than one (1) acre, a Notice of Intent (NOI) for coverage under the General Construction Storm Water Permit must be filed with the State Water Resources Control Board <http://www.waterboards.ca.gov/stormwtr/construction.html> and a copy of the NOI, a WDID number and a copy of the Storm Water Pollution Prevention Plan (SWPPP) must be filed with the City.

- B. If the site is determined to be a "Priority Project" (as defined by the Orange County Municipal Storm Water Permit available at <http://www.waterboards.ca.gov/sandiego/programs/ocstormwater.htm>) a final Water Quality Management Plan (WQMP) must be recorded with the Orange County Recorder's Office and filed with the City. Site design plans shall incorporate all necessary WQMP requirements which are applicable at the time of permit issuance.
- C. If a site is determined to be a "Non-Priority Project", a final Non Priority Project Checklist must be filed with the City.

Water

- 41. Prior to issuance of any permits, the owner or designee shall submit for review and shall obtain the approval of the City Engineer or designee for water improvement plans specific to the project, prepared by a registered civil engineer, which reflect consistency with the City's Water standards. Said plan shall provide for the following: *[Citation – Resolution 10-88 and Section 15.36 of the SCMC]*
(Eng.)_____

 - A. Indicate a service system which provides, or allows for, independent water metering.
 - B. All water meters shall be tapped into the public water main and be located in the public ROW.
 - C. A double detector check shall be installed at the transition from public to private for water systems.

Financial Security

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

CONDITIONS TO BE SATISFIED PRIOR TO CERTIFICATES OF OCCUPANCY

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

CONDITIONS TO BE SATISFIED PRIOR TO RELEASE OF FINANCIAL SECURITY

- 44. Prior to release of financial security, the owner or designee shall demonstrate to the satisfaction of the City Engineer or designee that all survey monuments damaged or destroyed are restored. "Corner Records" shall be prepared for submission to the City Engineering Division and for filing with the County Surveyor's Office in compliance with AB 1414. All restorations of survey monuments shall be certified by the Registered Civil Engineer or Land Surveyor in accordance with Section 8771 of the Business and Professions Code. *[Citation – State of California, Assembly Bill 1414 & Title 16 of the SMC]* (Eng.) ____
- 45. Prior to release of financial securities, the owner shall provide a warranty bond in an amount of 25% of the faithful performance bond for each improvement accepted by the City. This warranty bond shall remain in place for one year from the date of acceptance of improvement. *[Citation – Section 15.36 of the SMC]* (Eng.) ____
- 46. Prior to release of financial security, the owner or designee shall have completed the stenciling of all catch basins and/or storm drain inlets with labels 3" high in black letters, on either the top of the curb or the curb face adjacent to the inlet "NO DUMPING - DRAINS TO RIVIERA BEACH". These markers shall be maintained in good condition by the Property Owners. Unless otherwise approved by the City Engineer, the owner or designee shall insure that all catch basins have filter basket inserts. *[Citation – Section 13.34 of the SMC]* (Eng.) ____

Building

- 47. A separate Building Permit is required. Plans to construct new building must be reviewed and approved through a separate building plan check / permit process. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]* (Bldg.) ____
- 48. Prior to issuance of building permits, code compliance will be reviewed during building plan check. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]* (Bldg.) ____

49. Building permits shall not be issued unless the project complies with all applicable codes, ordinances, and statutes including, but not limited to, the Zoning Ordinance, Grading Code, Security Ordinance, Transportation Demand Ordinance, Water Quality Ordinance, Title 24 of the California Code of Regulations as adopted by the City including, but not limited to the California Administrative, Building, Electrical, Plumbing, Mechanical, Energy, Green, and Fire Codes. *[S.C.M.C – Title 8 – Chapter 8.16 – Fire Code, Title 15 Building and Construction Chapters 15.08, 15.12, 15.16, 15.20, 15.21, Title 16 Subdivisions, Title 17 Zoning]* (Bldg.)_____
50. Prior to issuance of building permits, applicant shall secure all utility agencies approvals for the proposed project. *[S.C.M.C – Title 15 Building Construction]* (Bldg.)_____
51. Prior to the issuance of building permits, the owner or designee shall submit plans that identify the intended use of each building or portion of building and obtain approval of the Building Official. *[S.C.M.C – Title 15 – Chapter 15.08]* (Bldg.)_____
52. Prior to the issuance of building permits, the owner or designee shall pay all applicable development fees in effect at the time, which may include, but are not limited to, Regional Circulation Financing and Phasing Program (RCFPP), park acquisition and development, water and sewer connection, drainage, Public Facility Construction, transportation corridor, Avenida La Pata Supplemental Road Fee and school fees, etc. *[S.C.M.C. – Title 15 Building and Construction, Chapters 15.52, 15.56, 15.60, 15.64, 15.68, 15.72]* (Bldg.)_____
53. Prior to issuance of building permits, the owner or designee shall submit a copy of the City Engineer approved soils and geologic report, prepared by a registered geologist and/or soil engineer, which conforms to City standards and all other applicable codes, ordinances, statutes and regulations. The soils report shall accompany the building plans, engineering calculations, and reports. (Bldg.)_____ *[S.C.M.C – Title 15 – Chapter 15.08 – Appendix Chapter 1 – Section 106.1.4]*
54. Prior to the Building Division's approval to pour foundations, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the forms for the building foundations conform to the front, side and rear setbacks are in conformance to the approved plans. *[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]* (Bldg.)_____

- 55. Prior to the Building Division's approval of the framing inspection, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the height of all structures are in conformance to the approved plans. *[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]*
(Bldg.)_____

- 56. Fire sprinkler protection shall be provided throughout the entire building.
[S.C.M.C – Title 8 – Chapter 8.16- Fire Code] (Bldg.)_____

- 57. Under ground utilities are required. Overhead wiring shall not be installed outside on private property.
[S.C.M.C – Title 15 – Chapter 15.12-Electrical Code] (Bldg.)_____

- 58. Provide a sound meter with warning light to be used by performers to insure that they limit their interior sound levels (95 dBC Leq and 105 dBC maximum during the hours of 7:00 am to 10:00 pm, and 85 dBC Leq and 95 dBC maximum during the hours of 10:00pm to 7:00 am) such that the potential exterior noise levels do not exceed City noise standards.

- 59. Provide a copy of Section 8.48 of the Municipal Code as part of the contract with all musicians with acknowledgement f all potential applicable fines.

- 60. Install automatic door closers on all exterior doors of the building to ensure doors are not left open. Post sign next to the doors requiring them to be closed when not in use.

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

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



LOCATION MAP

La Ventura Event Center
2316 South El Camino Real



ACOUSTICAL ENGINEERING ANALYSIS

La Ventura Event Center
2316 S. El Camino Real
San Clemente, CA

Prepared by:

A handwritten signature in black ink, appearing to read 'Carl J. Yanchar', written over a set of horizontal lines.

Carl J. Yanchar
Yanchar Design & Consulting Group
26741 Portola Parkway, Suite 1E
Foothill Ranch, CA 92610
949-770-6601

October 13, 2014

Project No: 141001

1.0 Introduction

At the request of Mr. Don Kappauf, Yanchar Design & Consulting Group (YDCG) has completed an Acoustical Engineering Analysis of the proposed La Ventura Event Center at 2316 South El Camino Real, San Clemente, California to determine the anticipated noise levels at the adjacent noise sensitive land uses and suggest mitigation measures.

1.1 Project Description

The property is currently vacant land. Adjacent properties are commercial along S. El Camino Real with residential properties directly to the west and to the north and east of the commercial uses. The proposed project will be developed as an event center to host meetings, parties and receptions that could include live or recorded entertainment

The exterior walls are comprised of a wood frame structure with exterior cement plaster. The roof will be built up with some clay tiles. An exterior patio will be enclosed by concrete masonry walls with exterior cement plaster finish.

The roof will be 25 feet in height with a parapet a minimum of 30 inches. The patio will be enclosed with a 12 foot high concrete masonry wall. The west property line will have a 6 foot high concrete masonry wall. Several rooftop mechanical units will be installed on the roof.

2.0 Characteristics of Sound

Sound is technically described in terms of the loudness (amplitude) of the sound and frequency (pitch) of the sound. The standard unit of measurement of the loudness of sound is the decibel (dB). Decibels are based on the logarithmic scale. The logarithmic scale compresses the wide range of sound pressure levels to a more usable range of numbers in a manner similar to the Richter scale used to measure earthquakes. In terms of human response to noise, a sound 10 dB higher than another is judged to be twice as loud; and 20 dB higher four times as loud; and so forth.

2.1 Sound Levels

Everyday sounds normally range in amplitude from 30 dB to over 100 dB. Sound levels decrease as a function of distance from the source as a result of wave divergence, atmospheric absorption, and ground attenuation. As the sound waveform travels away from the source, the sound energy is dispersed over a greater area, thereby dispersing the sound power of the wave. Sound dissipates exponentially with distance from the sound source.

For a single point source, sound levels decrease approximately 6 dB for each doubling of distance from the source. This drop-off rate is appropriate for sound generated by stationary sources.

If the sound is produced by a non-stationary line source, such as highway traffic or railroad operations, the sound decreases 3 dB for each doubling of distance in a hard site environment. Line source noise, when produced within a relatively flat environment with absorptive vegetation, decreases 4.5 dB for each doubling of distance from the source.

2.2 Pitch

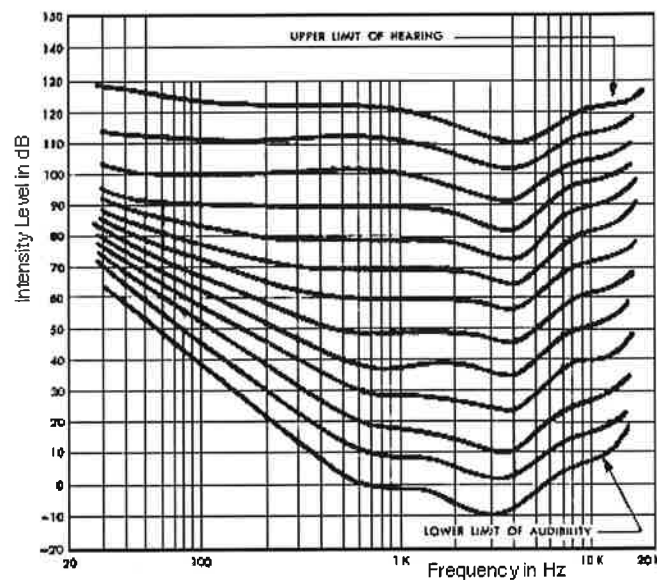
Sound is composed of a spectrum of frequencies ranging from 20 Hz or vibrations per second to 20,000 Hz or vibrations per second. A slow vibration (low frequency) in sound gives the sensation of a low note. A more rapid sound vibration (higher frequency) produces a higher note. This is analogous to our perception of light. Red light is produced at the low-frequency end of the light spectrum while violet light is produced at the high-frequency end of the light spectrum. A change in frequency of sound waves causes an audible response—a difference in pitch. A change in the frequency of a light wave causes a visual response—a difference in color.

White light is the name given to what the human eye sees when all the colors that make up the visible light spectrum are combined; the visible light spectrum is made up of red, orange, yellow, green, blue, indigo, and violet light, and these colors combined make white light or simply "light". Similarly, the range of audible frequencies from low bass to high treble frequencies combine to produce what we measure as "sound".

2.3 Relationship of Pitch and Amplitude

Our ears are not linear devices and what we experience as loudness varies with frequency. This relationship was originally studied by Fletcher and Munson at Bell labs in 1933 and is illustrated in Figure 1. The contours show that our ears are less responsive to bass frequencies, but that at higher sound levels, the response to these bass frequencies increases.

Figure 1
Fletcher Munson Contours



Because the human ear is not equally responsive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human response. The A-weighted decibel scale (dBA) performs this compensation by discriminating against frequencies in a manner approximating the response of the human ear. Noise levels are measured in terms of the "A-weighted decibel," abbreviated dBA. Table 6 in the appendix provides examples of various sounds and their typical A-weighted sound level.

2.4 Atmospheric Effects

Atmospheric absorption also influences the levels that are received by an observer. A greater distance traveled results in a greater influence and resultant fluctuations of the sound wave. The degree of absorption is a function of the frequency of the sound as well as the humidity and temperature of the air. Turbulence and gradients of wind, temperature, and humidity also play a role in determining the degree of attenuation. Intervening topography can also have an effect on the perceived sound levels.

3.0 Sound Assessment Metrics

The description, analysis, and reporting of sound levels is made difficult by the complexity of human response to sound and the myriad of metrics that have been developed for describing sound impacts. Each of these metrics attempts to quantify sound levels with respect to human response. Most of the metrics use the A-Weighted sound level to quantify sound impacts on humans. As previously identified, A-Weighting is a frequency weighting that accounts for human sensitivity to different frequencies.

Because sound levels can vary over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This energy-equivalent sound descriptor is called L_{eq} . The most common averaging period is hourly, but L_{eq} can describe any series of sound events of arbitrary duration.

The scientific instrument used to measure sound is the sound level meter. Sound level meters can accurately measure environmental sound levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental sound levels from sources, such as roadways and airports. The accuracy of the models depends upon the distance the receptor is from the sound source. Close to the sound source, the models are accurate to within about plus or minus 1 to 2 dBA.

4.0 San Clemente Municipal Code

Section 8.48.050 of the San Clemente Municipal Code addresses the maximum permissible "ambient" noise levels in various zones, as follows:

**Table 1
Exterior Noise Standards**

Land Use	Allowable Exterior Noise Level	
	7:00 a.m. -- 10:00 p.m.	10:00 p.m. -- 7:00 a.m.
Residential	55 dBA	50 dBA
Residential portion of mixed use	60 dBA	50 dBA
Commercial	65 dBA	60 dBA*
Industrial	70 dBA	70 dBA*

*** Standard only applies if commercial, industrial or manufacturing buildings are occupied during these hours.**

- A. It shall be unlawful for any person at any location within the City to create any noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, when the foregoing causes the noise level, when measured on any other property to exceed:
1. The noise standard for a cumulative period of more than thirty (30) minutes in any hour; or
 2. The noise standard plus five (5) dB (A) for a cumulative period of more than fifteen (15) minutes in any hour; or
 3. The noise standard plus ten (10) dB (A) for a cumulative period of more than five (5) minutes in any hour; or
 4. The noise standard plus fifteen (15) dB (A) for a cumulative period of more than one (1) minute in any hour; or
 5. The noise standard plus twenty (20) dB (A) for any period of time.
- B. In the event the ambient noise level exceeds any of the five (5) noise limit categories above, the allowable noise level under said category shall be increased to reflect the ambient noise level.

- C. If possible, the ambient noise shall be measured at the same location as the noise source measurement, with the alleged offending noise source inoperative. If for any reason the alleged offending noise source cannot be shut down, the ambient noise must be estimated by performing a measurement in the same general area of the source but at a sufficient distance such that the noise from the source is at least ten (10) dB below the ambient in order that only the ambient level be measured. If the difference between the ambient and the noise source is five (5) to ten (10) dB, then the level of the ambient itself can be reasonably determined by subtracting a one (1) decibel correction to account for the contribution of the source.

Section 8.48.060 sets the following interior noise standards for all residential property within the City.

**Table 2
Interior Noise Standards**

Land Use	Allowable Interior Noise Level	
	7:00 a.m. to 10:00 p.m.	10:00 p.m. to 7:00 a.m.
Residential, including residential portions of mixed-use.	50 dB (A)	40 dB (A)

- A. It shall be unlawful for any person at any location within the incorporated area of the City to create any noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, when the foregoing causes the noise level when measured within any residential dwelling unit to exceed:
 - 1. The interior ambient noise level plus five (5) dB (A) for a cumulative period of more than five (5) minutes in any hour; or
 - 2. The interior ambient noise level plus ten (10) dB (A) for a cumulative period of more than one (1) minute in any hour; or
 - 3. The interior ambient noise level plus fifteen (15) dB (A) for any period of time.
- B. In the event the ambient noise level exceeds any of the three (3) noise limit categories above, the allowable noise level under said category shall be increased to reflect the ambient noise level.

Section 8.48.070 prohibits operating, playing or permitting the operation or playing of any radio, receiving set, television set, phonograph, drum, musical instrument, or similar device which produces or reproduces sound:

1. In such manner as to disturb the peace, quiet and comfort of a person of normal sensitiveness.
2. At any time with louder volume than is necessary to provide convenient hearing of the device by voluntary listeners located in the same room, vehicle or chamber as the device.
3. Between the hours of ten (10:00) p.m. and seven (7:00) a.m. in such a manner as to create a noise disturbance across a residential or commercial real property line or at any time to violate the provisions of Sections 8.48.050 and 8.48.060

Such restrictions shall not apply to use operating under a conditional use permit or exception as described in this chapter, provided said use is in compliance with any and all conditions imposed by the permit or exception.

Section 8.48.080 deals with amplified sound.

- A. The use of amplified sound, including the electronically amplified sound of music, human voice, or other sound within a business, restaurant, bar or other commercial establishment is not permitted except under a conditional use permit (CUP) granted by the City Manager or authorized designee (the "permit authority").
- B. In granting an application for a CUP, the permit authority shall consider the potential of such amplified sound to result in a violation of other provisions of this chapter, and shall establish amplifier settings and other limitations on the use of such amplified sound as conditions of approval. Such approval shall not consider the information content of the amplified sound (except as noted in item D.2 of this section), but only its noise level and resulting potential to violate other provisions of this chapter. Prior to issuance of a CUP, the permit authority shall solicit the comments and any recommendation of Police Services.
- C. No CUP shall be issued that allows the use or operation of sound amplifying equipment in any residential zone or on residential property.
- D. Any CUP that allows the use or operation of sound amplifying equipment shall include, at a minimum, the following requirements:
 1. Noise from such sound amplifying equipment shall comply with the noise standards of Sections 8.48.050 and 8.48.060 of this chapter, except that:
 - i. The sound level meter used to obtain the noise measurements shall be configured to use the C-weighting network instead of the A-weighting network.

- ii. The noise standards identified in Sections 8.48.050 and 8.48.060 shall be denoted as "dB(C)" instead of "dB (A)".

Submission of written proof by a qualified acoustical consultant that said sound amplifying equipment complies with these standards may be required by the permit authority.

2. Such sound amplifying equipment shall be used only for the producing of human speech or song or music and the speech or song shall not be profane, lewd, indecent, slanderous or of such character as to tend to incite riot or other public disorder nor shall such speech or song advocate disloyalty to or the overthrow of the government of the United States by arms or other unlawful means nor shall such speech or song urge any unlawful conduct or encourage or reasonably tend to encourage a breach of the public peace of the community.
- E. In addition, the following should be considered and, where deemed appropriate by the permit authority, related conditions or limits should be included as part of the permit:
1. Hours and days of operation.
 2. The potential for such sound amplifying equipment to interfere with or disturb the occupants of any hospital, sanitarium, school, church, courtroom, place of residence or public assemblage.
 3. The construction of the building or structure, if any, in which sound amplifying equipment is to be located and the ability of said structure to contain noise.
 4. Operational controls to be implemented during the use of sound amplifying equipment including, but not limited to, closing of doors and/or windows, security/administrative controls, etc.
 5. Any other consideration deemed appropriate by the permit authority.
- F. After the issuance of any CUP, the permit authority shall revoke such CUP if the sound amplifying equipment permitted to be used thereby is used or operated contrary to any of the provisions of this code.

5.0 Amplified vs. Non Amplified Sound

Section 8.48.080 poses certain requirements for amplified sound but does not provide a definition. In some other jurisdictions "amplified sound" means any increase of sound above ambient noise levels by the use of electronic equipment. Others define amplified sound as sound that is amplified.

The City of San Clemente Code defines ambient sound as follows:

"Ambient noise level" shall mean the all-encompassing noise level associated with a given environment, being a composite of all sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made. The ambient noise shall be measured using the same weighting (e.g., A-weighting or C-weighting) required by this chapter for the measurement of the alleged offensive noise.

Amplified sound of a certain sound pressure level is no louder than non-amplified sound of the same sound pressure level when compared using the C-weighting just as the measured temperature in a space of heat produced by an electric heater is not any hotter than the temperature of the same space produced by a gas furnace.

Amplified sound has the potential for being perceived as louder than non-amplified sound but this is not always the case. A symphony orchestra is non-amplified but it can produce sound pressure levels comparable to a canon. In fact, a canon, a non-amplified instrument, is sometimes used in the performance of The 1812 Overture. A recording of a symphony orchestra is always amplified, but the loudness is controllable and is often reproduced at less than the original acoustic sound.

It is the magnitude of the sound pressure level that is of concern. Radios, televisions, telephones, even hearing aids utilize electronic amplification but are not always considered an annoyance because the amplitude is limited. Advances in technology have enabled drummers to use amplified electronic drums rather than conventional acoustic drums for practicing or even live performances because the sound levels can be controlled and limited to levels that are acceptable. As a by-product of amplification and reproduction with a loudspeaker, the directionality of the sound can be controlled, confining it to the specific audience area.

6.0 Existing Noise Levels

An ambient noise measurement was performed at the northwest corner of the project site. The measurement position is representative of the existing ambient noise environment at the nearest noise sensitive land uses to the north and west of the site. Noise sensitive land uses to the east and south are exposed to similar ambient noise levels. The measured ambient noise levels are listed in Table 3.

**Table 3
Ambient Noise Levels**

	Measured Level	Allowed Level	Difference
L ₅₀	56.5	55.0	+1.5
L ₂₅	57.5	60.0	+2.5
L ₈	58.5	65.0	+6.5
L ₂	62.0	70.0	+8.0
L _{MAX}	76.5	75.0	+1.5

The results of Table 3 show that the measured ambient noise levels generally comply with the base noise limits. Because the ambient does not significantly exceed the allowed noise limits, and because the project sound sources will be dissimilar to those of the background ambient, no ambient corrections will be applied to the allowed noise limits

7.0 Project Calculated Noise Levels

7.1 Voices

In evaluating the effect of people talking, laughing, shouting, etc. the concept of correlated and un-correlated sound comes into play. Sound is made up of periodic phenomena, repeating over a period of time. Phase refers to a particular value of time for any periodic function, i.e. it is the relationship between a reference point and the fractional part of the period through which the signal has advanced relative to the arbitrary origin.

When combining sound sources of identical amplitude and phase the sound level of the combination is 6 dB higher than the individual sound. For sounds that are equal in amplitude but not identical in phase, the combined sound level increases by 3 dB. Because the amplitude of sounds produced by a crowd of people is usually not identical, the level increase is somewhat less than 3 dB for each doubling of the number of people.

A 3dBA increase in sound level is barely noticeable to the human ear. Most listeners do not report an increase in sound level until there is a 5 dB difference. Further, it takes a 10dB increase before the average listener hears twice the level of sound.

**Table 4
Estimated Sound Level Based On Number of People**

People	Estimated Sound Level (dBA)	Estimated Level at Closest Residential Property (dBA)
25	72	36
50	79	37
75	82	44
100	85	47
150	89	50
250	91	54

Visitors to the proposed project will converse during the various events. Potential voice sources will range from brief conversations in the parking lot while moving between parking stalls and the project building to prolonged conversations within the proposed outdoor patio. For purposes of analysis, all voice conversation will be assumed to use raised voices (approximately 70 dBA at a distance of three feet).

Due to the typically brief and relatively dispersed voice exchanges expected in the parking lot, only those conversations occurring close to a common property line will have any potential to create an impact. Assuming one person speaks at a time with a raised voice level of 70 dBA at three feet, the noise limit would not be exceeded during the hours of 7:00 AM to 10:00 PM. Conversations as long as 15 minutes could occur within 6 feet of a residential property line without exceeding the allowed daytime L25=60 dBA noise limit during the hours of 10:00 PM to 7:00 AM.

Prolonged conversations are expected in the outdoor patio. A typical scenario would be 100 people conversing on the patio using raised voices with half the people speaking at a time. This would equate to a worst-case source level of 85 dBA at a distance of three feet. For purposes of analysis, this voice source level will be assumed to be located in the center of the outdoor patio. Projecting the patio voice level out to the nearest noise sensitive land uses yields worst-case voice levels of 40 dBA at the nearest residential properties to the west and north, 41 dBA at the nearest commercial properties to the east, 48 dBA at the nearest residential properties to the east and 39 dBA at the nearest commercial property to the south.

Comparing the typical patio voice levels to the allowed noise limits at the various noise sensitive land uses show that worst-case patio voice levels will not exceed the exterior noise limits at any of the adjacent residential or commercial uses.

7.2 Rooftop Mechanical Noise

The project building will include a full kitchen and the entire building will need to be heated and cooled. Unlike, other project noise sources, it must be assumed that at least some of the rooftop mechanical equipment will need to operate continuously through a 24 hour day regardless of the actual project operating hours. This means that rooftop mechanical noise levels must comply with the nighttime noise limits. Project roof plans show at least seven major pieces of rooftop mechanical equipment will be installed. The majority of the equipment produces a sound level of 72 dBA or less. Two rooftop air conditioners serving the grand parlour have a manufacturer's rating of 92 dBA.

This would produce a combined rooftop mechanical noise level of 95 dBA. Since the level of these two units exceeds the level of the other units by 20db, these two units will dominate the overall level of all seven units combined.

Projecting the rooftop mechanical noise levels out to the nearest noise sensitive land uses yields continuous noise levels of 41 dBA at the nearest residential use to the west, 40 dBA at the nearest residential uses to the north, 39 dBA at the nearest commercial uses to the east, 35 dBA at the nearest residential uses to the east and 45 at the nearest commercial use to the south.

Comparing the rooftop mechanical noise levels to the allowed noise limits at the various noise sensitive land uses shows that the rooftop mechanical noise levels will not exceed the exterior noise limits at the adjacent residential or commercial uses.

7.3 Parking Lot Noise

Parking lot activities will create potential noise impacts mainly at the residential land use to the west of the project site. Parking lot activities are not likely to add to, or be discernible from the existing traffic and parking activities already present north, east and south of the project site. Arriving automobiles will produce the sounds of running engines both under power and idling, radio sounds if windows are open, brake squeals, door slams and car alarm arming. Departing automobiles will produce sounds from door slams, engine starting, running engine at idle and under power and radio sounds if windows are open. All of these sounds have the potential to be audible at the residential land uses adjacent to the proposed project. The various noise sources and reference levels are given

Table 4
Parking Lot Noise Levels and Duration

Source	Level (dBA) @ 10'	Duration
Radio (windows open)	60	1 minute
Car engine idle	62	1 minute
Moving car (under 10 mph)	68	30 seconds
Car engine start	76	2 seconds
Car door slam	77	4 seconds
Brake squeal	78	1 second
Car horn/alarm	92	1 second

The only significant potential source of noise is car horns and alarms. This source is covered under **Section 8.48.090 A** of the City of San Clemente Noise Ordinance.

“Horns, signaling devices, etc. The sounding of any horn or other audible signaling device on any automobile, motorcycle, or other vehicle, except as a danger warning; the creation by means of any such signaling device of any unreasonably loud or harsh sound; the sounding of any such device for an unnecessary and unreasonable period of time; the use of any horn, whistle or other device operated by engine exhaust; and the use of any signaling device when traffic is for any reason held up”.

7.4 Music

The project is planned to be capable of hosting both live and pre-recorded music entertainment. Some of the music is expected to be amplified through in-house or a portable sound system. Worst-case music sound levels on the interior of the building are expected to be around 105 dBC Leq (average) and 115 dBC Lmax. The proposed building shell will provide at least 24 dB of interior-to-exterior sound reduction with the doors closed and 12 dB of interior-to-exterior sound reduction with the doors open. This means that the worst-case music sound levels immediately outside the project structure will be 81dBC Leq and 91 dBC' Lmax with the doors closed and 93dBC Leq and 103 dBC Lmax with the doors open. This estimate of the sound reduction of the building is extremely conservative, dating back to an EPA Document 550 issued in November, 1978. This was long before energy conservation was a concern. Today's buildings are constructed to be more energy efficient, employing better doors, windows, insulation and sealing of cracks and other penetrations. An additional benefit of these measures makes today's buildings much more soundproof.

The nearest sound sensitive land use to the west of the project is the residential use sharing a common property line with the project site. This residential property is approximately 70 feet from the nearest project exterior door but this door is an exit and entrance to the kitchen, with an additional door separating it from the grand parlour. An additional door provides access to the restrooms and lobby with additional intervening doors. This condition creates a vestibule or "sound lock" substantially attenuated the sound from the grand parlour.

The major path for sound in this direction is from the opposite side of the building at a distance of 175 feet. Projecting the worst-case music sound levels just outside the building to this residential use at a propagation rate of -6 dBA per doubling of distance yields exterior noise levels of 46 dBC Leq and 56 dBC Lmax with the event center doors open and 33 dBC Leq and 46 dBC Lmax with the doors closed.

The nearest sound sensitive land uses to the north of the project are the single family, multi-family and hotel uses across Avenida San Gabriel. These residential properties are at least 145 feet from the nearest project exterior door exposed to the interior music sound levels. Projecting the worst-case music sound levels just outside the building to these residential uses yields exterior sound levels of 46 dBC Leq and 56 dBC Lmax with the event center doors open and 33 dBC Leq and 43 dBC Lmax with the doors closed.

The nearest sound sensitive land uses to the east of the project are the commercial uses across El Camino Real. These commercial properties are about 150 feet from the nearest project exterior doors exposed to the interior music sound levels. Projecting the worst-case music sound levels just outside the building to these commercial uses yields exterior sound levels of 60 dBC Leq and 70 dBC Lmax with the event center doors open and 47 dBC Leq and 57 dBC Lmax with the doors closed. There are

residential uses just east of and overlooking the commercial uses at a distance of at least 240 feet from the nearest project door exposed to the interior music sound levels. Projecting the worst-case music sound levels just outside the building to these residential uses yields exterior sound levels of 51 dBC Leq and 61 dBC Lmax with the event center doors open and 38 dBC Leq and 48 dBC Lmax with the doors closed.

The nearest sound sensitive land use to the south of the project is the commercial use sharing a common property line with the project site. This commercial building is at least 86 feet from the nearest project door exposed to the interior music sound levels. Projecting the worst-case music sound levels just outside the building to this commercial use yields exterior sound levels of 50 dBC Leq and 60 dBC Lmax with the event center doors open and 37 dBC Leq and 47 dBC Lmax with the doors closed.

Comparing the worst-case music sound levels to the allowed dBC noise limits at the various sound sensitive land uses shows that worst-case project music sound levels will exceed the daytime exterior noise limits by as much as 8 dB at the nearest residential use and just meet the noise limits at the nearest commercial use. Project music sound levels will exceed the nighttime exterior noise limits by as much as 1 dB at the nearest residential use and by as much as 5 dB at the nearest commercial use.

8.0 Mitigation

Successful mitigation of project sound levels will require operational mitigation measures as well as physical mitigation. Operational mitigation could include an interior sound limit to ensure that music remains at reasonable listening levels. An automatic sound level monitor could be used to activate a visual signal such as a warning strobe or rotating beacon whenever the interior sound levels exceed a certain level. Sound transmission to the exterior can be minimized by locating loudspeakers or bands as far west as possible in the grand parlour and directed away from the patio doors. Other operational mitigation could include instructing project staff to avoid creating excessive noise outside the project building and delaying emptying the trash after a late event until the following morning during less noise sensitive hours.

Physical mitigation is generally designed into the project structures and includes sound walls and building shell upgrades. The interior to exterior sound transmission loss can more accurately be calculated once the detailed construction plans for the building are completed, but will result in lower actual sound levels transmitted from the building.

8.4 Music

The worst-case music levels will not exceed the daytime noise limits at the nearest sound sensitive land uses and the nighttime noise limits by as much as 5 dBC. Mitigation of the music levels is best attained by ensuring that the music source levels remain within reasonable levels. The worst-case music levels of 105 dBC Leq (average) and 115 dBC maximum assumed for this analysis could become annoying and uncomfortable to some of the event center guests. Exposure to high music levels will cause some of the center guests to attempt to move out to the exterior patio. If there is no food/beverage service provided on the patio, and since the restrooms are located inside the building, event center patrons to move more frequently in and out of the patio doors. This in turn will cause the music levels to be elevated more frequently to the open condition.

If the music is reduced 10 dB to an average level of 95 dBC Leq and 105 dBC maximum, it will provide compliance with the nighttime noise limits at all of the surrounding land uses, be more tolerable to the event. As even these levels will be significantly higher than raised voice conversation, some event guests are still likely to migrate to the patio in order to converse more comfortably. However, the frequent open door scenario is offset by the 10 dB music source level reduction with a result no worse than the closed door with worst-case music level conditions.

A maximum interior sound environment of 95 dBC Leq and 105 dBC maximum can be obtained by the use of an automatic sound level monitoring instrument a visual warning device such as a bright red strobe or rotating beacon whose operation would indicate to the performers and management that the allowed interior sound levels have been exceeded. Steps would then be taken to reduce the sound system output until the visual warning signal stops operating.

The project building will provide a minimum of at least 24 dB of interior-to-exterior sound reduction when the exterior doors are closed but only 12 dB of sound reduction when the doors are open. For this reason, is prudent to install automatic closers on ail exterior doors of the project and to ensure that no doors are equipped with floor stops, special closer settings or any other means to conveniently prop open any door. Signs shall be posted instructing event center guests to keep the doors closed whenever possible. Management will need to monitor the closed door policy.

The perimeter sound walls 12 feet high will provide substantial shielding to interior music levels projecting onto the patio. It should also be noted that sound barriers are less effective against the low frequency content of music played through sub- woofers as the long wave lengths of these sounds can literally bend over and around such walls. The City Noise Ordinance has attempted to compensate for the persistence of these low frequencies by applying the use of the dBC weighting network. However, the low frequency beat content of the music will be the most readily discernible portion of any music at the nearest noise sensitive land uses.

8.6 Exterior to Interior Noise Reduction

The parameters of the City Noise Ordinance are designed so that compliance with the exterior noise limits generally produces compliance with the interior noise limits even when the windows of the noise imparted property are open. Even then, those exterior noise limits that do not provide automatic compliance with the interior noise limits with windows open can be brought into compliance by simply closing the windows. Thus, this analysis assumes that compliance with the exterior noise limits also provides reasonable compliance with the interior noise limits

10.0 Recommendations

The following mitigation measures should be incorporated into the project plans and operating protocols:

1. Provide a sound level meter with warning light to be used by performers to insure that they limit their sound levels such that the requirements are met. 95 dBC Leq and 105 dBC maximum during the hours of 7:00 AM to 10:00 PM and 85 dBC Leq and 95 dBC maximum during the hours of 10:00 PM to 7:00 AM.

2. Provide a copy of the Section 8.48 of the San Clemente Municipal Code as part of the contract with all musicians with acknowledgement of all potentially applicable fines.
3. Install automatic door closers on all exterior doors of the building. Signs should be posted on these doors to keep doors closed when not in use.
4. Music, both live and pre-recorded, should not be permitted on the exterior patio exceeding a level of 83 dBC Leq and 93 dBC maximum such as an electronic or acoustic piano, harp or solo vocalist.

The noise limits of the City of San Clemente Noise Ordinance represent a compromise. An ideal acoustic environment to satisfy the competing goals of adjacent land owners and tenants is not always attainable within the practical limits of current noise control measures. The perception of sound is very subjective. Compliance with the City of San Clemente Noise Ordinance does not require, guarantee or imply that noise sources will be mitigated to inaudibility.

Any claims of Noise Ordinance violation must be verified by qualified personnel equipped with laboratory and field calibrated sound level meter capable of measuring the parameters of the City of San Clemente Noise Ordinance.

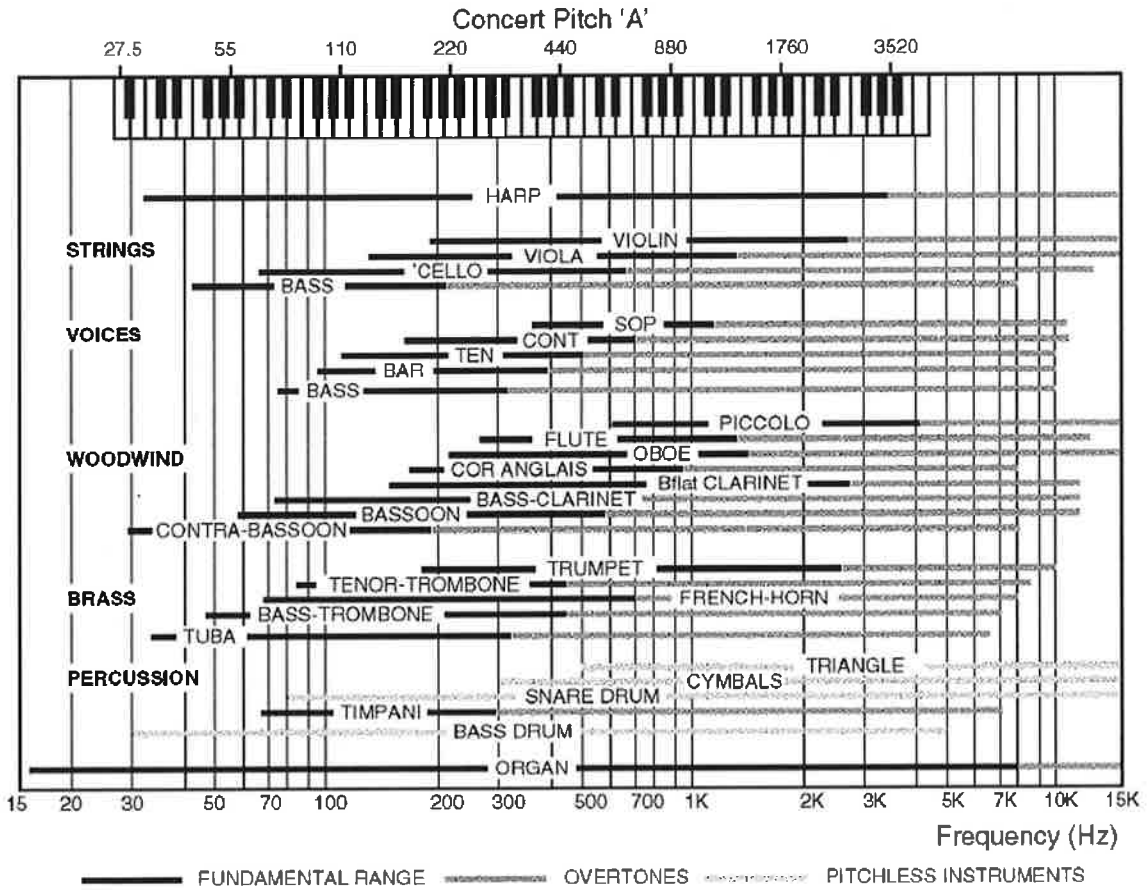
11.0 Appendix**Table 7
Definitions**

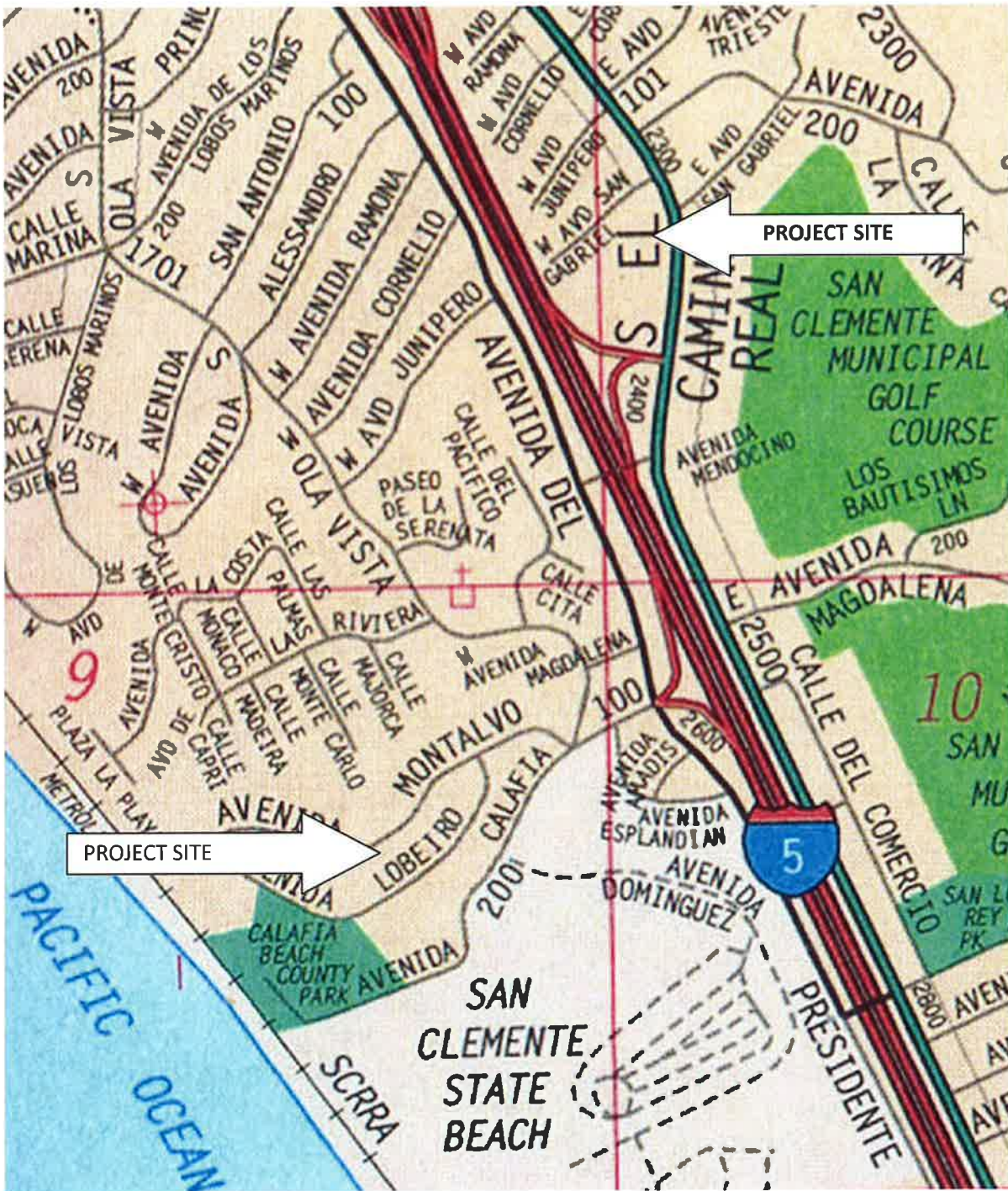
Term	Definitions
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to sound. All sound levels in this report are A-weighted.
L01, L10, L50, L90	The A-weighted sound levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Equivalent Noise Level, Leq	The average A-weighted sound level during the measurement period.
Community Noise Equivalent Level, CNEL	The average A-weighted sound level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 pm to 10:00 pm and after addition of 10 decibels to sound levels in the night between 10:00 pm and 7:00 am.
Day/Night Noise Level, Ldn or DNL	The average A-weighted sound level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
Lmax, Lmin	The maximum and minimum A-weighted sound level during the measurement period.
Ambient Noise Level	The composite of sound from all sources near and far. The normal or existing level of environmental noise at a given location.
Ambient Noise Level	The composite of sound from all sources near and far. The normal or existing level of environmental sound at a given location.

**Table 6
Typical Sound Levels**

Typical Sounds	Typical Music	SPL, dB		INTENSITY ENERGY UNITS	RELATIVE LOUDNESS
Chest wall vibrates, choking, giddiness		150	PERCEPTION OF SOUND	1,000,000,000,000	4096
Jet taking off, 25 meters		140			
Threshold of pain					
Artillery, 100 yards	Cannon (peaks)	130			
Pneumatic chipper			DEAFENING	100,000,000,000	2048
Riveter, nearby		120			
Loud car horn, nearby	Very loud rock (peaks)		VERY LOUD	10,000,000,000	1024
	Very loud classical (peaks)	110			
Printing Press					
Inside N.Y. subway	Very loud classical (avg.)	100	LOUD	1,000,000,000	512
Police Whistle	Loud classical music				
Heavy truck		90	MODERATE	100,000,000	256
Vacuum Cleaner (10')	Moderately loud classical				
Noisy traffic, corner		80	FAINT	10,000	16
Noisy office	Soft popular music				
		70			
Business office	Soft classical music		VERY FAINT	100	8
Conversational speech		60			
Private office	Very soft music	50	THRESHOLD OF AUDIBILITY	10	2
Background noise, city home					
		40		10,000	16
Background noise, suburb				1,000	8
Library		30		100	4
Background, country night				10	2
Whisper, leaves rustling		20		100	4
Good recording studio				10	2
		10		10	2
Threshold of hearing		0		0	0

Table 8
Frequency Range of Musical Instruments





VICINITY MAP



El Camino Real

LEGEND

1. ADA PATH OF TRAVEL
2. ORNAMENTAL LANDSCAPE SCREENS
3. ARCHED WOOD COURTYARD DOORS
4. GATE
5. OVERHEAD TRELLIS
6. DECORATIVE TILE RECESS
7. DECORATIVE PAVING REFER TO LANDSCAPE PLANS.
8. 6" CONCRETE CURB
9. ZERO CURB
10. (B) PUBLIC SIDEWALK
11. EASEMENT
12. (E) SIGNAL POLE
13. (E) METER PEDESTAL
14. (B) SIGNAL CONTROLLER
15. (B) WOOD TELEPHONE POLE
16. (B) FIRE HYDRANT
17. 12" HIGH COURTYARD WALL
18. OVERHEAD BEAMS
19. FIREPLACE. REFER TO LANDSCAPE PLANS.
20. PLANTING AREA. REFER TO LANDSCAPE PLANS.
21. DRIVEWAY APPROACH PER CITY STANDARDS.
22. ELEVATOR
23. OUTLINE OF BUILDING ABOVE
24. ELECTRIC METER
25. PROPERTY LINE WALL - CONCRETE BLOCK WITH STUCCO FINISH
26. PROPERTY LINE
27. PARKING STRIPING PER CITY STANDARDS
28. ROOF BELOW
29. MECHANICAL EQUIPMENT
30. RIDGE TILES
31. HIP TILES
32. PARAPET WALL
33. TWO PIECE CLAY TILE
34. BUILT UP ROOFING
35. TACTILE WARNING PANELS



Parking

- 18 Parking Spaces On site
- 22 Offsite parking spaces

Lot Area

21,390 SF or .49 Acres

Square Footage

Ground Floor 5,456 SF

Lot Coverage

Allowable 50% or 10,695 SF
Proposed 27.5% or 5,888 SF

Floor Area Ratio

Allowable .35 or 7,487 SF
Proposed .255 or 5,456 SF

Landscape Area

Required = 2,140 SF
Proposed = 2,161 SF

PROJECT:

La Ventura Event Center

2316 So. El Camino Real
San Clemente, CA

OWNER:

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

ARCHITECT:

Keisker & Wiggle Architects
949/398-1250

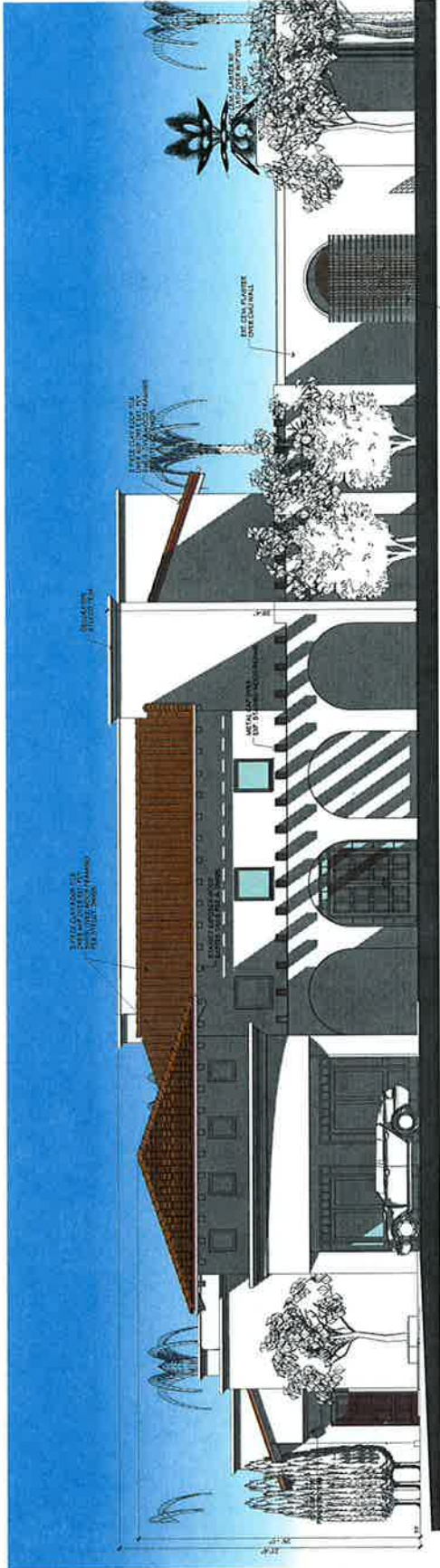
26961 Camino de Estrella
Suite 200
Capistrano Beach,
California 92624
949/398-1250
gary@kw-architects.com

Site Plan

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

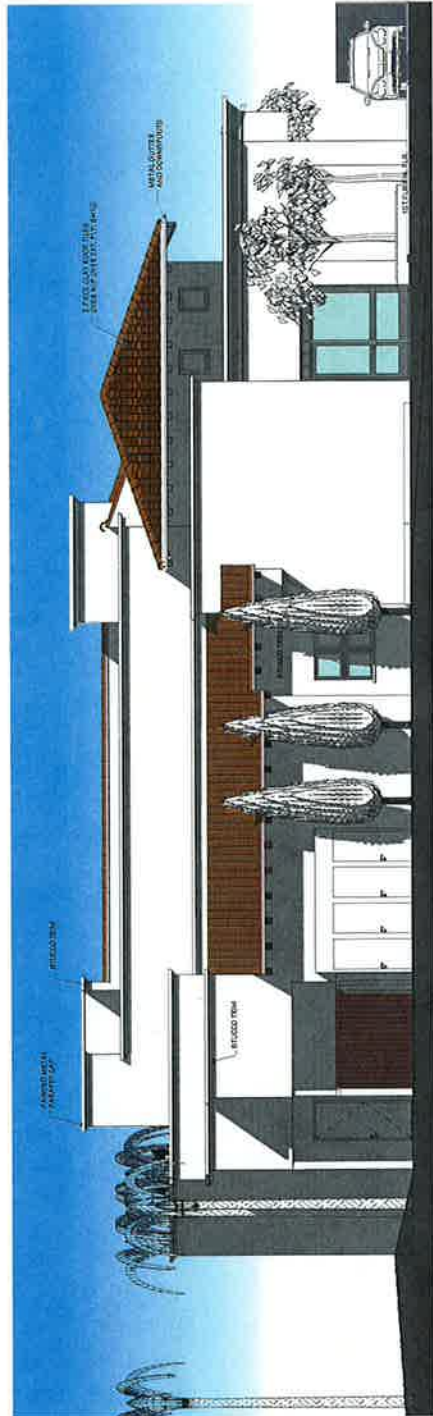
A.1

May 27, 2014



SOUTH DRIVEWAY ELEVATION

SCALE 1/4" = 1'-0"



WEST PARKING LOT ELEVATION

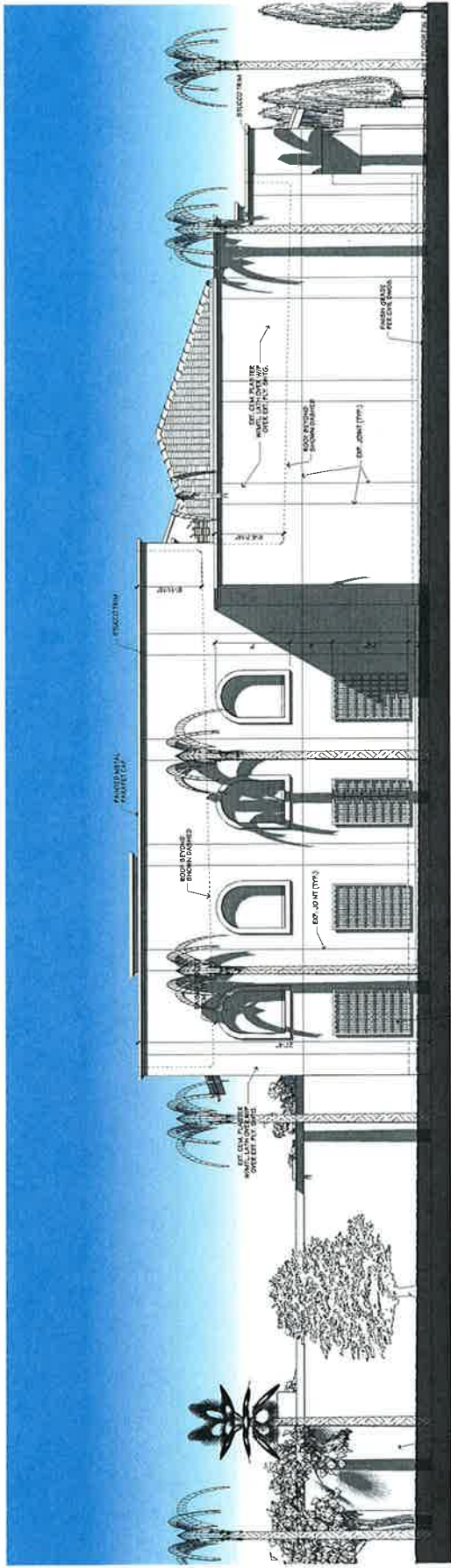
SCALE 1/4" = 1'-0"

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

OWNER:
 The Koppauf Family
 1908 So. El Camino Real
 San Clemente, CA 92672

ARCHITECT:
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 949/388-1250
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 California 92624
 949/388-1250
 gary@kw-architects.com

A.3.2
 May 27, 2014



NORTH PROPERTY LINE ELEVATION

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

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La Ventura
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 2316 So. El Camino Real
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A.3.3
 May 27, 2014

La Ventura Event Center

Patio Sound Calculations

Commercial North		
Source Sound Pressure Level	dBA	85
Source Elevation	S_E	0
Receiver Elevation	R_E	0
Barrier Elevation	B_E	0
Source Height	S_H	5
Receiver Height	R_H	5
Barrier Height	B_H	12
Wall Top _S to S_H	Y_1	12
Wall Top _R to R_H	Y_2	12
Source to Wall	X_1	19.67
Receiver to Wall	X_2	45.16
Source to Top of Wall	L_1	23.04
Receiver to Top of Wall	L_2	46.73
Path over Barrier	L_1+L_2	69.77
Direct Path	D	66.58
Path Length Difference	L	3.19
Barrier Shielding Factor	BF	12.06
Distance Factor	DF	58.08
Level at Receiver		46.02

La Ventura Event Center

Patio Sound Calculations

Residential North		
Source Sound Pressure Level	dBA	85
Source Elevation	S_E	0
Receiver Elevation	R_E	0
Barrier Elevation	B_E	0
Source Height	S_H	5
Receiver Height	R_H	5
Barrier Height	B_H	12
Wall Top _S to S_H	Y_1	12
Wall Top _R to R_H	Y_2	12
Source to Wall	X_1	26.83
Receiver to Wall	X_2	148.93
Source to Top of Wall	L_1	29.39
Receiver to Top of Wall	L_2	149.41
Path over Barrier	L_1+L_2	178.80
Direct Path	D	176.82
Path Length Difference	L	1.98
Barrier Shielding Factor	BF	9.99
Distance Factor	DF	49.59
Level at Receiver		39.60

La Ventura Event Center

Patio Sound Calculations

Commercial East		
Source Sound Pressure Level	dB _A	85
Source Elevation	S_E	0
Receiver Elevation	R_E	0
Barrier Elevation	B_E	0
Source Height	S_H	5
Receiver Height	R_H	5
Barrier Height	B_H	12
Wall Top _S to S_H	Y_1	12
Wall Top _R to R_H	Y_2	12
Source to Wall	X_1	26.5
Receiver to Wall	X_2	122.83
Source to Top of Wall	L_1	29.09
Receiver to Top of Wall	L_2	123.41
Path over Barrier	L_1+L_2	152.51
Direct Path	D	150.44
Path Length Difference	L	2.07
Barrier Shielding Factor	BF	10.17
Distance Factor	DF	51.00
Level at Receiver		40.82

La Ventura Event Center

Patio Sound Calculations

Residential East		
Source Sound Pressure Level	dB _A	85
Source Elevation	S_E	0
Receiver Elevation	R_E	0
Barrier Elevation	B_E	0
Source Height	S_H	5
Receiver Height	R_H	5
Barrier Height	B_H	12
Wall Top _S to S_H	Y_1	12
Wall Top _R to R_H	Y_2	12
Source to Wall	X_1	22.75
Receiver to Wall	X_2	195.5
Source to Top of Wall	L_1	25.72
Receiver to Top of Wall	L_2	195.87
Path over Barrier	L_1+L_2	221.59
Direct Path	D	219.43
Path Length Difference	L	2.16
Barrier Shielding Factor	BF	10.37
Distance Factor	DF	47.72
Level at Receiver		37.35

La Ventura Event Center

Patio Sound Calculations

Residential West		
Source Sound Pressure Level	dBA	85
Source Elevation	S_E	0
Receiver Elevation	R_E	0
Barrier Elevation	B_E	0
Source Height	S_H	5
Receiver Height	R_H	5
Barrier Height	B_H	12
Wall Top _S to S_H	Y_1	12
Wall Top _R to R_H	Y_2	12
Source to Wall	X_1	174.67
Receiver to Wall	X_2	
Source to Top of Wall	L_1	175.08
Receiver to Top of Wall	L_2	12.00
Path over Barrier	L_1+L_2	187.08
Direct Path	D	181.81
Path Length Difference	L	5.27
Barrier Shielding Factor	BF	14.24
Distance Factor	DF	49.35
Level at Receiver		35.11

La Ventura Event Center

Patio Sound Calculations

Commercial South		
Source Sound Pressure Level	dBA	85
Source Elevation	S_E	0
Receiver Elevation	R_E	0
Barrier Elevation	B_E	0
Source Height	S_H	5
Receiver Height	R_H	5
Barrier Height	B_H	12
Wall Top _S to S_H	Y_1	12
Wall Top _R to R_H	Y_2	12
Source to Wall	X_1	115.75
Receiver to Wall	X_2	
Source to Top of Wall	L_1	116.37
Receiver to Top of Wall	L_2	12.00
Path over Barrier	L_1+L_2	128.37
Direct Path	D	122.96
Path Length Difference	L	5.41
Barrier Shielding Factor	BF	14.35
Distance Factor	DF	52.75
Level at Receiver		38.40

La Ventura Event Center

RTU 1 Sound Calculations

Commercial North		
Source Sound Pressure Level	dB _A	92
Source Elevation	S _E	25
Receiver Elevation	R _E	0
Barrier Elevation	B _E	25
Source Height	S _H	3.5
Receiver Height	R _H	5
Barrier Height	B _H	2.5
Wall Top _S to S _H	Y ₁	-47.5
Wall Top _R to R _H	Y ₂	-22.5
Source to Wall	X ₁	• 20
Receiver to Wall	X ₂	51
Source to Top of Wall	L ₁	51.54
Receiver to Top of Wall	L ₂	55.74
Path over Barrier	L ₁ +L ₂	107.28
Direct Path	D	71.09
Path Length Difference	L	36.20
Barrier Shielding Factor	BF	22.61
Distance Factor	DF	64.51
Level at Receiver		41.90

La Ventura Event Center
RTU 1 Sound Calculations

Residential North		
Source Sound Pressure Level	dB _A	92
Source Elevation	S_E	25
Receiver Elevation	R_E	0
Barrier Elevation	B_E	25
Source Height	S_H	3.5
Receiver Height	R_H	5
Barrier Height	B_H	2.5
Wall Top _S to S_H	Y_1	-47.5
Wall Top _R to R_H	Y_2	-22.5
Source to Wall	X_1	19.83
Receiver to Wall	X_2	124.92
Source to Top of Wall	L_1	51.47
Receiver to Top of Wall	L_2	126.93
Path over Barrier	L_1+L_2	178.40
Direct Path	D	144.80
Path Length Difference	L	33.60
Barrier Shielding Factor	BF	22.28
Distance Factor	DF	58.33
Level at Receiver		36.04

La Ventura Event Center
RTU 1 Sound Calculations

Commercial East		
Source Sound Pressure Level	dB _A	92
Source Elevation	S_E	25
Receiver Elevation	R_E	0
Barrier Elevation	B_E	25
Source Height	S_H	3.5
Receiver Height	R_H	5
Barrier Height	B_H	2.5
Wall Top _S to S_H	Y_1	-47.5
Wall Top _R to R_H	Y_2	-22.5
Source to Wall	X_1	33.42
Receiver to Wall	X_2	133.33
Source to Top of Wall	L_1	58.08
Receiver to Top of Wall	L_2	135.22
Path over Barrier	L_1+L_2	193.29
Direct Path	D	166.79
Path Length Difference	L	26.51
Barrier Shielding Factor	BF	21.25
Distance Factor	DF	57.10
Level at Receiver		35.85

La Ventura Event Center
RTU 1 Sound Calculations

Residential East		
Source Sound Pressure Level	dBA	92
Source Elevation	S_E	25
Receiver Elevation	R_E	0
Barrier Elevation	B_E	25
Source Height	S_H	3.5
Receiver Height	R_H	5
Barrier Height	B_H	2.5
Wall Top _S to S_H	Y_1	-47.5
Wall Top _R to R_H	Y_2	-22.5
Source to Wall	X_1	31.08
Receiver to Wall	X_2	235.59
Source to Top of Wall	L_1	56.76
Receiver to Top of Wall	L_2	236.66
Path over Barrier	L_1+L_2	293.43
Direct Path	D	266.70
Path Length Difference	L	26.73
Barrier Shielding Factor	BF	21.29
Distance Factor	DF	53.02
Level at Receiver		31.73

La Ventura Event Center
RTU 1 Sound Calculations

Residential West		
Source Sound Pressure Level	dBA	92
Source Elevation	S_E	25
Receiver Elevation	R_E	0
Barrier Elevation	B_E	25
Source Height	S_H	3.5
Receiver Height	R_H	5
Barrier Height	B_H	2.5
Wall Top _S to S_H	Y_1	-47.5
Wall Top _R to R_H	Y_2	-22.5
Source to Wall	X_1	22.25
Receiver to Wall	X_2	103.08
Source to Top of Wall	L_1	52.45
Receiver to Top of Wall	L_2	105.51
Path over Barrier	L_1+L_2	157.96
Direct Path	D	125.38
Path Length Difference	L	32.58
Barrier Shielding Factor	BF	22.15
Distance Factor	DF	59.58
Level at Receiver		37.43

La Ventura Event Center
RTU 1 Sound Calculations

Commercial South		
Source Sound Pressure Level	dB _A	92
Source Elevation	S_E	25
Receiver Elevation	R_E	0
Barrier Elevation	B_E	25
Source Height	S_H	3.5
Receiver Height	R_H	5
Barrier Height	B_H	2.5
Wall Top _S to S_H	Y_1	-47.5
Wall Top _R to R_H	Y_2	-22.5
Source to Wall	X_1	45.67
Receiver to Wall	X_2	48.16
Source to Top of Wall	L_1	65.89
Receiver to Top of Wall	L_2	53.16
Path over Barrier	L_1+L_2	119.05
Direct Path	D	93.91
Path Length Difference	L	25.14
Barrier Shielding Factor	BF	21.03
Distance Factor	DF	62.09
Level at Receiver		41.06

La Ventura Event Center
RTU 2 Sound Calculations

Commercial North		
Source Sound Pressure Level	dB _A	92
Source Elevation	S_E	25
Receiver Elevation	R_E	0
Barrier Elevation	B_E	25
Source Height	S_H	3.5
Receiver Height	R_H	5
Barrier Height	B_H	2.5
Wall Top _S to S_H	Y_1	-47.5
Wall Top _R to R_H	Y_2	-22.5
Source to Wall	X_1	42.33
Receiver to Wall	X_2	46.59
Source to Top of Wall	L_1	63.62
Receiver to Top of Wall	L_2	51.74
Path over Barrier	L_1+L_2	115.36
Direct Path	D	89.00
Path Length Difference	L	26.36
Barrier Shielding Factor	BF	21.23
Distance Factor	DF	62.55
Level at Receiver		41.32

La Ventura Event Center
RTU 2 Sound Calculations

Residential North		
Source Sound Pressure Level	dBA	92
Source Elevation	S_E	25
Receiver Elevation	R_E	0
Barrier Elevation	B_E	25
Source Height	S_H	3.5
Receiver Height	R_H	5
Barrier Height	B_H	2.5
Wall Top _S to S_H	Y_1	-47.5
Wall Top _R to R_H	Y_2	-22.5
Source to Wall	X_1	44.5
Receiver to Wall	X_2	122.25
Source to Top of Wall	L_1	65.09
Receiver to Top of Wall	L_2	124.30
Path over Barrier	L_1+L_2	189.39
Direct Path	D	166.79
Path Length Difference	L	22.60
Barrier Shielding Factor	BF	20.56
Distance Factor	DF	57.10
Level at Receiver		36.54

La Ventura Event Center
RTU 2 Sound Calculations

Commercial East		
Source Sound Pressure Level	dB _A	92
Source Elevation	S_E	25
Receiver Elevation	R_E	0
Barrier Elevation	B_E	25
Source Height	S_H	3.5
Receiver Height	R_H	5
Barrier Height	B_H	2.5
Wall Top _S to S_H	Y_1	-47.5
Wall Top _R to R_H	Y_2	-22.5
Source to Wall	X_1	25.17
Receiver to Wall	X_2	128.25
Source to Top of Wall	L_1	53.76
Receiver to Top of Wall	L_2	130.21
Path over Barrier	L_1+L_2	183.97
Direct Path	D	153.46
Path Length Difference	L	30.50
Barrier Shielding Factor	BF	21.86
Distance Factor	DF	57.82
Level at Receiver		35.96

La Ventura Event Center
RTU 2 Sound Calculations

Residential East		
Source Sound Pressure Level	dB _A	92
Source Elevation	S_E	25
Receiver Elevation	R_E	0
Barrier Elevation	B_E	25
Source Height	S_H	3.5
Receiver Height	R_H	5
Barrier Height	B_H	2.5
Wall Top _S to S_H	Y_1	-47.5
Wall Top _R to R_H	Y_2	-22.5
Source to Wall	X_1	25.17
Receiver to Wall	X_2	232.08
Source to Top of Wall	L_1	53.76
Receiver to Top of Wall	L_2	233.17
Path over Barrier	L_1+L_2	286.92
Direct Path	D	257.28
Path Length Difference	L	29.64
Barrier Shielding Factor	BF	21.74
Distance Factor	DF	53.33
Level at Receiver		31.59

La Ventura Event Center
RTU 2 Sound Calculations

Residential West		
Source Sound Pressure Level	dB _A	92
Source Elevation	S _E	25
Receiver Elevation	R _E	0
Barrier Elevation	B _E	25
Source Height	S _H	3.5
Receiver Height	R _H	5
Barrier Height	B _H	2.5
Wall Top _S to S _H	Y ₁	-47.5
Wall Top _R to R _H	Y ₂	-22.5
Source to Wall	X ₁	27.75
Receiver to Wall	X ₂	100.5
Source to Top of Wall	L ₁	55.01
Receiver to Top of Wall	L ₂	102.99
Path over Barrier	L ₁ +L ₂	158.00
Direct Path	D	128.30
Path Length Difference	L	29.70
Barrier Shielding Factor	BF	21.75
Distance Factor	DF	59.38
Level at Receiver		37.63

La Ventura Event Center
RTU 2 Sound Calculations

Commercial South		
Source Sound Pressure Level	dBA	92
Source Elevation	S_E	25
Receiver Elevation	R_E	0
Barrier Elevation	B_E	25
Source Height	S_H	3.5
Receiver Height	R_H	5
Barrier Height	B_H	2.5
Wall Top _S to S_H	Y_1	-47.5
Wall Top _R to R_H	Y_2	-22.5
Source to Wall	X_1	24
Receiver to Wall	X_2	49.33
Source to Top of Wall	L_1	53.22
Receiver to Top of Wall	L_2	54.22
Path over Barrier	L_1+L_2	107.44
Direct Path	D	73.41
Path Length Difference	L	34.02
Barrier Shielding Factor	BF	22.34
Distance Factor	DF	64.23
Level at Receiver		41.89

La Ventura Event Center
Music ND Sound Calculation

Commercial North		
BC	dBC	93
Source Elevation	S_E	0
Receiver Elevation	R_E	0
Barrier Elevation	B_E	0
Source Height	S_H	5
Receiver Height	R_H	5
Barrier Height	B_H	12
Wall Top _S to S_H	Y_1	12
Wall Top _R to R_H	Y_2	12
Source to Wall	X_1	5.58
Receiver to Wall	X_2	44.75
Source to Top of Wall	L_1	13.23
Receiver to Top of Wall	L_2	46.33
Path over Barrier	L_1+L_2	59.56
Direct Path	D	54.25
Path Length Difference	L	5.32
Barrier Shielding Factor	BF	14.28
Distance Factor	DF	67.86
Level at Receiver		53.58

La Ventura Event Center

Music ND Sound Calculation

Residential North		
Source Sound Pressure Level	dBC	93
Source Elevation	S_E	0
Receiver Elevation	R_E	0
Barrier Elevation	B_E	0
Source Height	S_H	5
Receiver Height	R_H	5
Barrier Height	B_H	12
Wall Top _S to S_H	Y_1	12
Wall Top _R to R_H	Y_2	12
Source to Wall	X_1	152.75
Receiver to Wall	X_2	
Source to Top of Wall	L_1	153.22
Receiver to Top of Wall	L_2	12.00
Path over Barrier	L_1+L_2	165.22
Direct Path	D	159.91
Path Length Difference	L	5.31
Barrier Shielding Factor	BF	14.27
Distance Factor	DF	58.46
Level at Receiver		44.19

La Ventura Event Center
Music ND Sound Calculation

Commercial East		
Source Sound Pressure Level	dBC	93
Source Elevation	S_E	0
Receiver Elevation	R_E	0
Barrier Elevation	B_E	0
Source Height	S_H	5
Receiver Height	R_H	5
Barrier Height	B_H	12
Wall Top _S to S_H	Y_1	12
Wall Top _R to R_H	Y_2	12
Source to Wall	X_1	50.5
Receiver to Wall	X_2	96
Source to Top of Wall	L_1	51.91
Receiver to Top of Wall	L_2	96.75
Path over Barrier	L_1+L_2	148.65
Direct Path	D	147.24
Path Length Difference	L	1.42
Barrier Shielding Factor	BF	8.53
Distance Factor	DF	59.18
Level at Receiver		50.65

La Ventura Event Center
Music ND Sound Calculation

Residential East		
Source Sound Pressure Level	dBC	93
Source Elevation	S_E	0
Receiver Elevation	R_E	0
Barrier Elevation	B_E	0
Source Height	S_H	5
Receiver Height	R_H	5
Barrier Height	B_H	12
Wall Top _S to S_H	Y_1	12
Wall Top _R to R_H	Y_2	12
Source to Wall	X_1	44.33
Receiver to Wall	X_2	196.59
Source to Top of Wall	L_1	45.93
Receiver to Top of Wall	L_2	196.96
Path over Barrier	L_1+L_2	242.88
Direct Path	D	241.59
Path Length Difference	L	1.29
Barrier Shielding Factor	BF	8.12
Distance Factor	DF	54.88
Level at Receiver		46.76

La Ventura Event Center
Music ND Sound Calculation

Residential West		
Source Sound Pressure Level	dBC	93
Source Elevation	S_E	0
Receiver Elevation	R_E	0
Barrier Elevation	B_E	0
Source Height	S_H	5
Receiver Height	R_H	5
Barrier Height	B_H	12
Wall Top _S to S_H	Y_1	12
Wall Top _R to R_H	Y_2	12
Source to Wall	X_1	158.25
Receiver to Wall	X_2	
Source to Top of Wall	L_1	158.70
Receiver to Top of Wall	L_2	12.00
Path over Barrier	L_1+L_2	170.70
Direct Path	D	165.40
Path Length Difference	L	5.30
Barrier Shielding Factor	BF	14.26
Distance Factor	DF	58.17
Level at Receiver		43.91

La Ventura Event Center
Music ND Sound Calculation

Commercial South		
Source Sound Pressure Level	dBC	93
Source Elevation	S_E	0
Receiver Elevation	R_E	0
Barrier Elevation	B_E	0
Source Height	S_H	5
Receiver Height	R_H	5
Barrier Height	B_H	12
Wall Top _S to S_H	Y_1	12
Wall Top _R to R_H	Y_2	12
Source to Wall	X_1	113.42
Receiver to Wall	X_2	
Source to Top of Wall	L_1	114.05
Receiver to Top of Wall	L_2	12.00
Path over Barrier	L_1+L_2	126.05
Direct Path	D	120.64
Path Length Difference	L	5.42
Barrier Shielding Factor	BF	14.36
Distance Factor	DF	60.91
Level at Receiver		46.55

La Ventura Event Center
Music SD Sound Calculations

Commercial North		
Source Sound Pressure Level	dBC	93
Source Elevation	S_E	12.5
Receiver Elevation	R_E	0
Barrier Elevation	B_E	12.5
Source Height	S_H	1.75
Receiver Height	R_H	5
Barrier Height	B_H	2.5
Wall Top _S to S_H	Y_1	-22.5
Wall Top _R to R_H	Y_2	-10
Source to Wall	X_1	36.33
Receiver to Wall	X_2	44.34
Source to Top of Wall	L_1	42.73
Receiver to Top of Wall	L_2	45.45
Path over Barrier	L_1+L_2	88.19
Direct Path	D	80.75
Path Length Difference	L	7.44
Barrier Shielding Factor	BF	15.74
Distance Factor	DF	64.40
Level at Receiver		48.66

La Ventura Event Center
Music SD Sound Calculations

Residential North		
Source Sound Pressure Level	dBC	93
Source Elevation	S_E	12.5
Receiver Elevation	R_E	0
Barrier Elevation	B_E	12.5
Source Height	S_H	1.75
Receiver Height	R_H	5
Barrier Height	B_H	2.5
Wall Top _S to S_H	Y_1	-22.5
Wall Top _R to R_H	Y_2	-10
Source to Wall	X_1	176.75
Receiver to Wall	X_2	
Source to Top of Wall	L_1	178.18
Receiver to Top of Wall	L_2	10.00
Path over Barrier	L_1+L_2	188.18
Direct Path	D	179.25
Path Length Difference	L	8.92
Barrier Shielding Factor	BF	16.53
Distance Factor	DF	57.47
Level at Receiver		40.95

La Ventura Event Center
Music SD Sound Calculations

Commercial East		
Source Sound Pressure Level	dBC	93
Source Elevation	S_E	12.5
Receiver Elevation	R_E	0
Barrier Elevation	B_E	12.5
Source Height	S_H	1.75
Receiver Height	R_H	5
Barrier Height	B_H	2.5
Wall Top _S to S_H	Y_1	-22.5
Wall Top _R to R_H	Y_2	-10
Source to Wall	X_1	11.5
Receiver to Wall	X_2	120.08
Source to Top of Wall	L_1	25.27
Receiver to Top of Wall	L_2	120.50
Path over Barrier	L_1+L_2	145.76
Direct Path	D	131.63
Path Length Difference	L	14.13
Barrier Shielding Factor	BF	18.52
Distance Factor	DF	60.16
Level at Receiver		41.63

La Ventura Event Center
Music SD Sound Calculations

Residential East		
Source Sound Pressure Level	dBC	93
Source Elevation	S_E	12.5
Receiver Elevation	R_E	0
Barrier Elevation	B_E	12.5
Source Height	S_H	1.75
Receiver Height	R_H	5
Barrier Height	B_H	2.5
Wall Top _S to S_H	Y_1	-22.5
Wall Top _R to R_H	Y_2	-10
Source to Wall	X_1	24.08
Receiver to Wall	X_2	98
Source to Top of Wall	L_1	32.96
Receiver to Top of Wall	L_2	98.51
Path over Barrier	L_1+L_2	131.46
Direct Path	D	122.12
Path Length Difference	L	9.34
Barrier Shielding Factor	BF	16.72
Distance Factor	DF	60.81
Level at Receiver		44.08

La Ventura Event Center
Music SD Sound Calculations

Residential West		
Source Sound Pressure Level	dBC	93
Source Elevation	S_E	12.5
Receiver Elevation	R_E	0
Barrier Elevation	B_E	12.5
Source Height	S_H	1.75
Receiver Height	R_H	5
Barrier Height	B_H	2.5
Wall Top _S to S_H	Y_1	-22.5
Wall Top _R to R_H	Y_2	-10
Source to Wall	X_1	153
Receiver to Wall	X_2	
Source to Top of Wall	L_1	154.65
Receiver to Top of Wall	L_2	10.00
Path over Barrier	L_1+L_2	164.65
Direct Path	D	155.50
Path Length Difference	L	9.14
Barrier Shielding Factor	BF	16.63
Distance Factor	DF	58.71
Level at Receiver		42.08

La Ventura Event Center

Music SD Sound Calculations

Commercial South		
Source Sound Pressure Level	dBC	93
Source Elevation	S_E	12.5
Receiver Elevation	R_E	0
Barrier Elevation	B_E	12.5
Source Height	S_H	1.75
Receiver Height	R_H	5
Barrier Height	B_H	2.5
Wall Top _S to S_H	Y_1	-22.5
Wall Top _R to R_H	Y_2	-10
Source to Wall	X_1	86.33
Receiver to Wall	X_2	
Source to Top of Wall	L_1	89.21
Receiver to Top of Wall	L_2	10.00
Path over Barrier	L_1+L_2	99.21
Direct Path	D	88.83
Path Length Difference	L	10.38
Barrier Shielding Factor	BF	17.18
Distance Factor	DF	63.57
Level at Receiver		46.39

La Ventura Event Center

Patio Sound Calculations

Commercial North		
Source Sound Pressure Level	dBA	85
Source Elevation	S_E	0
Receiver Elevation	R_E	0
Barrier Elevation	B_E	0
Source Height	S_H	5
Receiver Height	R_H	5
Barrier Height	B_H	12
Wall Top _S to S_H	Y_1	12
Wall Top _R to R_H	Y_2	12
Source to Wall	X_1	19.67
Receiver to Wall	X_2	45.16
Source to Top of Wall	L_1	23.04
Receiver to Top of Wall	L_2	46.73
Path over Barrier	L_1+L_2	69.77
Direct Path	D	66.58
Path Length Difference	L	3.19
Barrier Shielding Factor	BF	12.06
Distance Factor	DF	58.08
Level at Receiver		46.02



Streamline Valet Inc.
16033 Bolsa Chica St. #104-228
Huntington Beach, CA 92649

October 21, 2014

La Ventura
2316 S. El Camino Real
San Clemente, CA 92672

RE: Valet parking, ingress/egress, vehicle parking and turn around.

To Whom It May Concern,

This letter is to address parking configurations regarding La Ventura located at 2316 S. El Camino Real San Clemente, CA 92672. Through the use of onsite parking and the additional lot located behind 2313 S El Camino Real, San Clemente, CA 92672, we anticipate being able to accommodate a minimum of 65 vehicles. The ingress and egress of this project will occur solely through the driveway located on El Camino Real; there will be no use of Ave San Gabriel for parking or guest entering/exiting.

In regards to the ingress and egress and vehicle parking, all valet vehicles will be backed in. This equates to no turn around required; all vehicles will be pulled straight out and delivered to the guests facing the exit on El Camino Real. Please see figure 5 for details of onsite and offsite parking and turn around.

Valet parking is a dynamic process in which the Valet Attendant effectively uses professional parking techniques in order to minimize wasted space. By minimizing wasted space, the Valet Attendant is able to accommodate more vehicles than a parking lot was designed for. Valet Attendants accomplish this by disregarding painted stall lines, parking vehicles extremely close together, and double parking or stacking vehicles when necessary. The average gain, depending on vehicle size, is 1 additional vehicle per 4 spaces (5 valet vehicles per 4 marked stalls; 5:4).

Based on our analysis we anticipate the

following gains: On-site Lot
2316 S. El Camino Real
San Clemente, CA 92672

Designated parking stalls: 29
Number of valet vehicles this lot can accommodate: 38

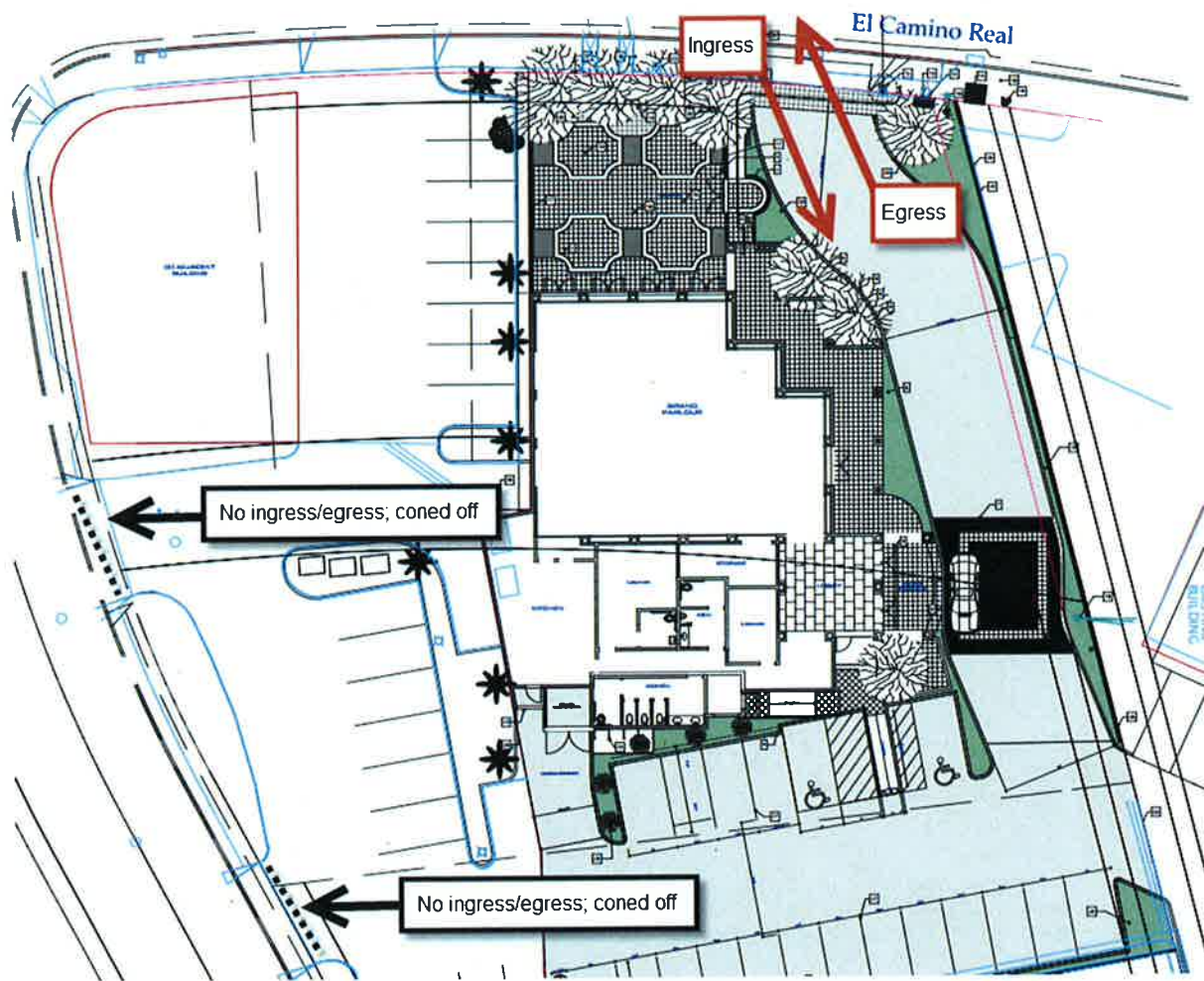
Off-site Lot A
2313 S El Camino Real
San Clemente, CA 92672

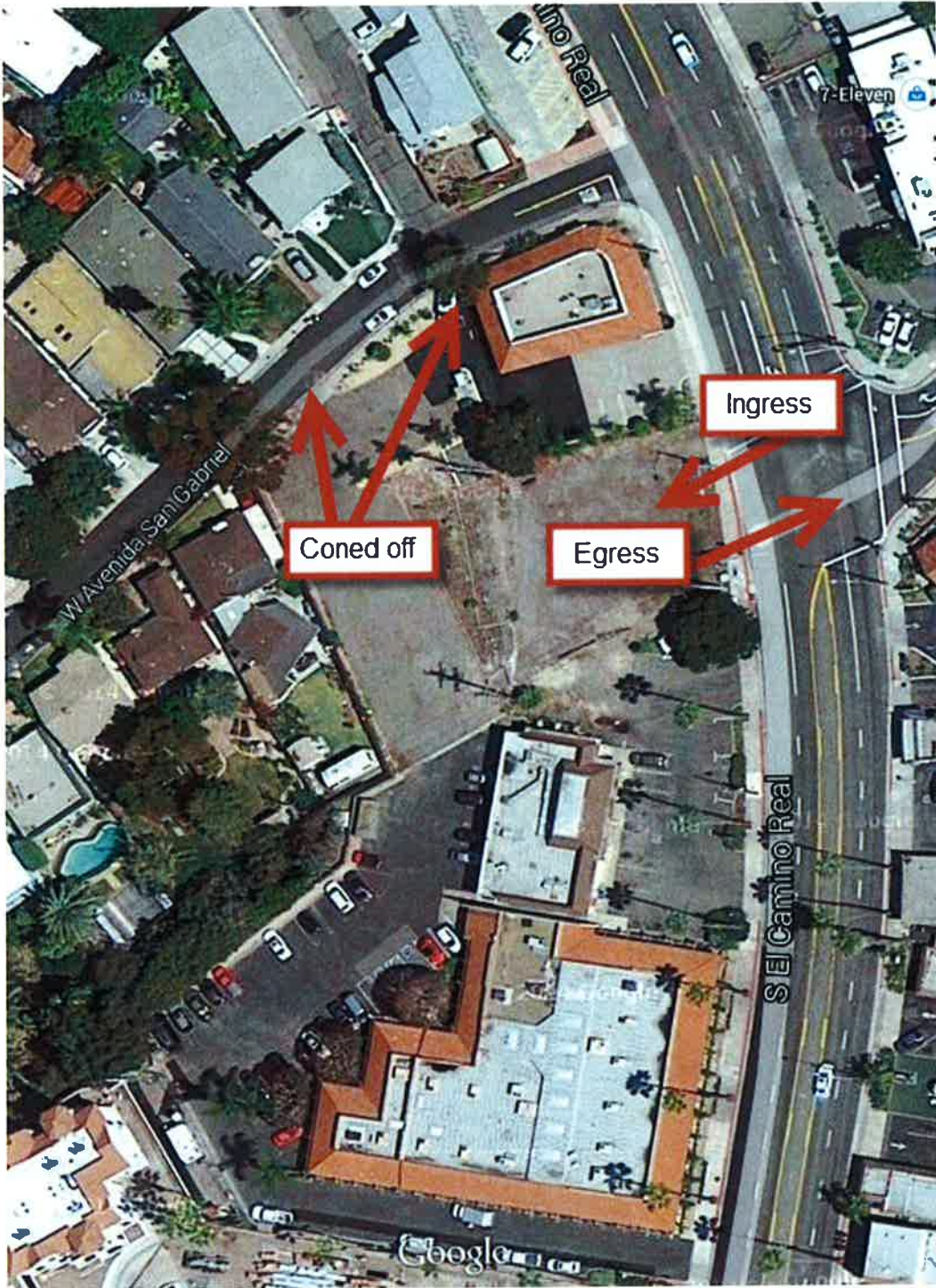
Designated parking stalls: 22
Number of valet vehicles this lot can accommodate: 27

Enc.

Best Regards,
Andrew Baggett
Director of Operations
Cell: 714.906.9369

Figure 1: Ingress/Egress of on-site lot





Coned off

Egress

Ingress

Figure 2: Ingress/Egress of off-site lot A

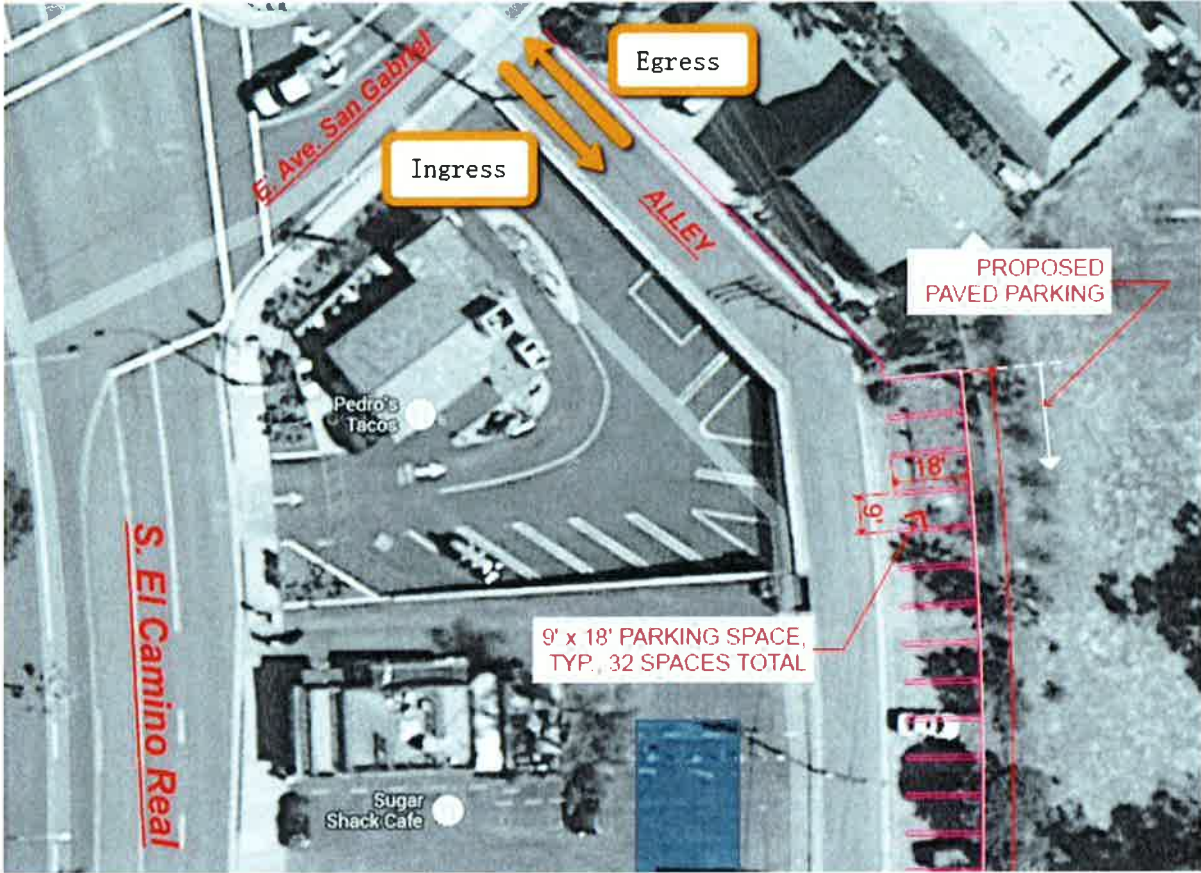


Figure 3: Parking configurations of on-site lot



Figure 4: Off-site lot A parking configurations

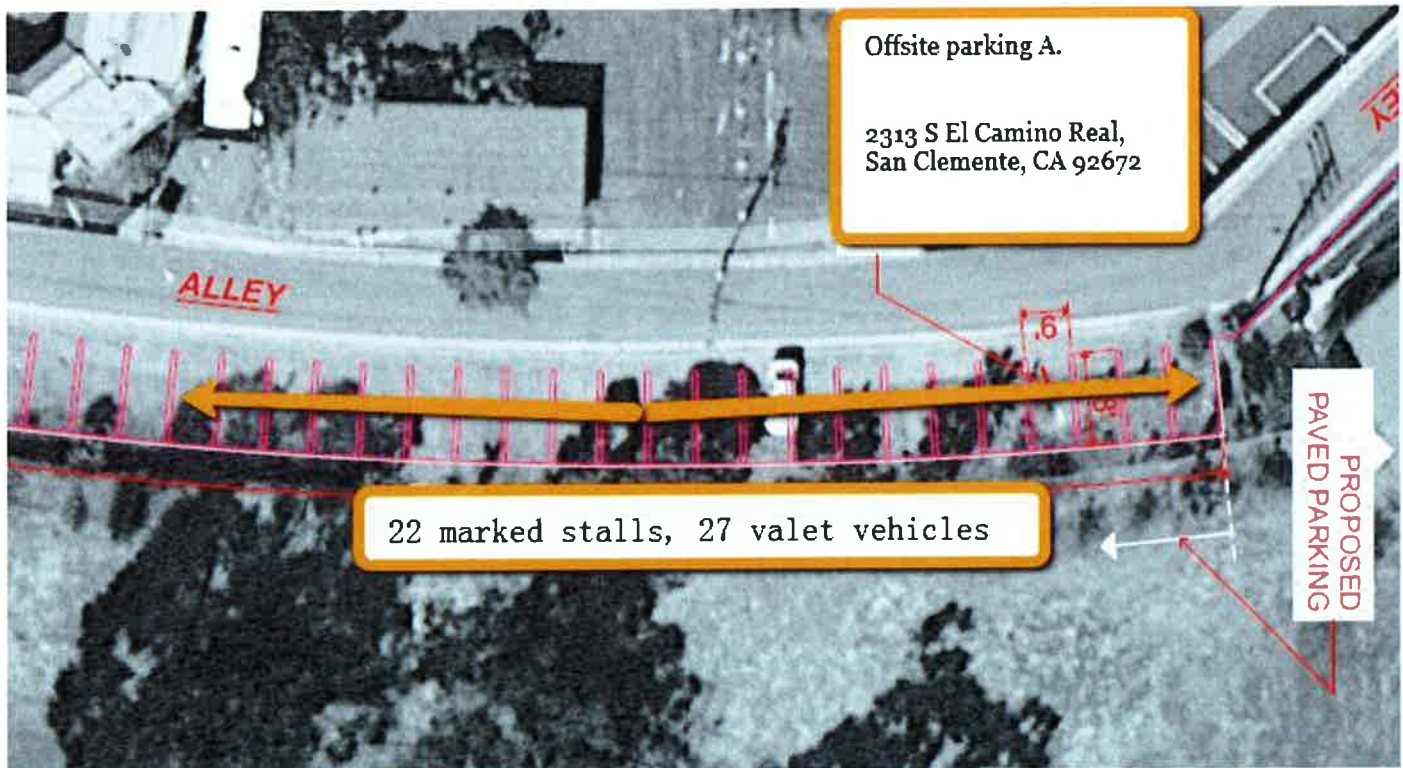


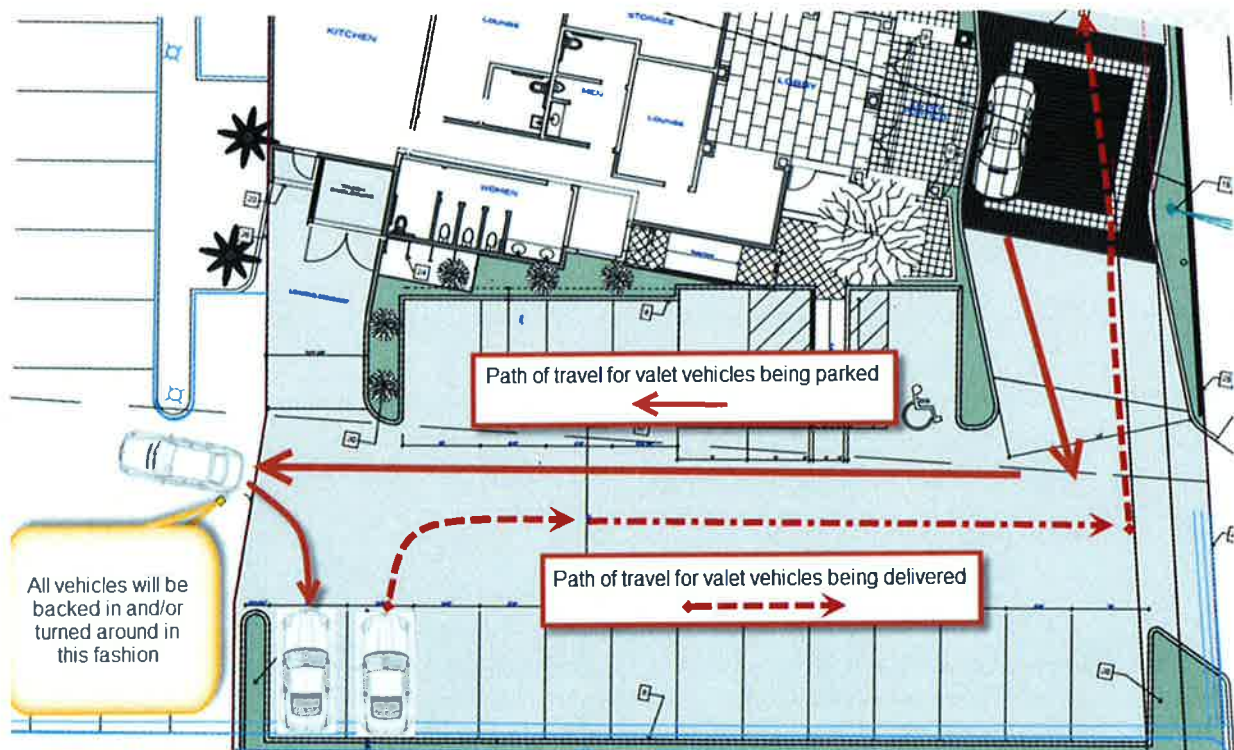
Figure 5: Onsite and offsite parking and turn around

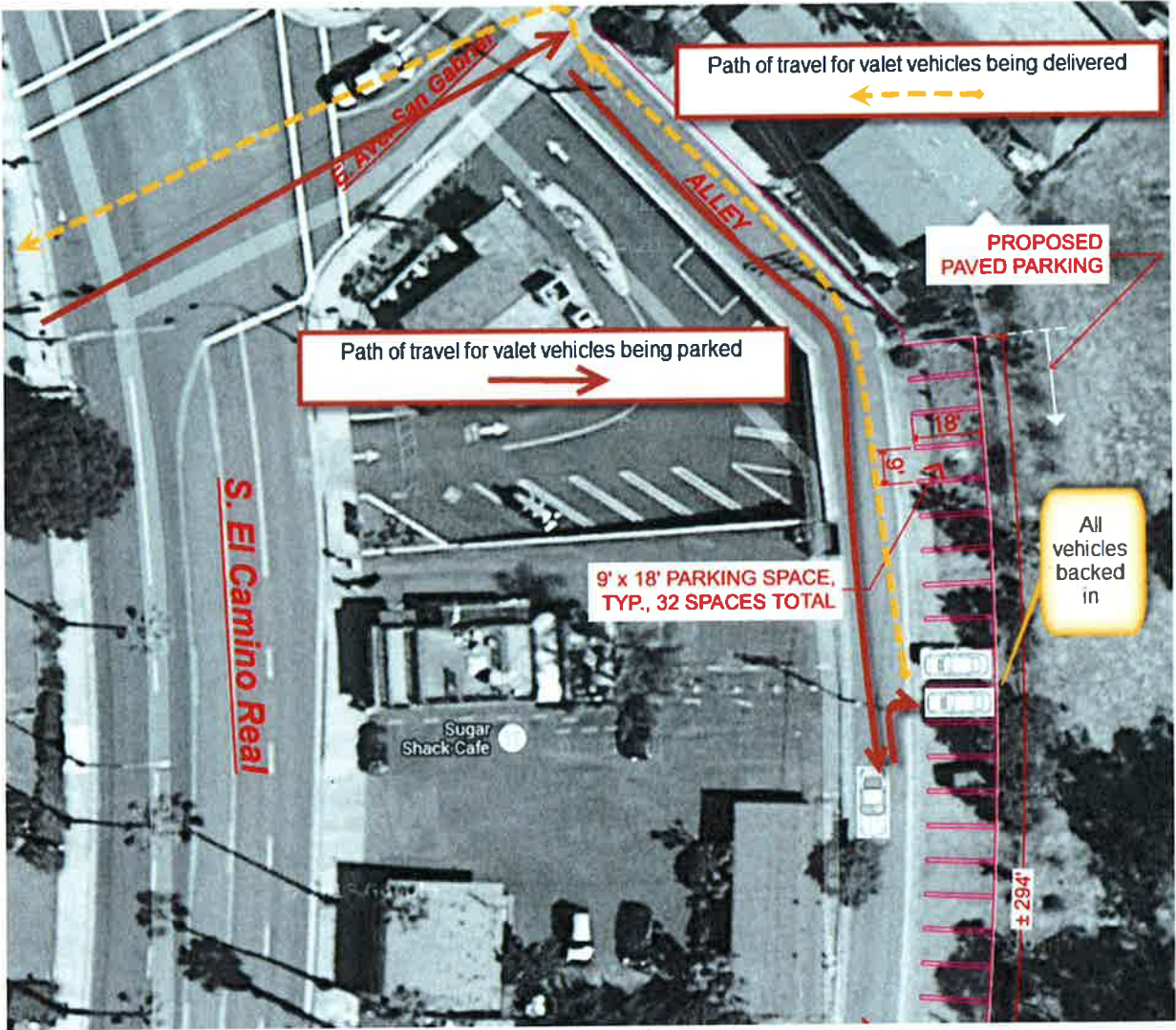
Vehicle turn around, parking, and delivery

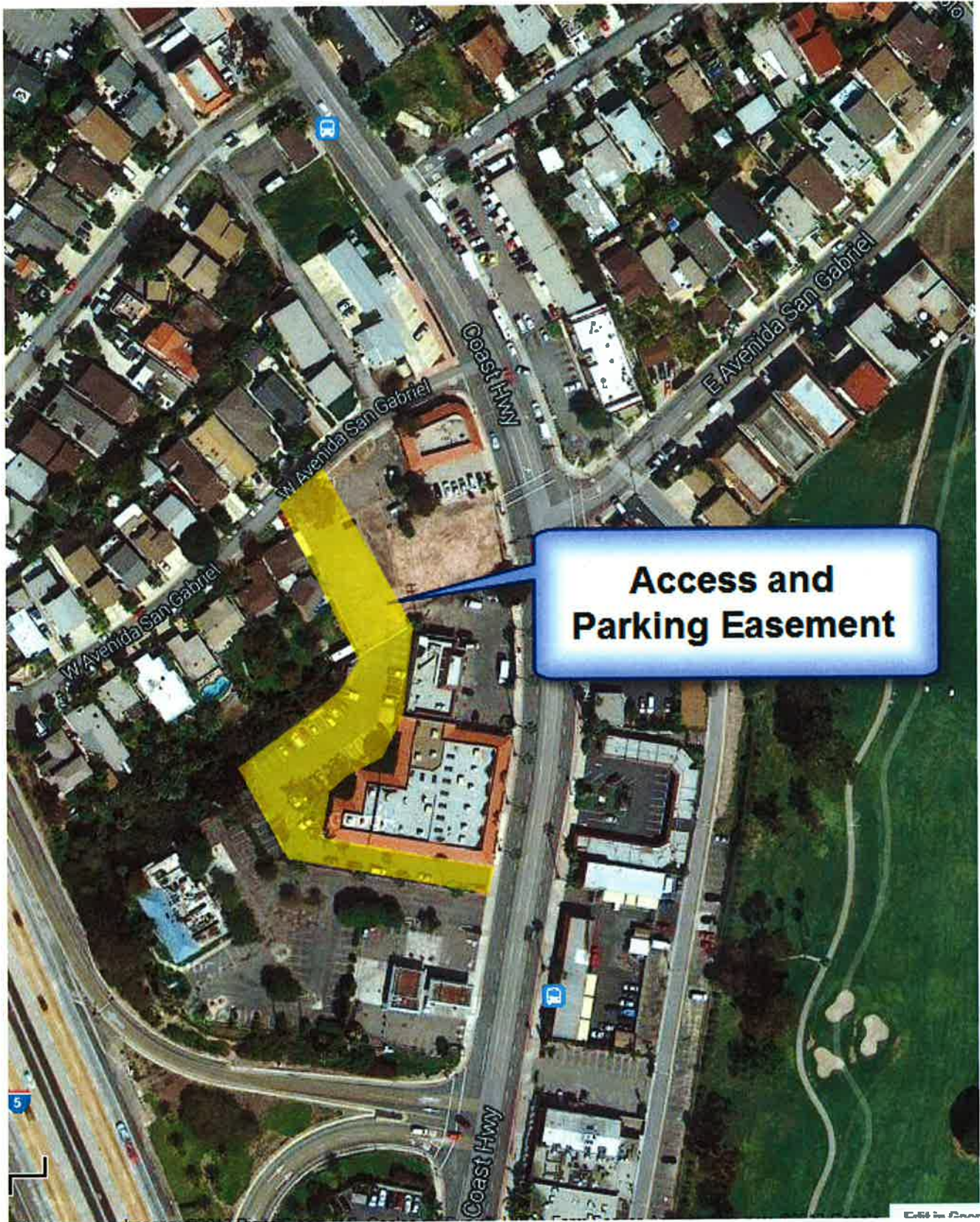
All valet vehicles will be backed in. The logic behind this is that typically, a vehicle that is being parked and delivered will have to be backed up at some point in the process. Having vehicles initially backed in allows the Valet Attendant to back the vehicle into a known, controlled environment, which is typically a marked parking stall. Upon delivery, when the Valet Attendant needs to pull the vehicle into a potentially uncontrolled environment, such as a road or a parking lot that may have other Valet Attendants either running or delivering vehicles, the Valet Attendant is afforded the ability to pull the vehicle out nose first. This grants the Valet Attendant the most control and allows for the safest delivery of the vehicle to the guest.

The La Ventura onsite parking will be used first. In the event that the number of vehicles warrants the use of the offsite lot, the Valet Attendant will park cars there. Delivery of vehicles that have been parked in the offsite lot will follow the same flow as the ones that have been parked onsite with the caveat that the Valet Attendant will need to turn the vehicle around in order to deliver it to the guest. This will be done by following the same flow as those vehicles that have been parked onsite; having the Valet Attendant back into a marked/open space, then pulling the vehicle out nose first for guest delivery.

Fig 5, Onsite:







City of San Clemente Centennial General Plan, February 2014

LU-13.09. **Outdoor Areas/Public Space.** We work with property owners and developers to identify opportunities for providing usable outdoor areas and public spaces for visual relief from the built environment and areas for gathering.

LINKS TO OTHER GENERAL PLAN INFORMATION

- [Urban Design Element](#) [link to UDE Homepage]
- [Urban Design Element, Architecture and Landscaping](#) [link to Architecture and Landscaping section]
- [Gateways](#) [link to UDE, Gateways page]

ADDITIONAL LINKS

- [Bicycle and Pedestrian Master Plan](#) [staff to provide link to pdf]
- [Design Guidelines](http://san-clemente.org/sc/standard.aspx?pageid=438) [http://san-clemente.org/sc/standard.aspx?pageid=438]

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

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

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

GOAL:

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

POLICIES:

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

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

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

LU-14.04. **Economic Development Strategies.** We support economic strategies that capitalize on the Area's surf and active sports heritage and culture and on the Area's access to significant open space and recreation resources, pursuant to the City's overall Economic Development Strategy [link to implementation program].

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

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

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

- a. buffer the residential from abutting commercial uses;
- b. adequately mitigate the noise, traffic (automobile and truck), and lighting impacts of abutting commercial use;
- c. design and site units to provide adequate security and privacy for tenants;
and
- d. prevent adverse impacts on the integrity and continuity of other commercial uses.

- e. (for sites developed exclusively for multi-family uses) provide on-site recreation and open space amenities which are designed and sized to be accessible to and usable by tenants

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

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

LINKS TO GENERAL PLAN INFORMATION

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

ADDITIONAL LINKS

- [Bicycle and Pedestrian Master Plan \[staff to provide link to pdf\]](#)
- [Design Guidelines \[http://san-clemente.org/sc/standard.aspx?pageid=438\]](http://san-clemente.org/sc/standard.aspx?pageid=438)
- [Economic Development Strategy](#)
- [Zoning Ordinance, Nonconforming Structures and Uses \[http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.72NOSTUS.html#TOPTITLE\]](http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.72NOSTUS.html#TOPTITLE)

Land Use Implementation Measures

1. Update the Zoning Ordinance, Zoning Map, Local Coastal Program and specific plans to ensure consistency with the Centennial General Plan. Key land use related areas to be revised include, but are not limited to:
 - a. Zoning district changes to reflect General Plan land use changes.
 - b. Mixed use districts development standards to reflect land use changes in the Focus Areas.
 - c. Consideration of form-based standards for Avenida del Mar and El Camino Real, with emphasis on the commercial core in the T-Zone.

City of San Clemente Centennial General Plan, February 2014

- [Marblehead Coastal Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- [Pier Bowl Specific Plan* \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- [Rancho San Clemente Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- [Talega Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- [West Pico Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)

**For purposes of the Centennial General Plan, public spaces are defined as the publicly owned property between the property lines on opposite sides of streets and include, but is not limited to, the roadway, parkway (including street tree planters and public, sidewalks), plazas and alleys.*

Gateways

Gateways are transitional places and visual cues that announce entrances to cities, neighborhoods or districts. From a land use and urban design perspective, important features of gateways include architecture, landscaping, views, lighting, streetscape, and signage.

San Clemente has many [gateways \[link to Figure UD-1, Gateways\]](#) to special places, each with its own unique identity. From our freeway off-ramps, which often serve as a visitor's first glimpse into our community, to the thresholds of our distinct commercial districts, to the physical and visual entryways into our rich natural and recreational resources, San Clemente's gateways are a reflection of our unique heritage, our commitment to preserving our Spanish Colonial Revival architectural character and our expectations for quality development and design.

GOAL:

Create clearly marked and aesthetically pleasing entry points into San Clemente and its many unique neighborhoods and districts, and ensure that such gateways incorporate quality architecture, historic resources, distinctive landscaping, signage and streetscape features that create a sense of arrival and reinforce the City's identity and unique architectural character.

POLICIES:

UD-2.01. **Architecture/Design Quality.** We require high quality design for buildings at visually significant locations in gateway areas. New buildings and major remodels in Gateway areas adjacent to or opposite I-5 offramps, as shown in [Figure UD-1 \[link to pdf figure\]](#), shall follow Spanish Colonial Revival architectural style, except where otherwise specified in the Design Guidelines and other adopted policies.

UD-2.02. **Spanish Village by the Sea Design Identity.** We require new gateway area development to include appropriate entry design elements (e.g., Spanish Colonial Revival and Spanish architecture, landscaping, signage, lighting, streetscape furniture)

unless otherwise specified in the Design Guidelines, Focus Area goals and policies (e.g., Los Molinos or Surf Zone areas, which have more eclectic design character).

- UD-2.03. **Historic Resources.** In designing and constructing gateway improvements, we preserve and incorporate views of historic resources.
- UD-2.04. **Circulation.** We encourage roadway improvements in gateway areas to enhance motor vehicle, bicycle, pedestrian, and transit circulation.
- UD-2.05. **Public View Corridors.** We require the preservation of designated public view corridors in the design and construction of gateway area improvements.
- UD-2.06. **Parking.** Where practical, we limit the visibility of surface parking lots and parking spaces within gateway areas by requiring them to be located behind or to the side of buildings. Where this is not practical, we ensure that street-facing parking spaces and parking lots are visually screened with landscaping and/or architectural treatments.
- UD-2.07. **Wayfinding System.** We provide directional signs and access information to visitors through a clearly articulated and aesthetically pleasing wayfinding sign program.
- UD-2.08. **Hardscape Materials.** We require high-quality paving materials, consistently applied within the districts served by gateways, for all sidewalks, crosswalks and other public spaces.
- UD-2.09. **Art in Public Places.** We encourage the inclusion of public art in private development and in public improvements in gateway areas.
- UD-2.10. **Visual Screening.** We require visual screening of blank walls, trash dumpsters, and parking facilities through a variety of landscaping and architectural design treatments, and signage associated with such features must be attractively designed and placed, consistent with sign regulations. Where possible, we require the screening of utilities infrastructure. Unsightly properties and buildings should be visually screened in an attractive manner.
- UD-2.11. **Overhead Utilities.** We encourage the undergrounding of overhead utilities infrastructure in gateway areas and encourage the formation of assessment districts.
- UD-2.12. **Gateways on Highways.** We work with Caltrans and other agencies to ensure aesthetics are an integral consideration in the design, implementation and maintenance of all highway facilities and rights-of-way, with special emphasis on gateway areas.

Note: Gateway policies and implementation measures specific to individual Focus Areas are included in the Focus Areas section of the Land Use Element.

Links to General Plan Figures

- Figure UD-1, Gateways [link to pdf figure]

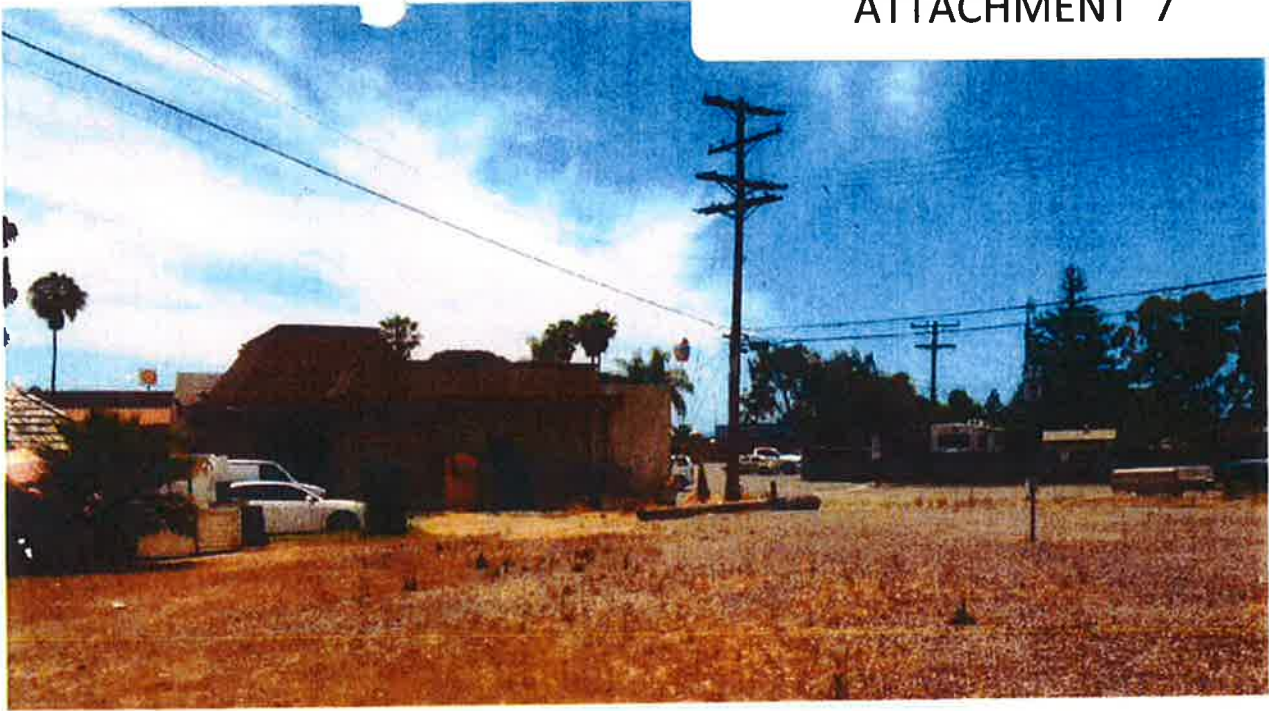
Links to Other General Plan Information

- Focus Areas [link to Focus Areas page]




Figure UD-1
GATEWAYS





LOOKING TOWARDS THE SOUTH



LOOKING TOWARDS THE NORTH

LA VENTURA EVENT CENTER – EXISTING CONDITIONS



LOOKING TOWARDS EL CAMINO REAL



LOOKING TOWARDS THE REAR

LA VENTURA EVENT CENTER – EXISTING CONDITIONS



LOOKING FROM 7-11



LOOKING FROM PEDRO'S

LA VENTURA EVENT CENTER – EXISTING CONDITIONS



LOOKING SOUTH



LOOKING NORTH (SAN-O TIRE)

LA VENTURA EVENT CENTER – EXISTING CONDITIONS



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: December 18, 2013

PLANNER: Amber Gregg, Associate Planner

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

REQUIRED FINDINGS

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

Conditional Use Permit, Section 17.16.060

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

Architectural Permit, Section 17.16.100

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

6. The architectural treatment of the project complies with any applicable specific plan and this title in areas including, but not limited to, height, setback color, etc.; and
7. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines; and
8. The general appearance of the proposal is in keeping with the character of the neighborhood;
9. The proposal is not detrimental to the orderly and harmonious development of the City.

Site Plan Permit, Section 17.16.050

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

Interpretation, Section 17.04.040G

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

BACKGROUND

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

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

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

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

PROJECT DESCRIPTION

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

Development Standards

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

Table 1
Development Standards

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

Architecture

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

Site Design

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

Traffic/Parking

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

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

Landscaping

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

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

PROJECT ANALYSIS

Architectural Permit

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

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

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

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

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

Conditional Use Permit

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

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

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

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

Interpretation

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

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

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

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

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

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

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

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

Design Review Subcommittee

Table 2 - DRSC concerns and project modifications

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

GENERAL PLAN CONSISTENCY

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

Table 3 - General Plan Consistency

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

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):

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

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

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

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

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

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

3. The Planning Commission can deny the project.

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

RECOMMENDATION

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

Attachments:

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

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
December 18, 2013 @ 7:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA 92672**

1. CALL TO ORDER

Chair Darden called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Ruehlin led the Pledge of Allegiance.

3. ROLL CALL

Commissioners Present: Wayne Eggleston, Michael Kaupp, Jim Ruehlin and Kathleen Ward; Chair pro tem Barton Crandell, Vice Chair Donald Brown and Chair Julia Darden

Commissioners Absent: None

Staff Present: Jim Pechous, City Planner
Amber Gregg, Associate Planner
Christopher Wright, Associate Planner
Thomas Frank, Transportation Engineering Manager
Alisha Patterson, Deputy City Attorney
Eileen White, Recording Secretary

4. SPECIAL ORDERS OF BUSINESS- None

5. MINUTES

A. Minutes from the Planning Commission Regular Study Session of December 4, 2013

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY COMMISSIONER RUEHLIN, AND CARRIED 6-0-1, WITH COMMISSIONER KAUPP ABSTAINING, to receive and file the minutes of the Regular Meeting of December 4, 2013, with the following revision:

Page 3, 4th paragraph, replace "In response to a comment" with "In response to Commissioner Ward's voiced concern"

B. Minutes from the Planning Commission Regular Meeting of December 4, 2013

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY COMMISSIONER KAUPP, AND UNANIMOUSLY CARRIED to receive and file the minutes of the Regular Meeting of December 4, 2013, as submitted by staff.

6. **ORAL AND WRITTEN COMMUNICATION** - None

7. **CONSENT CALENDAR** - None

8. **PUBLIC HEARING**

A. Site Plan Permit 13-080 – Alora Architecture (Wright)

A request to consider revised architecture for 16 vacant lots in Tract 16795 "Alora." The properties are located within the Low Density Residential area (TSP-RL) of the Talega Specific Plan at 11-17 Calle Estilo Nuevo (Lots 23-26), and 20-30 and 23-33 Via Lampara (Lots 7-18).

Christopher Wright, Associate Planner, narrated a PowerPoint Presentation entitled, "Site Plan Permit 13-080, Revised Architecture for Alora, Phases 2 and 3, dated December 18, 2013," including slides of existing architecture, architecture proposed at the last meeting, and architecture revised in response to resident workshops conducted by the builder. He advised the revisions are consistent with direction from the Commission that the builder work with existing residents to ensure the revised architecture is complementary to the existing character of the neighborhood. Staff recommended approval of the request as conditioned.

In response to questions from the Commission, Mr. Wright explained that although he understands the proposed revisions are compatible with Talega homeowners association's CC&R's, and the proposed revisions are not subject to Talega's approval process.

Rick Puffer, project manager for William Lyon Homes advised that since the last meeting, the developer met with the existing homeowners and revised the proposed architecture accordingly. In addition, they are in possession of a letter from Talega indicating approval of the revised architecture. The existing 13 Alora development homeowners have signed off on the proposed revisions. The revised architecture will allow them to respond to changes in the market, yet remain in harmony with existing homes by using the same color schemes and design materials. He thanked Christopher Wright, Associate Planner, for his assistance throughout the application process.

Chair Darden opened the public hearing.

David Hurwitz, resident, thanked the Commission for enabling the workshop and agreement with the developer; thanked Mr. Wright for the great job working with the residents; noted unanimous support of the revised architecture from existing residents as evidenced by letters of support.

Chair Darden commented that this is a wonderful example of how a developer and members of the community can work together to find a win-win situation.

IT WAS MOVED BY COMMISSIONER EGGLESTON, SECONDED BY COMMISSIONER RUEHLIN, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 13-049, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING SITE PLAN PERMIT 13-080, A REQUEST TO CONSIDER REVISED ARCHITECTURE FOR 16 VACANT LOTS IN TRACT 16795 "ALORA" LOCATED ON STREET VIA LAMPARA AND CALLE ESTILLO NUEVO.

[DECISION FINAL. SUBJECT TO APPEAL OR CALL UP BY COUNCIL]

B. 2316 South El Camino Real – Conditional Use Permit 13-249/Architectural Permit 13-251/Site Plan Permit 13-252 – La Ventura Event Center (Gregg)

A request to consider a new two-story commercial building for a special event facility totaling 9,293 square feet at 2316 South El Camino Real. The project is located in the Neighborhood Commercial zoning district (NC3) and the legal description is Lots 3 and 4, Block 10, Tract 852, and Assessor's Parcel Number 690-446-17.

Chair Darden stated that she has spoken to the City Attorney's office regarding her professional relationship with Mr. Chuck Narey, a member of the public concerned with this project, who is her accountant. The City Attorney's office has determined that because she is his client, not the other way around, there is no need for her to recuse herself from considering this project.

Amber Gregg, Associate Planner, announced that staff is recommending the Commission continue this agenda item to its January 22, 2014, meeting to ensure proper noticing.

Chair Darden noted receipt of a "Request to Speak" form regarding this project and opened the public hearing.

Chuck Narey, resident and adjacent property owner, expressed concern that the City's parking guidelines, which require one parking space for every 4 seats, does not accurately reflect reality. In reality, there are usually only 2 people traveling per car which doubles the number of parking spaces that should be required for the project. He noted the project is currently deficient in parking, and questioned whether enough spaces can be created from neighboring lots to satisfy the City's requirements. He noted he has not been approached by the applicant regarding parking to date, and noted that his tenants regularly use the adjacent parking even during off hours.

Chair Darden closed the public hearing.

IT WAS MOVED BY COMMISSIONER KAUPP, SECONDED BY COMMISSIONER RUEHLIN, AND UNANIMOUSLY CARRIED TO CONTINUE 2316 SOUTH EL CAMINO REAL – CONDITIONAL USE PERMIT 13-249/ARCHITECTURAL PERMIT 13-251/SITE PLAN PERMIT 13-252 – LA VENTURA EVENT CENTER, TO THE REGULAR MEETING OF JANUARY 22, 2014.

[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]

9. NEW BUSINESS

A. Avenida Vaquero Striping (Frank)

A request to consider forwarding a recommendation to the City Council to approve restriping Avenida Vaquero from Camino Capistrano to Camino De Los Mares.

Thomas Frank, Transportation Engineering Manager, narrated a PowerPoint Presentation entitled, "Planning Commission Meeting for Avenida Vaquero Road Striping Alternatives, dated December 18, 2013." He displayed recent striping improvements on Camino de Los Mares and described alternatives striping plans intended to reduce traffic speeds and improve bicycle safety. He related testimony provided by residents at the public workshop; discussed speed limit setting process; expressed support for either Option B or Option D in the staff report; requested the Commission discuss the Options submitted and provide a recommendation to City Council.

Chair Darden invited the public to provide comment.

Michael Metcalf, resident, thanked Mr. Frank and the Commission for addressing the safety and cycling issues on Avenida Vaquero; expressed preference for Option B as it will afford the greatest traffic calming effects.



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: January 22, 2014

PLANNER: Amber Gregg, Associate Planner

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

REQUEST

On December 18, 2013, staff requested the Planning Commission continue the item due to concerns raised by the adjacent property owner, Mr. Chuck Narey, and an easement shared between him and the applicant. The continuance was to provide time for the two to meet and potentially resolve the concerns. The parties need additional time to discuss the issues. Therefore, staff is requesting the item be continued to the regularly scheduled meeting of February 19, 2014.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission table the item to a date unknown.



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: July 16, 2014

PLANNER: Amber Gregg, Associate Planner

SUBJECT: Interpretation 13-505, Conditional Use Permit 13-249, Architectural Permit 14-251, and Site Plan Permit 13-252 La Ventura Event Facility, a request to consider a new one-story commercial building, a Conditional Use Permit for a shared parking agreement and operation of a special event facility totaling 5,456 square feet, and an interpretation concerning an accessory structure for a courtyard wall. The project is located at 2316 South El Camino Real in the Neighborhood Commercial zoning district (NC3) and the legal description is Lots 3 and 4, Block 10, Tract 852, and Assessor's Parcel Number 690-446-17.

REQUIRED FINDINGS

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

Conditional Use Permit, Section 17.16.060

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

Architectural Permit, Section 17.16.100

5. The architectural treatment of the project complies with the San Clemente General Plan.
6. The architectural treatment of the project complies with any applicable specific plan and this title in areas including, but not limited to, height, setback, color, etc.
7. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines.

8. The general appearance of the proposal is in keeping with the character of the neighborhood.
9. The proposal is not detrimental to the orderly and harmonious development of the City.

Site Plan Permit, Section 17.16.050

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

Interpretation, Section 17.04.040

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

BACKGROUND

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

Since that approval, the applicant has decided to develop a special event facility as opposed to the previously approved commercial and office building. In addition, the applicant is requesting to utilize off-site parking at a City owned lot located within 300 feet of the project site. The modifications require an Architectural, Site Plan, and a Conditional Use Permit. An interpretation is also needed concerning wall heights, which will be discussed later in this report.

The project came before the Planning Commission last December, but was ultimately tabled to allow the applicant and the adjacent property owner (Spanish Village) time to address parking easement questions.

The project site is zoned Neighborhood Commercial (NC3). The parcel is surrounded by commercial uses to the north, east, and west, with single-family homes to the south. The parcel shares a private access and shared parking easement at the back of the parcel, with the adjacent three commercial properties. See Attachment 3 for details. The applicant is not proposing to utilize the shared spaces to meet parking requirements.

The Development Management Team reviewed the application on August 1, 2013, October 24, 2013, and April 10, 2014, and supports the request, subject to the proposed conditions of approval. The required public noticing was conducted for the project and, to date no public comments have been received.

PROJECT DESCRIPTION

The applicant is proposing a 5,456 square foot, one-story commercial building to be operated as an event facility. The building is designed in a Spanish Colonial Revival architectural style and provides a grand parlor, kitchen, restrooms, lounge and large enclosed courtyard.

Development Standards

Based on this request, staff analyzed the project under the requirements of Neighborhood Commercial (NC3) and determined the proposed project complies with all of the required development standards, as described in the Table 1:

Table 1
Development Standards

	<i>NC3 Zone Requirements</i>	<i>Proposed Project</i>	<i>Meets Standards</i>
<u>Setbacks</u> (Minimum)			
Front	0'	4'	Yes
Side	0'	0'	Yes
Rear	20'	63'	Yes
<u>Lot Coverage</u> (Maximum)	50%	27.5%	Yes
<u>Floor Area Ratio</u> (Maximum)	.35	.34	Yes
<u>Building Height</u> (Maximum)	45' & 3 Stories	29' & 1 Story	Yes
<u>Parking</u> (Minimum)	40 spaces	40 spaces	Yes*
<u>Landscaping</u> (Minimum)	10%	10%	Yes

*Parking total includes the proposed 22 off-site parking spaces.

Architecture

Although not in the Architectural Overlay, the applicant is proposing Spanish Colonial Revival architecture. The building will be white stucco with light sand, bump and roll finish designed to emulate the finish on historic buildings such as the Casa Romantica. The roofing material will be single-barrel tiled roof with 25% random mortar packing, and the inset doors and windows will be bronzed anodized metal. The front portion of the development is an enclosed courtyard that functions as an outdoor room with a fireplace. The walls surrounding the courtyard are 12 feet in height and four feet off the front property line. The building is located approximately 45 feet from the front property line. There is a large ten-foot wide arcade around the main entrance to the courtyard. The arcade has large segmented arches and is covered by large wood beams.

Site Design

The building will be located towards the front of parcel, with a courtyard adjacent to the street. The parking will be located at the back of the property. Placing the courtyard at the front of the parcel directs ambient noise away from the adjacent residents. The primary vehicular entrance is from South El Camino Real with secondary access points from Avenida San Gabriel and a little further south on El Camino Real. The applicant will reconfigure the intersection of El Camino Real and Avenida San Gabriel to comply with engineering requirements to ensure safe and adequate vehicular access (Condition 33E).

Traffic/Parking

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

The facility has 18 on-site parking spaces and will utilize 22 off-site spaces, for a total of 40. Parking ration for an event facility is one space per four occupants, limiting the number of patrons to 160. The property has private a reciprocal parking and access easements with the adjacent commercial properties. Although access and parking are available, they are not included in the parking count because the adjacent property owners would not enter into a third party parking agreement with the City, as required by the Zoning Ordinance. Without the City as a third party, there is no way to ensure the parking would be retained for the event facility and therefore can not be counted in this review. The applicant is also requesting to provide valet parking services to help facilitate the use of off-site parking spaces.

The proposed parking meets the development standards. Maximum occupancy and hours of operation are also restricted under the Conditions of Approval (Conditions 9 and 10).

Landscaping

The NC3 zone requires 10% of the site be landscaping. The project proposes 2,161 square feet which is 10% of the site. The plant pallet consists of drought tolerant and native species. Landscaping along the public right-of-way includes a mix of green spires and New Zealand flax, and several citrus trees. Along the north property line, the property has a zero lot line setback. Architectural details have been added to this side of the building to help articulate the building. In addition, staff and the Design Review Subcommittee believed that landscaping could greatly improve the aesthetics of this side of the building. With no room to landscape, the applicant acquired permission from the adjacent property owner to allow him to place landscaping on his property to achieve this desired aesthetic improvement. The applicant is proposing tall trees and shrubs to help add movement, interest, and aesthetic relief. A condition of approval (Condition 16) has been included requiring a landscaping easement be recorded on the adjacent property ensuring the landscaping will remain.

At the back of the property, the applicant proposes trees along the property line helping to provide separation and screening from adjacent residents.

PROJECT ANALYSIS

Architectural Permit

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

Per the Centennial General Plan, the project is located in a Freeway Gateway and the "Surf Zone". For the complete Land Use and Urban Design Element sections of the General Plan for South El Camino Real, east of the I-5 freeway, please see Attachment 5. The goal for this section of South El Camino Real, east of the I-5 freeway is:

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

The Centennial General Plan does not specify a specific architectural style be used. Land Use Policy, LU-14.02, Architecture at Gateways, mentions architecture and states "We acknowledge and promote the Area's eclectic, surfing heritage by encouraging a wide range of architectural styles, including "surf culture" architectural style." Urban Design Policy, UD-5.08 Los Molinos and the Surf Zone states "We encourage the use of diverse architectural

styles that reflect the eclectic character and local context of these areas. Emphasis shall be placed on quality design and building materials per the Zoning Code and Design Guidelines.” The applicant is proposing Spanish Colonial Revival architecture which is consistent with the history and culture of the City, and will coordinate well with the adjacent Cotton’s Point, senior housing development.

Conditional Use Permit

Zoning Ordinance Section 17.16.060 requires public assembly uses obtain a Conditional Use Permit (CUP), and Section 17.64.110 requires that off-site parking requests obtain a CUP. The purpose of a CUP is to limit potential adverse negative impacts to surrounding properties. Potential concerns with public assembly uses are noise, traffic, and parking. The proposed hours of operation are 8 a.m. to midnight, with the ability to stay open until 1 a.m. for holidays such as New Years. Conditions of approval have been included addressing hours of operation, clearance of premises and permitted clean up hours (Conditions 9 and 10).

In regard to noise, the applicant has designed the project so the outdoor gathering area (courtyard) is at the front of the property, away from adjacent residents. The building creates a buffer from the courtyard and the neighbors which helps mitigate potential noise impacts from the events. The applicant is not proposing exterior amplified sound. All amplified sound will be limited to the indoor portion of the building and not on the courtyard. The applicant will be conditioned to keep all doors and windows closed after 10 p.m. and required to adhere to the City’s noise ordinance (Condition 11 and 20).

Vehicular access and parking is also a concern. Designing the main entrance off of El Camino Real helps alleviate potential impacts to Avenida San Gabriel. In regard to parking, the applicant has 18 on-site parking spaces and is requesting to use 22 off-site parking spaces. The off-site parking spaces are located across El Camino Real on an undeveloped portion of a City owned parking lot along the alley. The applicant will install retaining walls to level the parking lot, pave and stripe the spaces, install landscaping and irrigation, provide all necessary water quality improvements, and lease the spaces from the City at a fee to be determined by the City Council. The net increase of parking spaces to the City is 22, and the applicant can use the spaces during his events. When not in use by the applicant, the parking will be available for public use. See Exhibit 1 for location.

Exhibit 1
Proposed 22 Space, Off-site Parking Lot



In addition, the applicant is requesting the ability to have valet parking services. Valet parking would facilitate usage of the off-site parking, alleviating spillover to adjacent residential streets. Staff has included two conditions concerning parking: 1) requiring management to inform customers to not park on adjacent streets and provide pamphlets identifying on- and off-site parking locations; and 2) prohibiting valet companies from parking on adjacent streets (Conditions 15 and 16).

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

Interpretation

An interpretation is needed for the function of the courtyard wall. Per Zoning Ordinance Section 17.24.090, Fences, Walls and Hedges, no fence, wall, or hedge shall be taller than six feet. However, walls that are determined to be accessory structures can exceed the six foot height limit, which will be described in further detail below. What the applicant is

proposing is to utilize the courtyard as an outdoor room. The outdoor room will have large wood beams stretching from the building across to the front of the courtyard, creating a trellis roof.

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

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

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

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

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

The NC3 zone has a zero lot line setback. Per the Zoning Ordinance a three-story building could theoretically be built at the front property line. Since the structure is located within the building envelope and can be interpreted to fall under the definition of an attached accessory structure, staff believes the courtyard wall qualifies as an attached accessory structure.

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

Design Review Subcommittee

The project was reviewed by the Design Review Subcommittee (DRSC) on November 13, 2013 and May 14, 2014. Table 2 outlines DRSC concerns and the applicant's modifications.

Table 2
DRSC concerns and project modifications

<i>DRSC Concerns</i>	<i>Project modifications</i>
Concerns about blank walls along El Camino Real.	Modified. Applicant added arched insets that will house wall murals.

DRSC Concerns	Project modifications
North property line building wall is tall with no architectural details or visual relief. Concerns about aesthetics and potential vandalism in the future.	Modified. Applicant added trellises and arched insets. In addition the applicant has included tall landscaping such as Italian Cypress for vertical relief.
Applicant requested the use of control joints.	Modified. The DRSC stated that they supported the use of minimal control joints because the building was not located in the Architectural Overlay. DRSC stated that the joints should be incorporated into the design of the building in an appropriate way. Final locations for the control joints shall be reviewed and approved by the City Planner per the conditions of approval.
Applicant was proposing a single species of evergreen hedge along the front property line. The DRSC desired an improved pallet that had more decorative plant materials.	Modified. The applicant has added New Zealand flax plants and three citrus trees. As conditioned, a final landscape and irrigation plan shall be reviewed, approved and inspected by the City's Landscape Architect.

GENERAL PLAN CONSISTENCY

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

Table 3
General Plan Consistency

Policies and Objectives	Consistency Finding
LU-2.01. Quality. We require that new development protect community character by providing architecture, landscaping and urban design of equal or greater quality than surrounding development, and by respecting the architectural character and scale of adjacent buildings.	Consistent. The proposed project is designed in the Spanish Colonial Revival architectural style and exemplifies a high quality design equal or greater to the surrounding developments. The project provides landscaping and pedestrian elements at the front property line while respecting the character and scale of the adjacent buildings.

Policies and Objectives	Consistency Finding
<p>LU-2.03. Neighborhood Compatibility. We require that commercial projects abutting residential neighborhoods be designed and operated to protect residents from the effects of noise, light, odors, vibration traffic, parking and other operational impacts.</p>	<p>Consistent. The project respects the adjacent residents that abut the project. The site was designed with the courtyard at the front of the property to keep outdoor functions and potential noise away from the residents. The building between the courtyard and the residents helps mitigate potential noise impacts. There is no outdoor amplified sound proposed. Parking and traffic concerns have been mitigated through site planning, adequate parking, and proper ingress and egress access.</p>

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):

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

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

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

This is the recommended action. This action would result in the adoption of the attached resolution, allowing the project as proposed, per required findings and conditions of approval.

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

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

3. The Planning Commission can deny the project.

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

RECOMMENDATION

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

Attachments:

1. Resolution No. PC 14-029
Exhibit A – Conditions of Approval
2. Location Map
3. Off-site parking location
4. Access and shared parking easement location
5. General Plan Sections for South El Camino Real
6. Photos of Existing Conditions
7. Reduced Colored Elevations
Plans

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
July 16, 2014 @ 7:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA**

1. CALL TO ORDER

Chair Darden called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chair Brown led the Pledge of Allegiance.

3. ROLL CALL

Commissioners Present: Wayne Eggleston, Barton Crandell, Michael Smith, and Kathleen Ward; Chair pro tem Jim Ruehlin, Vice Chair Donald Brown and Chair Julia Darden

Commissioners Absent: None

Staff Present: Jim Pechous, City Planner
John Ciampa, Associate Planner
Amber Gregg, Associate Planner
Sharon Heider, Beaches, Parks & Recreation Director
Dennis Reed, Beaches & Parks Manager
Zachary Ponsen, Senior Civil Engineer
Ajit Thind, Assistant City Attorney
Eileen White, Recording Secretary

4. SPECIAL ORDERS OF BUSINESS

A. An Update by Taylor Morrison Homes Concerning the Marblehead Coastal Residential Development (Bonigut)

Phil Bodem, representing Taylor Morrison Homes, provided an update on the development of the Marblehead Coastal Project. At his time, Taylor Morrison Homes, which is a publically held building company, has no plans to propose significant changes to the originally approved submittals. Some minor changes include potentially relocating the "Ocean Club" community building, eliminating the approved custom lot program with

standard tract homes on all lots, and revising the interior of the homes to better reflect current market trends. In addition, he advised Taylor Morrison Homes will uphold commitment to construct one story homes on lots adjacent to Colony Cove, as well as retain existing setbacks, home heights, architectural styles, home footprints, and color palettes. He provided an update on the project timeline, including anticipated trails, parks, and streets completion dates; noted they are in the process of submitting new architecture for the original custom lots. He invited the Commission to contact him if they have any questions and offered to arrange for private walking tours.

Report received and filed.

5. MINUTES

A. Minutes from the Planning Commission Regular Study Session of July 2, 2014

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY CHAIR PRO TEM RUEHLIN, AND UNANIMOUSLY CARRIED to receive and file the minutes of the Regular Study Session of July 2, 2014, as presented.

B. Minutes from the Planning Commission Regular Meeting of July 2, 2014

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY COMMISSIONER WARD, AND UNANIMOUSLY CARRIED to receive and file the minutes of the Regular Meeting of July 2, 2014, with the following revisions:

Page 2, 4th paragraph, replace "10:00 a.m." with "3:00 p.m."

6. ORAL AND WRITTEN COMMUNICATION - None

7. CONSENT CALENDAR - None

8. PUBLIC HEARING

A. 2316 South El Camino Real – Conditional Use Permit 13-249/Architectural Permit 13-251/Site Plan Permit 13-252 – La Ventura Event Center with a Shared Parking Agreement (Gregg)

A request to consider a new commercial building for a special event facility totaling 5,500 square feet at 2316 South El Camino Real and a shared parking agreement with the City of San Clemente for parking located within 300 feet of the project site. The project is located in the Neighborhood Commercial zoning district (NC3) and the legal description

is Lots 3 and 4, Block 10, Tract 852, and Assessor's Parcel Number 690-446-17, and the City owned properties legal description is Lot B of Tract 938.

Amber Gregg, Associate Planner, narrated a PowerPoint Presentation entitled, "La Ventura Event Facility, Interpretation 13-505, Conditional Use Permit 13-249, Architectural Permit 14-251, and Site Plan Permit 13-252, dated July 16, 2014," including site history and project description as well as site, landscaping, and architectural plans. Parking consists of 18 on-site and 22 off-site for a total of 40 spaces allowing an occupancy of up to 160, with proposed plans to operate a valet parking service to avoid traffic circulation on adjacent Avenida San Gabriel. The building is sited to minimize noise impacts to adjacent residents. An interpretation that would allow a courtyard wall taller than six feet to be considered an accessory structure is proposed in order to create an outdoor room. The project has been modified in response to revisions suggested during Design Review Subcommittee review and the use is consistent with the General Plan Policies and Objectives. Staff recommended approval of the request as conditioned.

In response to questions from the Commissioners, Associate Planner Gregg indicated how the valet parking attendants will cross the street while parking/retrieving cars; advised that no amplified sound would be allowed in the outdoor room in order to minimize noise impacts to adjacent businesses and residences; noted the project is conditioned to require adjacent intersection modifications to be identified at a later date by Engineering Division staff.

Zachary Ponsen, Senior Civil Engineer, described goals for the adjacent intersection with the modifications to be made by the applicant; discussed currently allowed turns on and near the subject site; noted many of the access requirements/restrictions are related to Orange County Fire Authority (OCFA) regulations.

Don Kappauf, the applicant, was available for questions. He advised that the existing large tree adjacent to the flower shop will remain; described how the valet service would operate and indicated its path through the site to avoid exiting onto Ave. San Gabriel; noted the valet service would turn the cars around so that patrons exiting the site would only use the El Camino Real access; advised that the valet service would be required when a certain threshold of guests is met, while hosts of small parties could opt to let their guests self-park; noted that adjacent uses that have indicated to him a willingness to share parking have indicated an unwillingness to have the City as a third party due to concerns about future restrictions.

Eric Wagner, representing Iva Lee's Restaurant, the proposed caterer for the event center, advised that the outdoor courtyard would only be used

for presentations, ceremonies, smokers, or those that would prefer to sit outside. The outdoor room is located far from residences, and self closing doors could be considered to ensure minimum noise escaping from the main reception area.

Associate Planner Gregg indicated that many of the parking/valet parking details will be worked out with City Council when the lease is negotiated.

Chair Darden opened the public hearing.

Rani Lu, resident, requested the Commission delay approval for this proposal until the parking/valet plans are finalized; expressed concern regarding impacts to nearby residents who are already impacted by nearby bars and the adjacent new Cotton's Point Senior Apartments. She questioned how much noise would be generated by vendors unloading/loading equipment after hours; opined that the valet staff would not use crosswalks but instead will jaywalk in order to swiftly park/retrieve cars; commented that the Commission would not be upholding the City's mission statement if they approved this project.

Tara Fuentes, resident, opposed the project due to traffic, parking and noise negative impacts; questioned whether residents on East San Gabriel had been notified of the proposed project; opined that the neighbors will be negatively impacted by this project 7 days a week, from early in the morning until late at night.

Toni Dietz, resident, opposed this project due to negative impacts on the neighborhood; note the full impact of the senior apartments is not known at this time because they are not fully occupied.

Laura Engeman, resident, opposed this project due to major negative impacts to the neighborhood including increased traffic, circulation and density as well as negative noise impacts. She opined the valet and self parking traffic will take the path of least resistance and exit onto Ave. San Gabriel rather than make three point turns to go back out onto El Camino Real; advised there is much traffic and accidents along El Camino Real when the I5 freeway is backed up and/or during weekend traffic. She is also concerned about the noise impacts from eating/drinking/talking from people that prefer to congregate outside the facility.

Randy Dietz, resident, is in favor of developing the empty lot, but does not feel this is the right project. The senior center has already compromised the ingress/egress safety of residents. He questioned what would happen to those that ignore the instructions not to access or park along Ave. San Gabriel, and whether sheriff deputies paid to do City work would be put into service to police private areas. The street was originally one way only and is very narrow and dangerous; there is no extra street parking available especially as many of the senior apartment employees are

electing to park on the street. . The City should not allow development that will negatively affect residents that are the core of the neighborhood.

Will Yarbrough, resident, opposed the proposed project due to noise impacts as well as impacts from parking and traffic congestion. The project will destroy the peace of the neighborhood and create an unsafe environment for all. He questioned the event center operator's ability to prevent patrons from parking on the street and/or using Ave. San Gabriel as egress/ingress.

Janelle Mercero, resident, lives directly next door to the site with her husband and four children. Negatives arising from the existing state of the property include police activity in the parking lot, border patrol activity, disreputable activities generated by gang members, those running/speeding from the law, drug dealers, homeless those recently released from jail/prisons, etc. She requested the City help to clean up the area.

Shashona Reynolds, resident, noted her biggest concerns are increased traffic, loss of parking and loud noise impacts. Because she works in the event industry, she is well aware of the negative impacts associated with this kind of use.

Brenda Miller, resident, did not express support or dissent for the project, but reminded them that traffic calming measures could be used to solve many of the concerns expressed during public testimony including installing roundabouts which have been proven to reduce traffic accidents and other cutting edge and/or safety counter measures when the street is viewed from a complete streets perspective. Additionally, the street could be put on a road diet which would increase safety for all, increase efficiency of traffic, and change the culture of the roadway so that no one mode of travel has the idea that they are dominant.

Chuck Nary, one of the owners of The Spanish Village adjacent to the subject property stated that there is an existing agreement between the tree property owners, but that a modified parking agreement is in the works with the subject property owner that will address concerns regarding parking, traffic, etc. They are in the process of developing a parking agreement that focuses on maintaining adequate parking for tenants and their patrons.

Chair Darden closed the public hearing.

Associate Planner Gregg clarified that the proposed use is conditioned with similar conditions applied to other event facilities adjacent to Residential zones, including a condition that after 10:00 p.m., event vendors would have to finish any loading or unloading in the morning. She indicated the space for large trucks to off/on load adjacent to the kitchen

and suggested the Commission consider adding conditions to address potential negative impacts. In addition, the project is conditioned to require all patrons to leave within one half hour of the end of the event and vendors to leave within one hour. The Commission can require to do a noise study if they desire; the project will be required to comply with the City's Noise Ordinance. With regard to suggestion that access to and from Ave. San Gabriel to the site be chained off, she noted that the City cannot require it to be barricaded due to a private agreement between the parties. Additionally, she advised that the City's Traffic Engineer is considering pedestrian crossing along all sides of the street, which will allow the valet parking attendants to cross on one side, eliminating the need to traverse two crosswalks in order to access the public parking areas. She suggested nearby residents with traffic concerns contact Tom Frank, Transportation Engineering Manager, to see what improvements can be made regardless of the outcome of this project.

Zachary Ponsen, Senior Civil Engineer, advised that the adjacent intersection will be required to be converted by the applicant into a four way intersection with turns allowed in all directions.

Interpretation Discussion:

Amber Gregg, Associate Planner, reviewed the staff recommendation, a recommendation that the Commission find that the proposed 12-ft walls surrounding the open courtyard be interpreted to be an "accessory structure" or "accessory building", which will allow it to be the same height and setbacks as the primary building.

The majority of the Commission agreed with the staff recommendation, with the exception of Commissioner Ward, who felt that the 12-foot wall would not be pedestrian friendly and should be limited to 6-feet tall. In addition, she commented that although the site is zoned "Neighborhood Serving Commercial" the proposed use will bring others into the area rather than support the existing neighborhood.

Conditional Use Permit Discussion:

Commissioner Eggleston commented that this area has many existing problems with traffic and parking. He expressed disappointment that the City's Traffic Engineer could not be present this evening to answer questions he has regarding intensification of use in the area, ingress and egress, as well as circulation on site. There is no noise study, and he believes residents will be negatively impacted by noise generated by the use. Because the area residents' health and safety will be negatively impacted by the proposed project, he is unable to make the required findings and cannot support the use.

Chair pro tem Ruehlin felt that with the intensification of use on this site, residents may be unable to find parking on their street as many patrons of the event center might prefer parking on the street rather than parking on site or using the valet services. Although he believes the proposed intersection improvements may alleviate some of the traffic issues, he does not have enough information about traffic and the valet service to understand potential impacts. On the other hand, developing the vacant lot may eliminate some of the criminal behavior that exists on site. He established from staff that in the past some complaints about the Casino were received and addressed by staff with revisions to the Casino operation, such as limiting the hours, etc. He did not feel it would be too much to request a sound study from the applicant. He recommended investigating using Special Event Permits like the Casino uses.

Commissioner Crandell commented that not enough information was available at this time to make a finding that the use would not generate negative impacts. In order to make a sound decision, he would need a sound study, more information from the City's Traffic Engineer, and more information about the intersection improvements as well as the fire lane requirements. He suggested adding a condition regarding self-closing doors to the site plan permit.

Commissioner Ward agreed that not enough information is available to make a decision, and can't see how the project would work without impacting neighbors. She is concerned about street parking for residents and the existing traffic congestion due to the Pedro's Tacos Restaurant. She believes that many would prefer to park on the street rather than drive up the narrow driveway. She was also concerned that residents on East San Gabriel may not have been notified of tonight's meeting.

Vice Chair Brown commented that the applicant tried to make the project work on the site by downsizing it, reaching out to adjacent properties for parking solutions, trying to improve the area, and adding great features for the event site. Many elements of the proposal however, need more work and/or specification to protect the neighborhood. He agreed that a noise study was needed, and suggested the project be revised with improvements, additional studies, more information, and signed parking agreements for further consideration. He believes the project is worthwhile and there is a need for this type of service in the community, but his concerns and those expressed by his fellow commissioners must be adequately address in order to earn his support.

Commissioner Smith commented that although he finds the idea intriguing, he finds the site problematic. A use such as the one proposed needs more parking, better access, a larger site, and improved circulation. Because this type of use typically generates intense traffic at the beginning and end of any event, it is especially important that traffic circulation on site is adequately provided. It is an interesting project, but

he does not believe it can be accommodated on this site without major issues with parking, noise, and traffic. Parking agreements with adjacent properties do not add up to the amount of parking space needed in his opinion, even if it meets the development standards. He suggested the project could be improved with better site plans, more parking, and more convincing information that the project will not negatively impact the adjacent neighborhood.

Chair Darden commended the applicant for his efforts to design an appealing building that would enhance the neighborhood; suggested additional modifications may be possible to address parking, noise and traffic impacts; agreed that a noise study would be necessary before a decision could be made; thanked Ms. Gregg for her efforts to help the applicant create a working plan. She suggested additional information regarding traffic, parking, and noise impacts, as well as completed parking negotiations, more information about the valet service, and a completed noise study should all be available in the event this project was continued and revised for future consideration.

Jim Pechous, City Planner, informed that the applicant has indicated a preference that the Commission table the project rather than continue it to a date certain. If/when the project is resubmitted he will ensure proper noticing and inclusion of the information requested.

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY VICE CHAIR BROWN, AND UNANIMOUSLY CARRIED TO TABLE 2316 SOUTH EL CAMINO REAL – CONDITIONAL USE PERMIT 13-249/ARCHITECTURAL PERMIT 13-251/SITE PLAN PERMIT 13-252 – LA VENTURA EVENT CENTER WITH A SHARED PARKING AGREEMENT.

[AGENDA ITEM TABLED.]

9. NEW BUSINESS

A. Policy Regarding Requests to Relocate or Replace Public Trees for Private View Purposes (Heider)

Consideration of a policy regarding requests to relocate or replace public trees for private view purposes. The City Council has requested that the Beaches, Parks and Recreation Commission, Planning Commission, and Golf Course Committee conduct public meetings on this issue to obtain input and recommendations. The recommendations and criteria developed by the Commissions and Committee will be presented to Council for its consideration at a future Council meeting.

Commissioner Smith recused himself from considering this agenda item to avoid the appearance of a conflict of interest and left the meeting room.

LA VENTURA EVENT CENTER PETITION

We the undersigned are in support of La Ventura Event Center being built at 2316 S. El Camino Real. Our area of town needs more developments like La Ventura. This will only serve to increase all of our businesses in a positive manner. It will clean up a blighted vacant lot with a beautiful building.

NAME	BUSINESS NAME	ADDRESS	SIGNATURE
Malia Robison	MRK Public	1402 S. El Camino Real	
Rayne Frey	MRK Public	Same	
Kari Robison	MRK Public	Same	
Eric Johnson	SO COITIZ	1208 S. El Camino Real	
HARRY TOHART	SAN-O MECHANIC	2310 S El Camino Real	
JAG PANDORA	7-11 FOOD STORE	2249 S. EL CAMINO REAL	
CARLOS KLINK	KLINK'S AUTO REPAIR	2225 S. EL CAMINO REAL	
JANG BAE JANG	EL CAMINO CLEANERS	2241 S. EL CAMINO REAL	
PAULY CLEARY	Interplan Design	1908 S. El Camino Real, STE 1	
Marilyn Wickton	Carablanca Property Mgmt	1908 S. El Camino Real, SC	
Daxaden W. Bharata	Hotel MIRAMAR	2222 S. EL CAMINO REAL	
Robert Ramos	Cafe del Sol	3817 S. MAPLE AVE.	
Armando Gedella	COMFORT 159	3701 S El Camino Real	
MARK WILLIAMS	Montgomery Motorcycle	2110 So. El Camino Real	
JUSTIN SHEU	Mapa 15	206 S. 91 Camino Real	
Natale Chae	Pipes Cafe	2017 S. EL CAMINO REAL	
Jayshree Shah	Travelodge	2411 S. EL CAMINO REAL	
Prithul Patel	24 vista Inn	2435 S. EL CAMINO REAL	

La Ventura Event Center

Our main focus at La Ventura is to provide a beautiful atmosphere for events such as weddings, fundraisers and corporate events.

We plan on being involved in the community of San Clemente.

La Ventura will be active in fundraising events with local schools and groups.

We have support from The American Hero Foundation, The Elks Lodge, The Exchange Club, Bamms Elementary School, the Mako Foundation (and many more). With the capacity of La Ventura, we can help raise much needed funds for these organizations.

It's in our best interest to create a symbiotic relationship with our surrounding community.

The development of La Ventura will be a huge improvement to the City of San Clemente. With the Spanish Colonial design, La Ventura will become a new landmark in the City of San Clemente that would make Ole Hanson proud.

We will strive to keep the surrounding residential area in mind by creating a low impact venue. By sticking to a strict schedule of hours of operation and keeping within the City of San Clemente's noise ordinance, we believe that La Ventura will truly be an asset to this great town.

Iva Lee's Catering has catered over 700 events in San Clemente at venues such as The Casa Romantica, The Casino of San Clemente, The Ole Hanson Beach Club, The Historical Cottage and many private residential locations without a single incident related to noise complaints or alcohol related issues.

****Please note: most of these venues are located close to residential neighborhoods, just like La Ventura.*

La Ventura Event Center

La Ventura Rules and Regulations;

1. Time Regulations for La Ventura:

The hours of operation for La Ventura will be 8:00a.m. to 10:00p.m., seven days a week.

During the week, the main activity will be our sales staff offering tours of the property, by appointment only.

Banquets-

Events will last up to, and not exceed 6 hours.

For example, if a wedding ceremony is at 4:00 p.m., the event would be completely done at 10:00 p.m.

All guests, wedding party, family, florist, wedding coordinators, etc., must be off the property by 11:00 p.m.

All deliveries will only be accepted after 8:00 a.m.

All vendor pick up must be completed by 11:00 p.m.

2. Sound

All music must be finished by 10:00 p.m.

All amplified music must be set up in doors. The banquet doors will remain closed during any live or amplified music.

The La Ventura management will retain complete control over all volume levels and will keep all volume levels in compliance with the City of San Clemente.

(Live Bands, DJs, Etc.)

La Ventura Event Center

3. Food and Bar

All food and bar service will be provided by Iva Lee's.

All bar service will end at 10:00 p.m.

All alcohol must be purchased and served by Iva Lee's.

No outside alcohol is permitted. No exception.

Iva Lee's reserves the right to refuse service to anyone whom appears intoxicated.

All guests must have proper ID to receive any alcoholic beverages. NO exception.

All alcohol must remain within the event center. La Ventura will have signage at all doors and Iva Lee's staff will keep all consumption of alcohol within the building and courtyard.

Iva Lee's maintains a "No Shot and No Martini" policy due to liquor liability issues.

4. Parking

La Ventura has 30 parking spots on-site and 22 off-site parking spots. With all of the mentioned parking, that totals 52 spots. With the city of San Clemente's 4 to 1 parking formula, there's parking for 208 guests, staff and vendors, **with parking to spare.**

All events over 80 guests will require valet service to be provided by Stream Line Valet.

We will be using an exclusive Valet service to keep a consistent operation.

All vendors and catering staff will be instructed to park off-site in non-residential areas.

La Ventura Event Center

5. Conclusion

Iva Lee's is excited to be a part of this development. With our vast experience in catering at numerous venues, owning and operating a restaurant in San Clemente for over 12 years, we strongly believe in the vision that is La Ventura.

La Ventura is capable of servicing an assortment of events.

We believe that eventually, La Ventura will host up to 60 Weddings per year, plus fundraisers and corporate meetings.

La Ventura will strive to create a small environmental foot print while maintaining a low impact on the surrounding area.