



Memorandum Planning Division

March 18, 2015

To: Planning Commission
From: Christopher Wright, Associate Planner *CW*
Subject: General Plan Amendment
Copies: Jim Pechous, City Planner

Introduction

Two memorandums are provided for this study session. This memorandum provides an introduction of General Plan amendments, initiated by the Council last month, and a revised schedule for the Zoning Ordinance update. The second memorandum provides information to discuss zoning updates of mixed use and commercial zones.

Recommendation

Staff recommends that the Planning Commission provide input on staff's approach for updating mixed use and neighborhood commercial standards. The City Council directed staff to expedite zoning updates in areas where developers are waiting for the adoption of new standards in order to process projects. Due to the expedited schedule, only one study session is planned to introduce the updates. With limited time for discussion, staff requests Commissioners to individually ask questions after the meeting about other issues, as much as possible.

Background

On February 3, 2015, the City Council initiated a General Plan Amendment and approved a new approach and timeline for updating the Zoning Ordinance. See Attachment 1 for meeting minutes.

Scheduling

The City Council directed staff to expedite zoning updates that will minimize delays to development projects. This will be achieved by updating mixed use and neighborhood commercial areas first. The majority of the land use changes made in the General Plan occurred west of Interstate-5 in mixed use and neighborhood commercial areas. Therefore, the Zoning Ordinance update is most likely to delay newly proposed projects in these locations. For this reason, zoning updates of these areas are being completed first as Phase 1. Phase 2 will include other zoning

changes to make the Zoning Ordinance consistent with the General Plan. See Attachment 2 for details.

General Plan Amendment

The Council questioned whether the General Plan accurately reflects several land use changes and standards the Council intended or wants now. On February 3, 2015, the Council clarified those issues and initiated a General Plan Amendment (GPA). The GPA is to cleanup errors, make clarifications, and change land use designations or standards in seven areas ("clarification areas"), based on direction provided on the various land use issues. These areas are identified below (see Attachment 3 for details and Council direction for each area):

1. Talega Neighborhood Commercial area at south end of Camino La Pedriza (see Attachment 4 for a map)
2. Mixed Use areas in 1600 block of North El Camino Real (Attachment 5)
3. New Mixed Use Overlay in North Beach near Los Molinos area (Attachment 6)
4. Mixed Use (MU4.1) area on Coronado Lane in the Pier Bowl (Attachment 7)
5. Mixed Use (MU1) area near El Portal (Attachment 8)
6. Mixed Use area (3.1) adjacent to the Downtown Core ("T-Zone"). This includes several properties on blocks located between Palizada and Cabrillo, Avenida Granada and Avenida Rosa, and on east side of Avenida De La Estrella (Attachment 9)
7. New Mixed Use area (MU3.2) on west side of South El Camino Real (Attachment 10)

The GPA will be completed in conjunction with Phase 1 zoning updates of mixed use and neighborhood commercial areas.

Discussion

The GPA is discussed below in five parts:

1. General overview of amendments;
2. Land use maps
3. Revisions for new Mixed Use Overlay and underlying Light Industrial designation
4. Revisions for MU3.1 area
5. Revisions for MU3.2 area

General overview

Several text and table changes are needed to correct typos, clarify ambiguous text, identify missing land use standards and designations, and address other issues. In other instances, changes must be made to maps, land use standards, or policies to make the Council directed land use changes.

Land use maps

Staff will update land use maps to reflect Council direction received at the February 3rd meeting. Also, maps will be amended to cleanup and clarify several other issues. Lastly, staff will improve map formatting to be more user-friendly and informative. Attachment 11 is a map of areas where this work is to occur. With the exception of the MU3.1 and MU3.2 areas, land use maps must be amended to make Council directed changes for areas 1, 2, 4, and 5, identified above.

Revisions for new Mixed Use Overlay – See Attachment 6 for map

Council direction

Mixed Use Overlay should have a maximum Floor Area Ratio (FAR) of 2.0 and the underlying Light Industrial Designation should have a maximum FAR of 0.5.

Proposed approach for Mixed Use Overlay

- Amend land use maps.
- Add a table row for the Mixed Use Overlay
- Per Council direction, establish a 2.0 maximum FAR standard.
- Apply MU3.1 standards (as amended below) to the Mixed Use overlay. With the exception of properties fronting Calle Lago, the Overlay area was designated as MU3 in the 1993 General Plan. In the Centennial General Plan, the MU3 designation was renamed as MU3.1). The MU3 designation had a maximum FAR of 2.0 and 3 stories for Mixed Use projects, and 1.0 FAR and two stories for Commercial projects.
- Per Council direction, establish a 0.50 maximum FAR for the underlying Light Industrial designation. The Light Industrial (Li-2) designation has a maximum FAR of 0.50.
- Consolidate Light Industrial designations (Li-1, Li-2) into Light Industrial (LI). With the Council directed changes, there would no longer be any Light Industrial (Li-1) designated areas with a 0.35 FAR. The Li-2 standards would be identified for the renamed Light Industrial designation.
- Amend land use maps to identify the underlying Light Industrial designation as Light Industrial (LI).

See Attachment 12 for a preliminary draft of amendments.

Revisions for MU3.1 area – See Attachment 9 for map

Council direction

1. Allow stand-alone residential uses without requiring buildings and sites to be designed for easier “conversion” to commercial or mixed-use projects over time.
2. Limit the size and scale of projects based on lot size, not on the type of project (e.g. residential, commercial, mixed use). This allows larger buildings on larger lots where building mass can be broken into smaller pieces with more articulation and creative site planning since more lot area is available.
3. Reduce the maximum allowed height so projects have a scale that is similar to the historic Bartlet building. Council supported height limit reductions shown in Table 1 below.

Proposed approach for MU3.1 area

- Amend Table LU-1 to clarify stand-alone residential uses are permitted.
- Define “stand-alone residential” in the glossary.
- Establish two categories of FAR, story number, and height standards, based on two lot sizes: lots 12,000 square feet and larger, and lots smaller than 12,000 square feet. The Council supported this approach on February 3rd. For lots 12,000 square feet and larger, projects could have a maximum 2.0 FAR with three stories. For sites smaller than 12,000 square feet, projects could have a maximum 1.0 FAR with two stories. The Zoning Ordinance uses similar categories to apply standards per lot size.
- Establish the height standards the Council supported, shown in Table 1, below.

Table 1 – Height limits Council supported on February 3rd

Number of stories	Existing height limits	Changes Council supported
Two	26 feet plate line, 33 feet top-of-roof	23 feet plate line, 30 feet top-of-roof
Three	37 feet plate line, 45 feet top-of-roof	34 feet plate line, 42 feet top-of-roof

See Attachment 12 for a preliminary draft of amendments.

Revisions for new MU3.2 area – See Attachment 10 for map

Council direction

1. Prohibit stand-alone residential uses.
2. Apply standards based on lot size, rather than the type of project (e.g. commercial, mixed use).

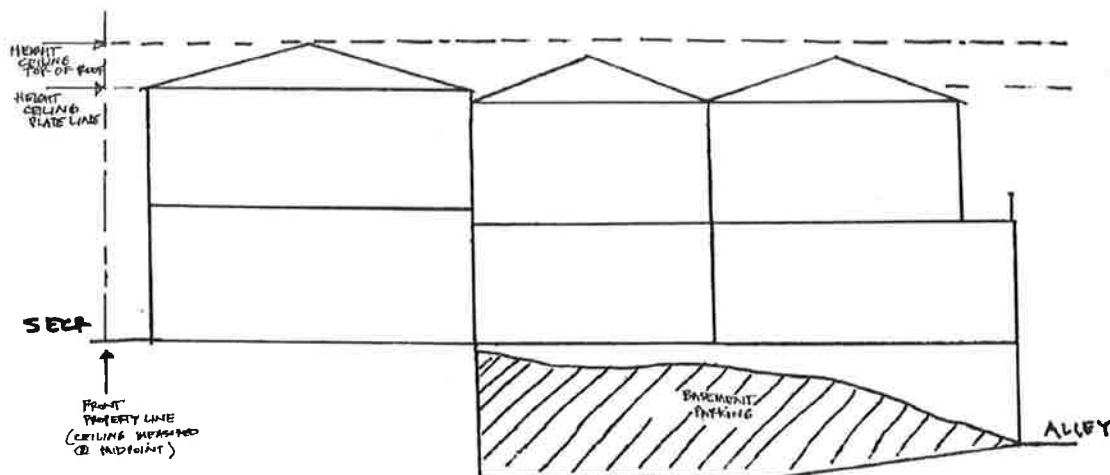
3. Establish more restrictive height limits to reduce the maximum allowed height of buildings from three stories of building mass to two stories along South El Camino Real frontage, while allowing a third story of building mass tucked underneath into slope along an alley. Basements and additional building height is acceptable below alley level, such as basements.
4. Similar to the MU3.1 area, Council supported a reduction of building heights (see Table 1).

Staff's approach for MU3.2 area

- Amend Policy LU-3.05, "Stand-Alone Residential Uses" to exclude the MU3.2 area so the use is not allowed.
- Restrict building size with height limitations, not a specific limit on the number of stories. Staff proposes to limit a building's height in two ways: 1) establish a two-story "height ceiling" that extends from El Camino Real side to the rear lot line, and 2) apply a three-story height average limit to each roof element (the city standard method). This would limit building mass to two stories El Camino Real but allow three stories along the alley, as long as roof elements fall below the height ceiling. Basements would also be possible below alley level. The height ceiling would be measured upwards from the midpoint of the front lot line (El Camino Real side). A height ceiling would apply to the plate line and top-of-roof. For more details on the proposed height ceiling, see the zoning update memorandum for this study session. Figure 1, below, shows how the height ceiling would apply.
- Establish two categories of FAR standards, based on two lot sizes: 12,000 square feet and larger, and lots smaller than 12,000 square feet. For lots 12,000 square feet and larger, projects could have a maximum density of 1.5 FAR. For sites smaller than 12,000 square feet, projects could have a 1.0 FAR.

See Attachment 12 for a preliminary draft of amendments.

Figure 1 – Height ceiling illustration



Public comments were received at the Council meeting, and since that date, regarding the infeasibility of constructing a two-story building according to current height limits and construction methods, while providing adequate interior ceilings and overhead mechanical space to fulfill market demands. Currently, the General Plan identifies a two-story height limit of 26 feet to top of plate-line and 33 feet to top-of-roof.

Through preliminary research, staff is finding that newly developed buildings provide retail suites with ceilings that are 12 feet and higher, measured from floor ceiling ("clear ceiling" space). Office suites often have clear ceilings of 10 feet and higher. There is typically 3 to 4 feet of overhead height needed for mechanical and structural materials between floors and the second floor and ceiling. Above the plate line (top of building wall), there should be about five feet of height for a roof structure that can be adequately broken into multiple gable and hip elements for interest, according to City Design Guidelines. In total, this would require a plate line height of 30 feet and top-of-roof height of 35 feet. This excludes architectural roof projections, such as towers, which can add architectural interest and are often encouraged.

With this information in mind, staff is considering whether to increase height limits to support buildings that can be feasible, attractive, and marketable, so General Plan goals can be achieved. It may be reasonable to consider increasing height limits in some areas of the City, if existing limits are proven infeasible. That said, staff is continuing to research this issue and will be meeting with the Architectural Guild of South Orange County to get feedback from local building and design professionals. At the study session, staff will provide more information on this issue and input received.

Attachments:

1. New project approach and timeline
2. Minutes of the February 3rd Council meeting (excerpted)
3. Summary and description of "Council clarification areas"
4. Map of Neighborhood Commercial area in Talega
5. Maps of Mixed Use areas in 1600 block of N. El Camino Real
6. Map of New Mixed Use Overlay
7. Map of Mixed Use area (MU4) in Pier Bowl
8. Map of Mixed Use area (MU1) near El Portal
9. Map of Downtown Mixed Use (MU3.1) Area
10. Map of Mixed Use area (MU3.2) South El Camino Real
11. Map of pending land use changes and clarifications
12. Preliminary draft of GPA for Mixed Use Overlay, MU3.1 area, and MU3.2 area

7. **PUBLIC HEARINGS**

A. **General Plan Clarifications and Amendment Initiation**

Public Hearing to consider General Plan Clarifications and Amendment Initiation.

City Planner Pechous and Associate Planner Wright narrated a PowerPoint presentation entitled "General Plan Clarifications and Amendment Initiation" and responded to Council inquiries. A hard copy of the PowerPoint is on file in the City Clerk Department.

MEETING RECESSED

Council recessed at 7:43 p.m., and reconvened at 7:55 p.m., with all members present.

Mayor Hamm opened the Public Hearing.

Alba McKinley, San Clemente, read a letter from John McKinley concerning his property in the Pier Bowl area; opined the MU4 zoning should remain for Coronado Lane; noted that a hotel exists on the property and indicated concern that rezoning the property to high-density residential would render the property non-conforming. A copy of the letter, dated February 2, 2015, is on file in the City Clerk Department.

Nick Buchanan, San Clemente, stated that he purchased an abandoned gas station on South El Camino Real; opined that changing the allowable building height from 45' to 30' would preclude the ability to construct a quality building and urged that the rules not be changed.

Larry Culbertson, San Clemente, suggested that Mixed Use in the T zone will worsen the parking situation and will hinder the goal of enhancing the pedestrian nature of the downtown.

Michael Luna, San Clemente, noted that zoning in the southern portion of El Camino Real currently allows a building height of 33', but staff is proposing a 30' height limitation; opined that a 30' height is insufficient to allow a two-story structure with quality architecture; recommended that Council uphold the recommendations of the General Plan Advisory Committee.

Bob Conrad, San Clemente, spoke in support of Mr. Buchanan's proposal for the property at the corner of Esplanade and El Camino Real; urged Council to retain the current height limit due to his belief that it will serve as a catalyst for future area improvements.

Mark McGuire, San Clemente, opined that the FAR for the North Beach self storage site was intended to be .5, noting that a .35 FAR would be below the property's current FAR; opined that the mid-block area on El Camino Real was never proposed to be reduced from a maximum 2.0 FAR to 1.0 FAR; stated that the FAR for the mixed use overlay was not incorporated in the Land Use Map and asserted that Brian Judd, of The Planning Center, indicated that the density/intensity standards for the mixed use overlay would be consistent with the MU3.1 designation.

Shawn Danesh, San Clemente, owner of 1430 South El Camino Real, spoke on the design and financing challenges that would be encountered if Council were to lower the height limit to 30'.

There being no others wishing to speak, Mayor Hamm closed the Public Hearing.

Council initiated a General Plan amendment to clean up errors and ambiguities and clarify land uses for the below areas:

Location	Motion
1 Talega Neighborhood Commercial	MOTION BY COUNCILMEMBER DONCHAK, SECOND BY COUNCILMEMBER BROWN, CARRIED 5-0, to initiate a General Plan Amendment that would modify the Neighborhood Commercial land use to private open space.
2 MU for 1600 Block of North El Camino Real	MOTION BY COUNCILMEMBER BROWN, SECOND BY COUNCILMEMBER DONCHAK, CARRIED 5-0, to initiate a General Plan Amendment that would modify the area shown as MU2 to MU 3.1 to restore this land use designation over the north end of the block between the streets Calle Lago and Los Molinos.
3 MU Overlay in North Beach near Los Molinos	MOTION BY COUNCILMEMBER BROWN, SECOND BY COUNCILMEMBER DONCHAK, CARRIED 5-0, to initiate a General Plan Amendment that would: A. Amend or clarify that the industrial land use has a FAR of .5. B. Amend the maximum FAR for the MU Overlay to 2.0. <i>Motion continued on following page</i>




<p>4 MU on Coronado Lane in the Pier Bowl</p>	<p>MOTION BY COUNCILMEMBER BROWN, SECOND BY COUNCILMEMBER WARD, CARRIED 5-0, to initiate a General Plan Amendment that would modify the Mixed Use land use on Coronado Lane to High Density Residential.</p>
<p>5 MU near El Portal</p>	<p>MOTION BY MAYOR HAMM, SECOND BY MAYOR PRO TEM BAKER, CARRIED 5-0, to initiate a General Plan Amendment that would modify the MU3.1 land use on the east side of El Camino Real to NC2.</p> <p>MOTION BY MAYOR HAMM, SECOND BY MAYOR PRO TEM BAKER, CARRIED 5-0, to initiate a General Plan Amendment that would modify the MU3.1 land use to Medium Density Residential.</p>
<p>6 MU areas in the Downtown</p>	<p>MOTION BY MAYOR PRO TEM BAKER, SECOND BY COUNCILMEMBER DONCHAK, CARRIED 5-0, to initiate a General Plan Amendment that would modify the MU3 to clarify the intent to allow standalone residential.</p> <p>MOTION BY MAYOR HAMM, SECOND BY COUNCILMEMBER WARD, CARRIED 5-0, to initiate a General Plan Amendment that would modify the height standard for the MU3 land use to reflect building height and scale policies in the downtown.</p>
<p>7 New MU on South El Camino Real</p>	<p>Councilmember Brown announced that he would recuse himself from deliberations on Location 7 because he owns property within 500' of the area in question; left the Chambers at 9:02 p.m.</p> <p>MOTION BY MAYOR HAMM, SECOND BY COUNCILMEMBER WARD, CARRIED 3-1-1 (COUNCILMEMBER DONCHAK VOTING NOE and COUNCILMEMBER BROWN ABSTAINING) to NOT initiate a General Plan Amendment that would modify the MU land use standard to allow standalone residential uses.</p> <p>MOTION BY COUNCILMEMBER DONCHAK, SECOND BY MAYOR HAMM, CARRIED 4-0-1 (COUNCILMEMBER BROWN ABSTAINING), to initiate a General Plan Amendment that would modify the MU land use standard for the west side of El Camino Real to specify height limit to two stories along El Camino Real and three along the alley.</p> <p>Councilmember Brown returned to the dais at 9:22 p.m.</p>

Scheduling



Phase 1 would expedite zoning updates for the mixed use and neighborhood commercial zones. Phase 2 would include remaining zoning changes to make the Zoning Ordinance consistent with the General Plan. After this is completed, Phase 3 would be pursued to make the Zoning Ordinance more clear, user friendly, and to make other rule or procedure changes. Table 1, below, provides the revised project schedule.

Table 1 –Zoning Ordinance Update schedule

Date	Phase	Action
February 3, 2015	1, 2	To receive direction on land uses and initiate a General Plan Amendment(s)
March	1	P.C. Study Session or public workshop
April 22nd	1	1 st Planning Commission meeting
May 20th	1	2 nd Planning Commission meeting and recommendation to City Council (if needed)
June/July	1	City Council adoption of General Plan Amendment and zoning changes for Mixed Use and Neighborhood Commercial zones
October 2015	2	Planning Commission review and recommendation on Phase 2
December 2015	2	City Council adoption of Phase 2 zoning code changes
August 2016	3	Changes to reword and reformat zoning code to make it more clear and user friendly

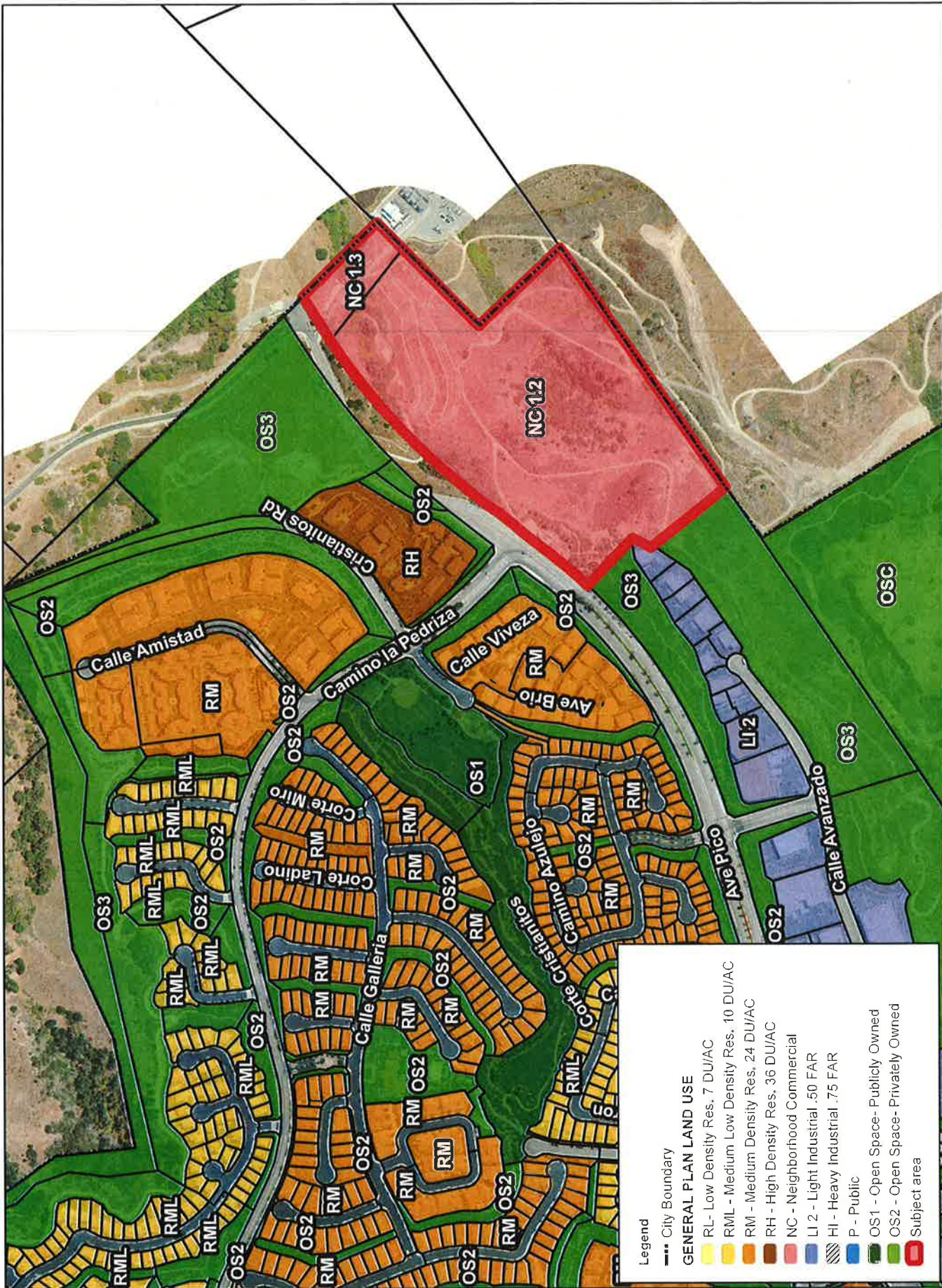
Location(s)	1993 General Plan Land Use	2014 General Plan Land Use	Issues clarified by Council on 2/3/2015	Council's policy direction for General Plan amendments
<p>1 Talega Neighborhood Commercial area at south end of Camino La Pedriza (see Attachment 3)</p> 	<p>Neighborhood Commercial with .35 maximum Floor Area Ratio (FAR).</p>	<p>For a portion of the area (NC1.2 area on Figure LU-2E), the limit on number of allowed stories was reduced from three to two. All other standards and uses were kept.</p>	<p>There was Council interest in changing the land use to Private Open Space. The site has Gnatcatcher habitat, a protected species, and a toll road extension is no longer expected which is needed for the site to be a viable commercial zoned property. Therefore, commercial development is unlikely.</p>	<p>Amend the Neighborhood Commercial to private open space</p>
<p>2 Mixed Use areas in 1600 block of North El Camino Real on east side of street (see Attachment 4)</p> 	<p>The north end of the block was Mixed Use 3 (MU3) with maximum Floor Area Ratio (FAR): 1.0 without residential/2.0 with residential. The south end was Mixed Use 2 (MU2) with maximum FAR: .5 FAR without residential/1.5 with residential. Similar land uses on the west side of El Camino Real.</p>	<p>MU3 designation renamed as MU3.1. The entire block is now shown as MU2 on Figure LU-3A. This means the MU3 area was changed to MU2, which has a lower FAR. The west side of El Camino Real did not change.</p>	<p>This may have been an unintended change.</p>	<p>Amend the area shown as MU2 to MU3.1 to restore this land use designation over the north end of the block</p>
<p>3 New Mixed Use overlay (MU) in North Beach near Los Molinos area (see Attachment 5)</p> 	<p>Light Industrial (.35 FAR) on Calle Lago properties and Mixed Use 3 (MU3) on property behind El Camino Real. The MU3 designation has a 2.0 maximum FAR standards for mixed use. Most of the area had a Pedestrian overlay and Architectural overlay.</p>	<p>MU3 area changed to Light Industrial. Mixed Use overlay added to Light Industrial underlying designation. The Mixed Use overlay is to allow a horizontal or vertical mix of commercial and residential uses. Pedestrian and Architectural overlays were expanded to properties along Calle Lago. The maximum FAR for Light Industrial uses (no residential) may have been increased to .5 to reflect existing development but this is unclear.</p>	<p>The overlay was added to provide an option for mixed use while allowing existing industrial uses and development to remain "conforming." There are two issues: A) It is unclear if the maximum FAR increased to .5 on the underlying Light Industrial uses that front Calle Lago. In the 1993 General Plan, the maximum FAR is .35. During the General Plan update process, a property owner requested for the maximum FAR to be .5 so existing industrial uses and development are "conforming." This FAR is in character with adjacent properties in the Los Molinos area with a .5 maximum FAR for industrial uses. B) The Mixed Use overlay and standards are not identified in the land use table. The land use map identifies a 1.0 maximum FAR for the Mixed Use overlay. In the 1993 General Plan, a portion of the area had a 2.0 maximum FAR. This applied to property in the overlay that does not front Calle Lago and El Camino Real (see Attachment 5 for a map).</p>	<p>A) Amend the industrial land use to a FAR of .5, B) Amend the maximum FAR for the Mixed Use Overlay to 2.0</p>

Land Use Issues Clarified by the City Council on February 3, 2015

Location(s)	1993 General Plan Land Use	2014 General Plan Land Use	Issues clarified by Council on 2/3/2015	Council's policy direction for General Plan amendments
<p>4 Properties shown as Mixed Use (MU4.1) on Coronado Lane in the Pier Bowl (see Attachment 6)</p> 	<p>Mixed Use 4.1 (MU4.1) with Pedestrian overlay and Architectural overlay. Maximum Floor Area Ratio: 1.0 to 2.0.</p>	<p>Land use designation shown as Mixed Use 4 (MU4) with similar standards.</p>	<p>The properties are identified as Mixed Use (MU4.1). The land use standards did not change. The area was previously identified as Mixed Use. There was discussion about changing the land use to Residential High Density. The General Plan Advisory Committee recommended for the land use to be changed to Residential High Density. There was some opposition to the change from residents in the area that wanted it to remain as mixed use. The Planning Commission recommended for the area to remain as mixed use, which allows residential, commercial, or a horizontal or vertical mix of residential and commercial uses.</p>	<p>Amend the MU on Coronado Lane to Residential High (RH).</p>
<p>5 Properties shown as Mixed Use (MU1) near El Portal (see Attachment 7)</p> 	<p>Neighborhood Commercial (NC2) with .35 maximum Floor Area Ratio.</p>	<p>Shown as Mixed Use 1 (MU1) with maximum FAR: .35 without residential/1.0 with residential. Added an Architectural overlay. The MU1 designation allows a horizontal or vertical mix of commercial, residential, or both types of uses.</p>	<p>The land use was changed in this area from Neighborhood Commercial (NC2) to Mixed Use. There are two issues: A. The property on the east side includes long standing commercial uses including a dry cleaner and automotive use and is adjacent to other NC2 designated areas. The goal in the General Plan was to add the new MU1 designation to encourage long term revitalization of these sites, without making the underlying commercial uses non-conforming. B. The MU1 change on the west side of El Camino Real was requested by a prospective buyer (at 1300 North El Camino Real). The land use change was shown in several draft versions of the General Plan and recommended by the Planning Commission. The Planning Commission determined that a mixed use designation would be appropriate for the location inasmuch as it would allow residential development, commercial development, or a combination of those two land uses, either as vertical or horizontal mixed use. On November 13, 2013, the City Council supported (3-0, 2 absent) a change from Neighborhood Commercial to Mixed Use 1 (MU1).</p>	<p>A) Amend MU3.1 on the East Side of ECR to NC2 B) Amend MU3.1 to Residential Medium</p>

Land Use Issues Clarified by the City Council on February 3, 2015

Location(s)	1993 General Plan Land Use	2014 General Plan Land Use	Issues clarified by Council on 2/3/2015	Council's policy direction for General Plan amendments
<p>6 Mixed Use 3.1 area (MU3.1) in Downtown Area but outside Downtown Core (see Attachment 8)</p>	<p>Mixed Use 3 (MU3) with maximum FAR: 1.0 without residential/2.0 with residential</p>	<p>Land use designation renamed to MU3.1 with similar standards</p>	<p>There are two issues: A) The density, story number, and story height standards are identified for commercial projects and projects with a mixture of residential and commercial uses. There are no standards specified for standalone residential projects or "convertible" projects that might be designed for flexibility to accommodate residential in the near-term but allow for a conversion to commercial or mixed use in the long-term based on market conditions. This was the policy intent. Policy LU-11.01, "we allow flexibility to accommodate market changes for the mix of uses identified in the Del Mar/T-Zone..." To provide flexibility, changes can be made to density, story number, and story height standards to limit the size and density of buildings based on the lot size rather than whether residential uses exist. B) The building height and FAR standards allow taller and larger buildings than what is technically feasible and that is in character with attractive buildings in the downtown area, such as the historic Bartlet Building.</p>	<p>A) Amend the MU3.1 to allow standalone residential uses. B) Amend standards to limit the scale and height of projects based on lot size. Currently, standards are based on whether a project is commercial or mixed use. C) Amend story height standards to be more restrictive.</p>
<p>7 New Mixed Use area (MU3.2) on South El Camino Real (west side). See Attachment 9.</p>	<p>Neighborhood Commercial (NC2) with .35 maximum Floor Area Ratio (FAR)</p>	<p>New Mixed Use 3.2 (MU3.2) designation with maximum FAR: 1.0 without residential/1.5 with residential on the west side of El Camino Real to encourage the horizontal and vertical mix of residential, retail, and office uses, and maximize views of the Pacific Ocean while preserving public views from Interstate 5.</p>	<p>There are two issues: A) There are no density, story number, or story height standards specified for standalone residential projects, which is inconsistent with Policy LU-13.01, "we require that sites developed exclusively for residential use are designed..."; B) The General Plan changed the land use from Neighborhood Commercial NC2 with a .35 FAR to MU3.2 with a 1.5 FAR for mixed use to encourage revitalization of this area. Land Use table in the General Plan specifies that three story projects (with residential uses) are allowed. This new standard does not reflect discussions during GPAC, Planning Commission, and City Council hearings, where there was support for two story buildings on El Camino Real and for a 3rd story on the alley side when the third story can be tucked into the slope. The building height and FAR standards in the General Plan could allow three story buildings off ECR and four levels off the alley which has compatibility issues with adjacent residences across the alley.</p>	<p>A) Amend policies so stand alone residential is not allowed in the MU3.2 area. B) Amend standards to limit the size of projects based on lot size. Currently, standards are based on whether a project is commercial or mixed use. C) Amend standards to limit the mass and height of projects to two stories along El Camino Real and three stories along the alley with an allowance for additional height and mass below the grade of the alley (basements). See Attachment 9 for photographs of several buildings in MU3.2 area.</p>



12.22.2014
Data Source: City of San Clemente



Legend

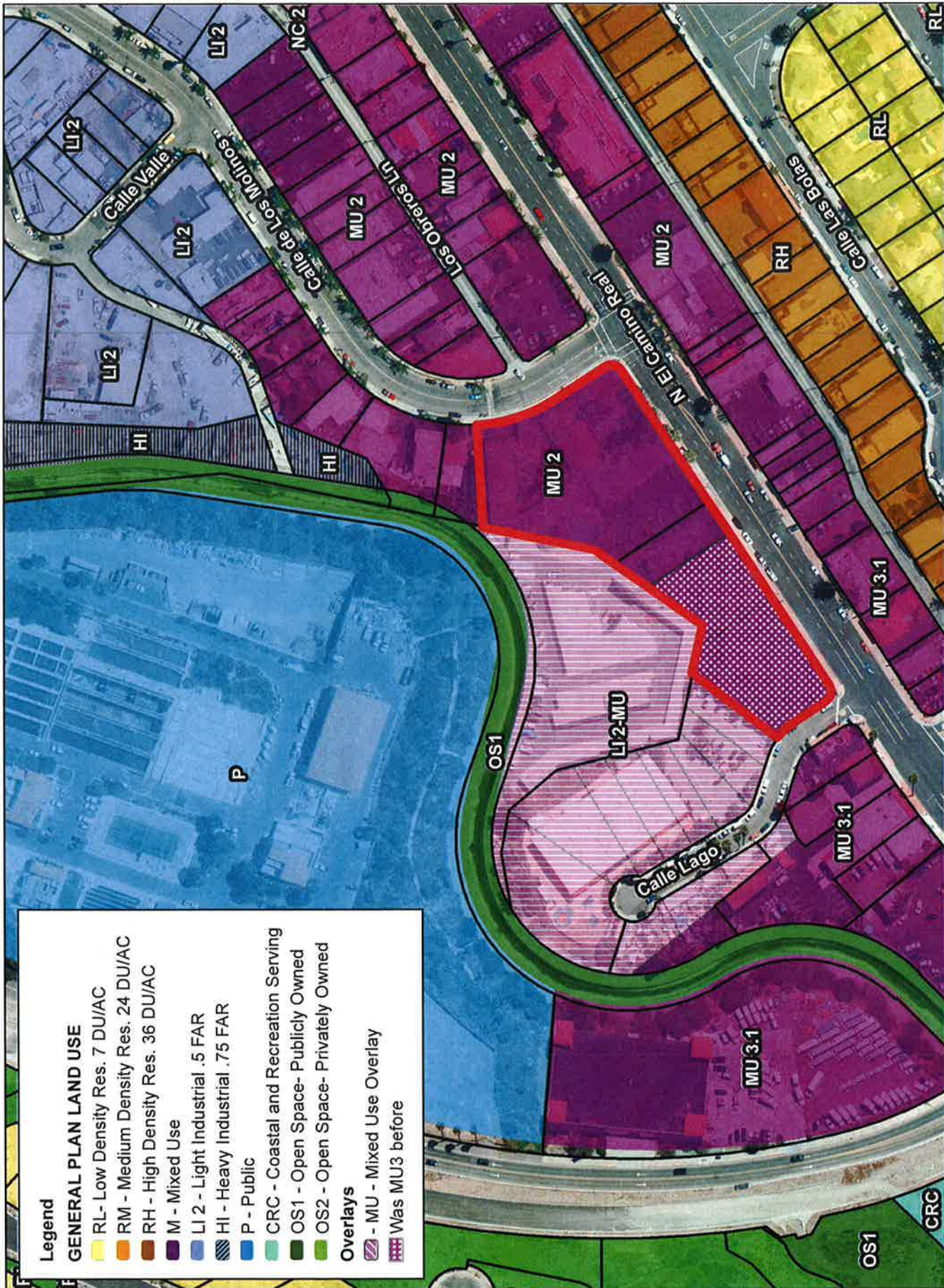
- City Boundary

GENERAL PLAN LAND USE

- RL - Low Density Res. 7 DU/AC
- RML - Medium Low Density Res. 10 DU/AC
- RM - Medium Density Res. 24 DU/AC
- RH - High Density Res. 36 DU/AC
- NC - Neighborhood Commercial
- LI-2 - Light Industrial .50 FAR
- LI-1 - Heavy Industrial .75 FAR
- P - Public
- OS1 - Open Space- Publicly Owned
- OS2 - Open Space- Privately Owned
- Subject area

Toleda Neighborhood Commercial area



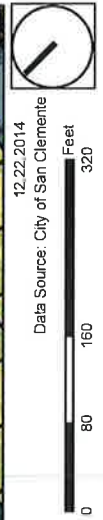
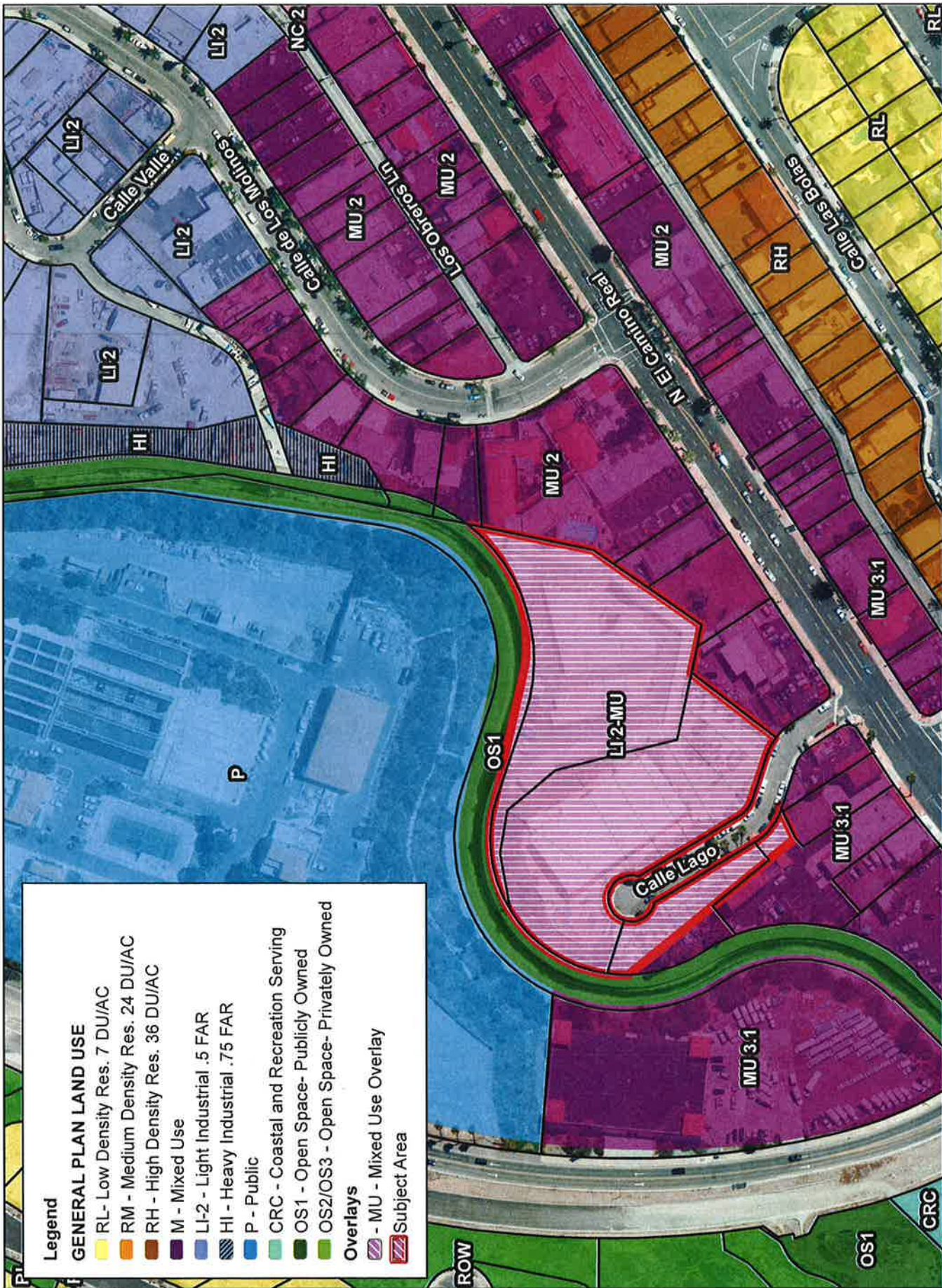


12.22.2014
Data Source: City of San Clemente

Legend	
GENERAL PLAN LAND USE	
	RL- Low Density Res. 7 DU/AC
	RM - Medium Density Res. 24 DU/AC
	RH - High Density Res. 36 DU/AC
	M - Mixed Use
	LI 2 - Light Industrial .5 FAR
	HI - Heavy Industrial .75 FAR
	P - Public
	CRC - Coastal and Recreation Serving
	OS1 - Open Space- Publicly Owned
	OS2 - Open Space- Privately Owned
Overlays	
	- MU - Mixed Use Overlay
	Was MU3 before

Mixed Use area 1600 N ECR block (east side)





12.22.2014
Data Source: City of San Clemente

Light Industrial with Mixed Use overlay (LI 2-MU)



Legend

GENERAL PLAN LAND USE

- RL - Low Density Res. 7 DU/AC
- RM - Medium Density Res. 24 DU/AC
- RH - High Density Res. 36 DU/AC
- M - Mixed Use
- LI-2 - Light Industrial .5 FAR
- HI - Heavy Industrial .75 FAR
- P - Public
- CRC - Coastal and Recreation Serving
- OS1 - Open Space- Publicly Owned
- OS2/OS3 - Open Space- Privately Owned

Overlays

- MU - Mixed Use Overlay
- Subject Area



Legend

GENERAL PLAN LAND USE

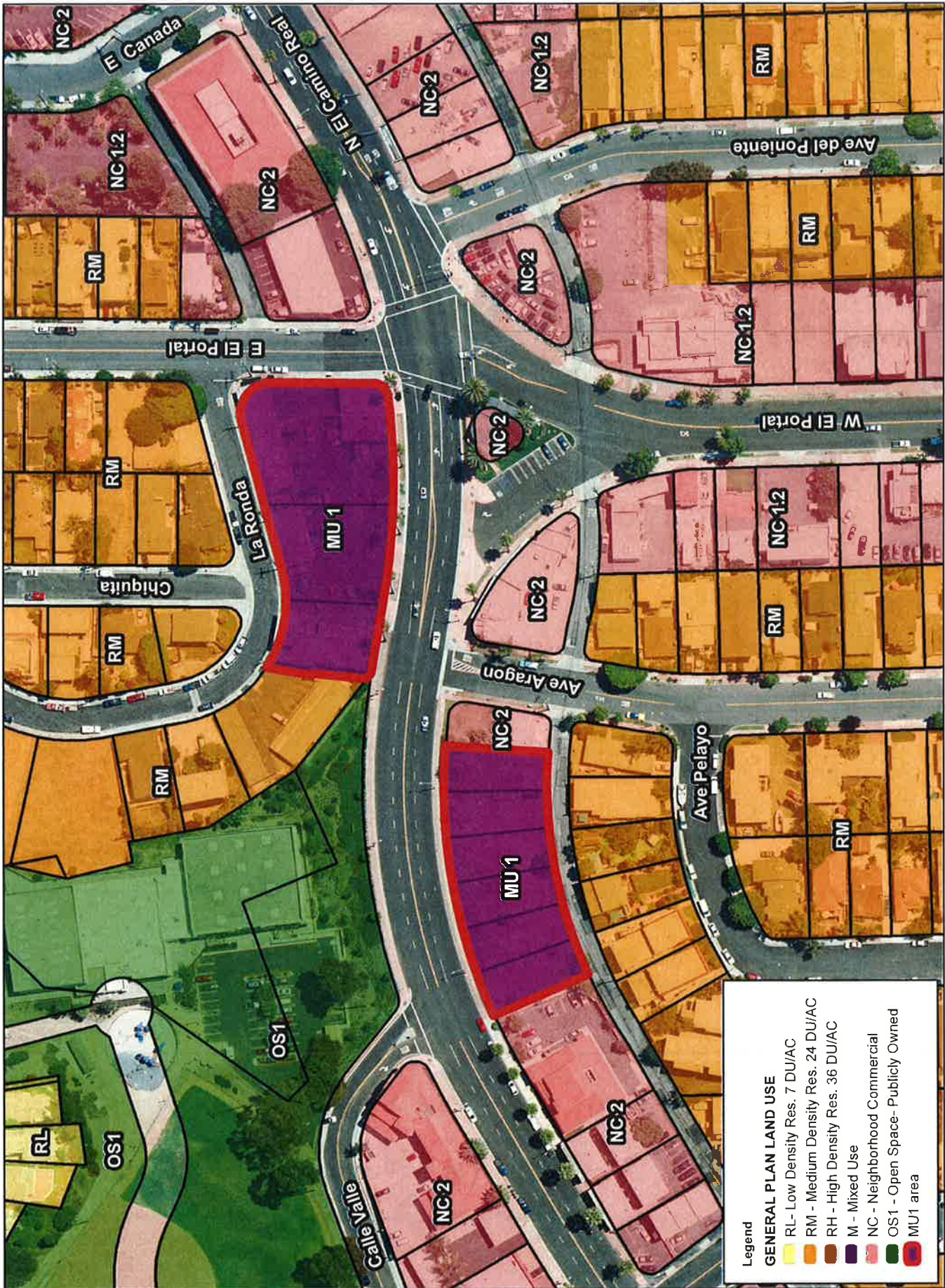
- RL - Low Density Res. 7 DU/AC
- RM - Medium Density Res. 24 DU/AC
- RH - High Density Res. 36 DU/AC
- M - Mixed Use
- P - Public
- CRC - Coastal and Recreation Serving
- OS1 - Open Space- Publicly Owned (OS1)
- MU4 properties



12.22.2014
Data Source: City of San Clemente

Mixed Use 4 Area (MU4) - Coronado Lane





Legend

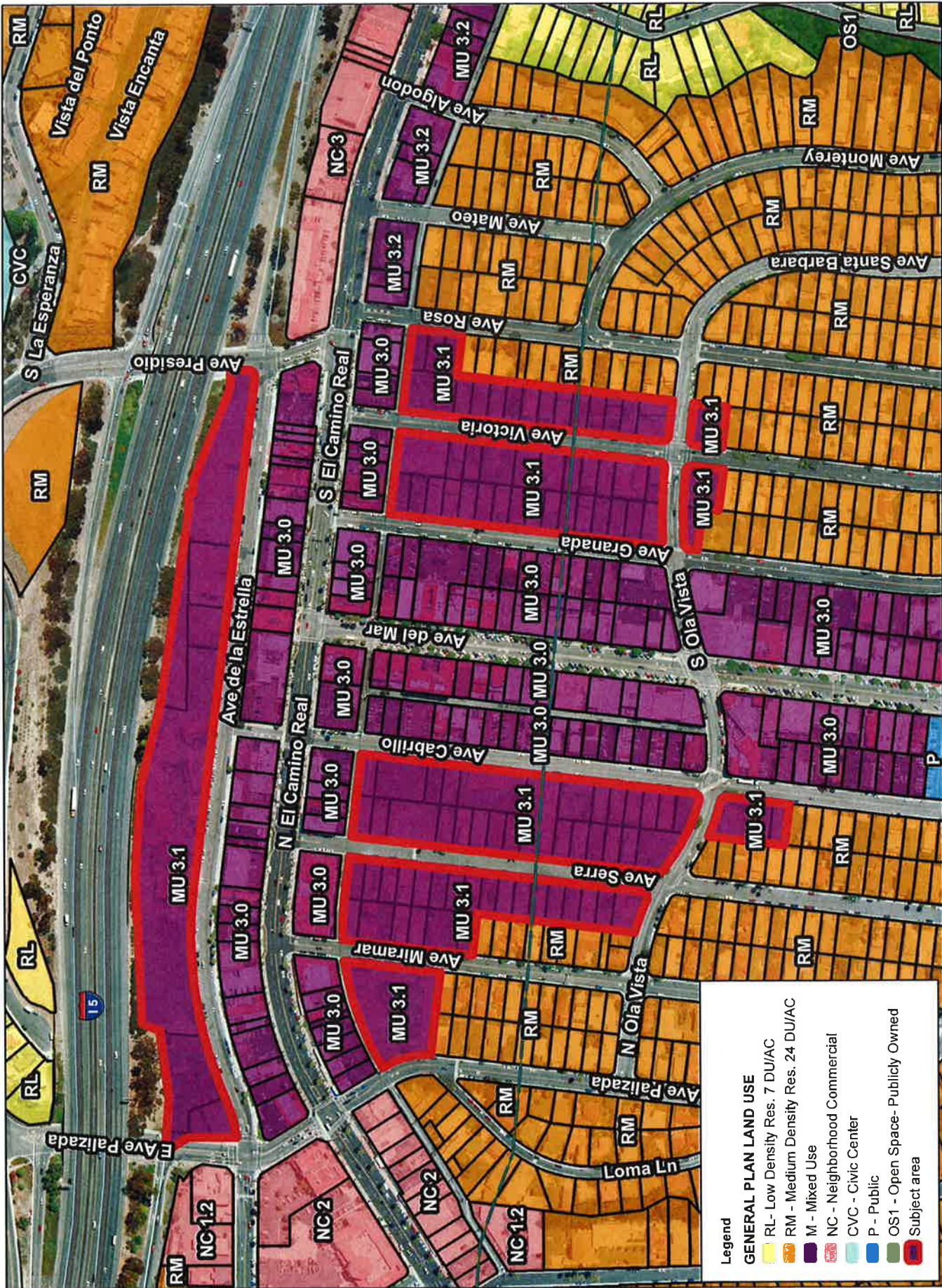
GENERAL PLAN LAND USE

- RL - Low Density Res. 7 DU/JAC
- RM - Medium Density Res. 24 DU/JAC
- RH - High Density Res. 36 DU/JAC
- M - Mixed Use
- NC - Neighborhood Commercial
- OS1 - Open Space- Publicly Owned
- MU1 area



12.22.2014
 Data Source: City of San Clemente

0 62.5 125 250
 Feet

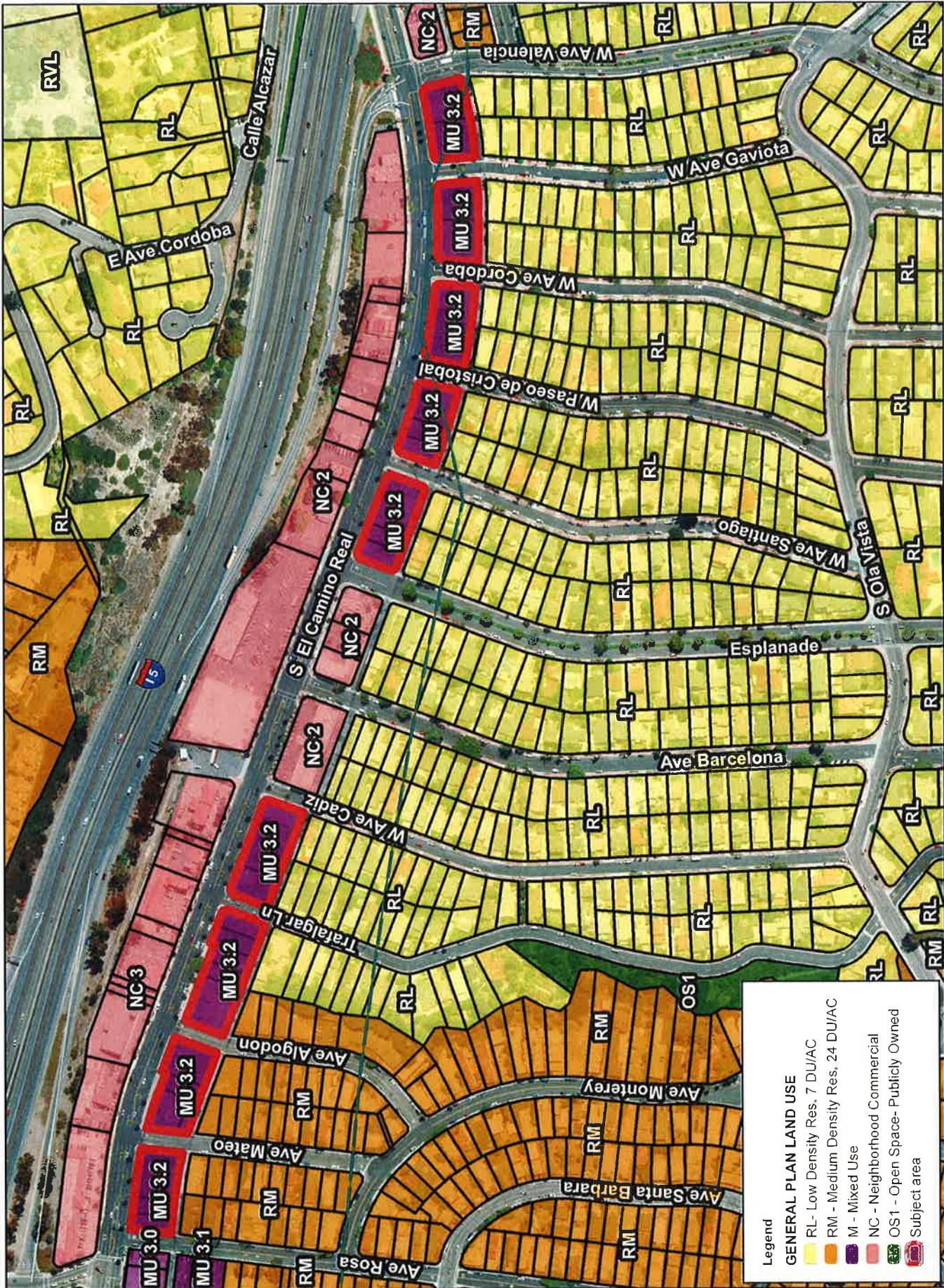


12.22.2014
 Data Source: City of San Clemente
 0 155 310 620 Feet

- Legend**
- GENERAL PLAN LAND USE**
- RL - Low Density Res. 7 DU/JAC
 - RM - Medium Density Res. 24 DU/JAC
 - M - Mixed Use
 - NC - Neighborhood Commercial
 - CVC - Civic Center
 - P - Public
 - OS1 - Open Space - Publicly Owned
 - Subject area



Mixed Use 3.1 area (MU3.1)



Legend

GENERAL PLAN LAND USE

- RL - Low Density Res. 7 DU/AC
- RM - Medium Density Res. 24 DU/AC
- M - Mixed Use
- NC - Neighborhood Commercial
- OS1 - Open Space- Publicly Owned
- Subject area

Mixed Use 3.2 area (MU3.2)



Key for map showing GPA land use change and clarifications

Map#	2014 General Plan Land Use	Pending General Plan Amendment (GPA)/Clean-ups	Zoning Code/Specific Plan references
1	Renamed land use designation from Neighborhood Commercial (NC3) to NC1.2. No change to allowable use or density standards.	GPA is pending. Per 2/3/15 City Council meeting, change to private open space	TSP
2	Changed the Neighborhood Commercial land use designation from NC3 to NC1.2. Reduced the number of allowed stories from three to two.	GPA is pending. Per 2/3/15 City Council meeting, change to private open space	TSP
3	Renamed Mixed Use land use designations from MU3 to MU3.1. Allowable uses and standards weren't intended to change.	GPA is pending. Per 2/3/15 City Council meeting: 1) the MU3.1 designation should be restored in 1600 block of El Camino Real (east side) where there was an unintentional change to MU2, 2) in downtown, reduce height limits slightly to match desired neighborhood character and clarify that stand alone residential is allowed, consistent with the adopted policies	
4	Created a Mixed Use Overlay for a portion of the site on Calle Lago and the adjacent site to allow for a horizontal or vertical mix of commercial and residential uses while allowing industrial uses per the underlying Light Industrial land use designation. Adds a Pedestrian (-P Overlay) Overlay and Spanish Colonial Revival Architectural Overlay (-A) to the properties fronting Calle Lago.	GPA is pending. Per 2/3/15 City Council meeting, the FAR for the underlying industrial designation should be .5. The FAR for the Mixed Use Overlay should be 2.0.	17.56

Key for map showing GPA land use change and clarifications

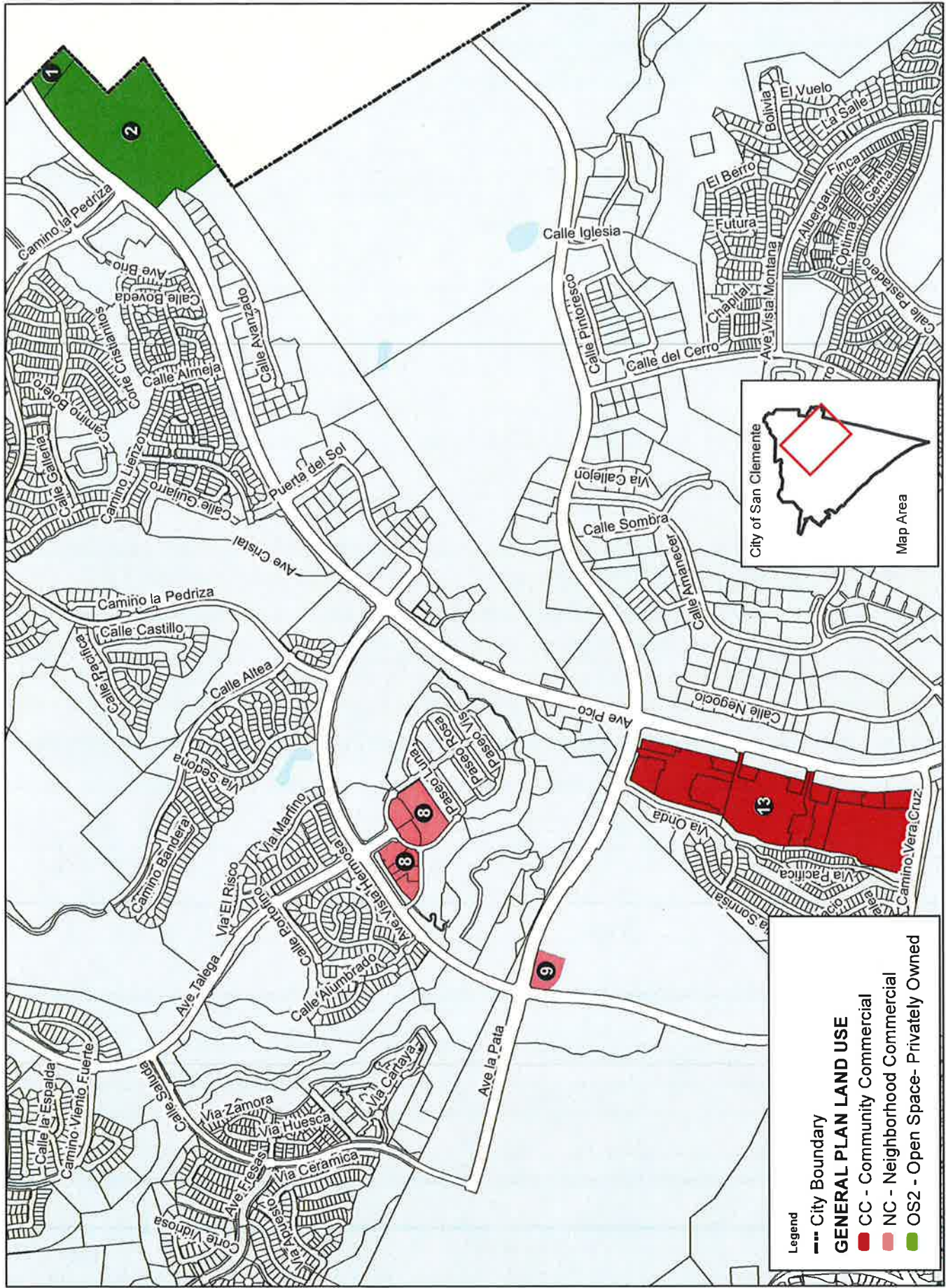
5	Renamed Mixed Use land use designations from MU4.1 to MU4. Allowable uses and standards weren't changed.	Per 2/3/15 City Council meeting, change MU4 area on Cornado lane to Residential High density	
6	Changed designation Neighborhood Commercial (NC2) to Mixed Use (MU1). Adds Architectural Overlay that requires Spanish architecture (not limited to Spanish Colonial). Keeps Affordable Housing Overlay.	GPA is pending. Per 2/3/15 City Council meeting, change MU1 to NC2 on east side ECR and change MU1 to Residential Medium (RM) on west side	
7	Changed Neighborhood Commercial designation (NC2) to Mixed Use (MU3.2) on the west side of El Camino Real to encourage the horizontal and vertical mix of residential, retail, and office uses, and maximize views of the Pacific Ocean while preserving public views from Interstate 5.	GPA is pending. Per 2/3/15 City Council meeting, reduce height limits to match neighborhood character, revise wording of FAR standard to be based on lot size, remove policy for stand alone residential, clarify that two stories allowed on ECR and three on alley (measured above alley grade)	
8	Changed the land use designation to Community Commercial (CC2). This was an unintended change. The intent was to keep standards, uses, and density the same so designation should be Neighborhood Commercial (NC1.2). The land use was Mixed Use 5.4 with Neighborhood Commercial standards on the Rancho San Clemente Plaza Pacifica Lots and was Neighborhood Commercial (NC2) on the Talega Village Center lots.	Clean-up. Should be NC1.2. Map shows CC and land use/development std changes were unintended	TSP
9	Changed the land use designation from Neighborhood Commercial to Community Commercial (CC2). This was an unintended change. The intent was to keep standards, uses, and density the same so designation should be Neighborhood Commercial (NC1.2).	Clean-up. The GP map shows this as CC2 by mistake. The intent was to keep standards and density the same so designation should be NC1.2.	

Key for map showing GPA land use change and clarifications

10	Changed designation Regional Commercial (RC3) to Community Commercial (CC2) to match adjacent parcels.	Clean-up. Inform Council of this change as it may be unknown. Emphasize that there is no change of standards, just the designation type. Remove special hospital FAR and height standards for hospitals in LU-1 for the RC designation (since the hospital is now designated CC2)	
11	Created new Medical Office Overlay south of Interstate 5 that increases the FAR for CC2 areas from 0.50 to 1.00 north of Camino Mira Costa for medical office expansion with supporting retail. Underlying Community Commercial land use designation did not change.	Clean-up. LU table LU-1 identifies .75 FAR for overlay. FAR should be 1.0 north of Mira Costa. This was omitted by mistake.	17.56
12	Changed land use designation from Coastal and Recreation Serving Commercial (CRC2), which allows hotel and ancillary facilities, to High Density Residential (RH) to help meet state mandated housing element requirements. Added Affordable Housing Overlay	Clean-up. Add Affordable Housing overlay was omitted from the GP map by mistake. Add the overlay to land use map.	
13	Changed designation land use designation from Mixed Use 1.2 (MU1.2-P-A) to Neighborhood Commercial (NC2). No change to allowable use or density standards. The Rancho San Clemente Specific Plan currently applies NC2 standards to this area.	Clean-up. Should be NC1.2. Map shows CC and land use/dev std changes were unintended	RSCSP
14	Changed designation from Residential Low Density (RL) to Community Commercial (CC2) with Professional Business Overlay (-PB). This changed was made with an understanding that this would reflect the current land use and further the intent of the Overlay as described in #9 above, but the existing land use is a house not commercial space.	Clean-up. Restore land use to Residential Low density. There is a house on the site and topography doesn't support commercial. This appears to be a mistake.	WPCSP
15	Changed designation from Residential Medium Low Density (RML) to Residential Medium (RM) Density. Added Affordable Housing overlay.	Clean-up. Add Affordable Housing overlay was omitted from the GP map by mistake. Add the overlay to land use map.	

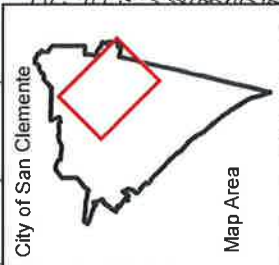
Key for map showing GPA land use change and clarifications

16	Changed the land use designation from Community Commercial (CC3) to CC2.	Clean-up. This was not noted as a change so it appears this was an unintentional change. The CC3 designation will be restored, unless directed otherwise by the City Council.	
17	Restore and/or revise Private Open Space area on parcels with two land use designations ("split zone parcels"): Residential Low Density(RL) and Private Open Space (OS2)	Clean-up. This was a mapping error and oversight. Private Open space area is shown as Residential Low (RL) Density on lots with split zoning (both open space and RL) because of data issues. GIS data is being cleaned up as part of the GPA.	



Legend

- City Boundary
- GENERAL PLAN LAND USE**
- CC - Community Commercial
- NC - Neighborhood Commercial
- OS2 - Open Space - Privately Owned

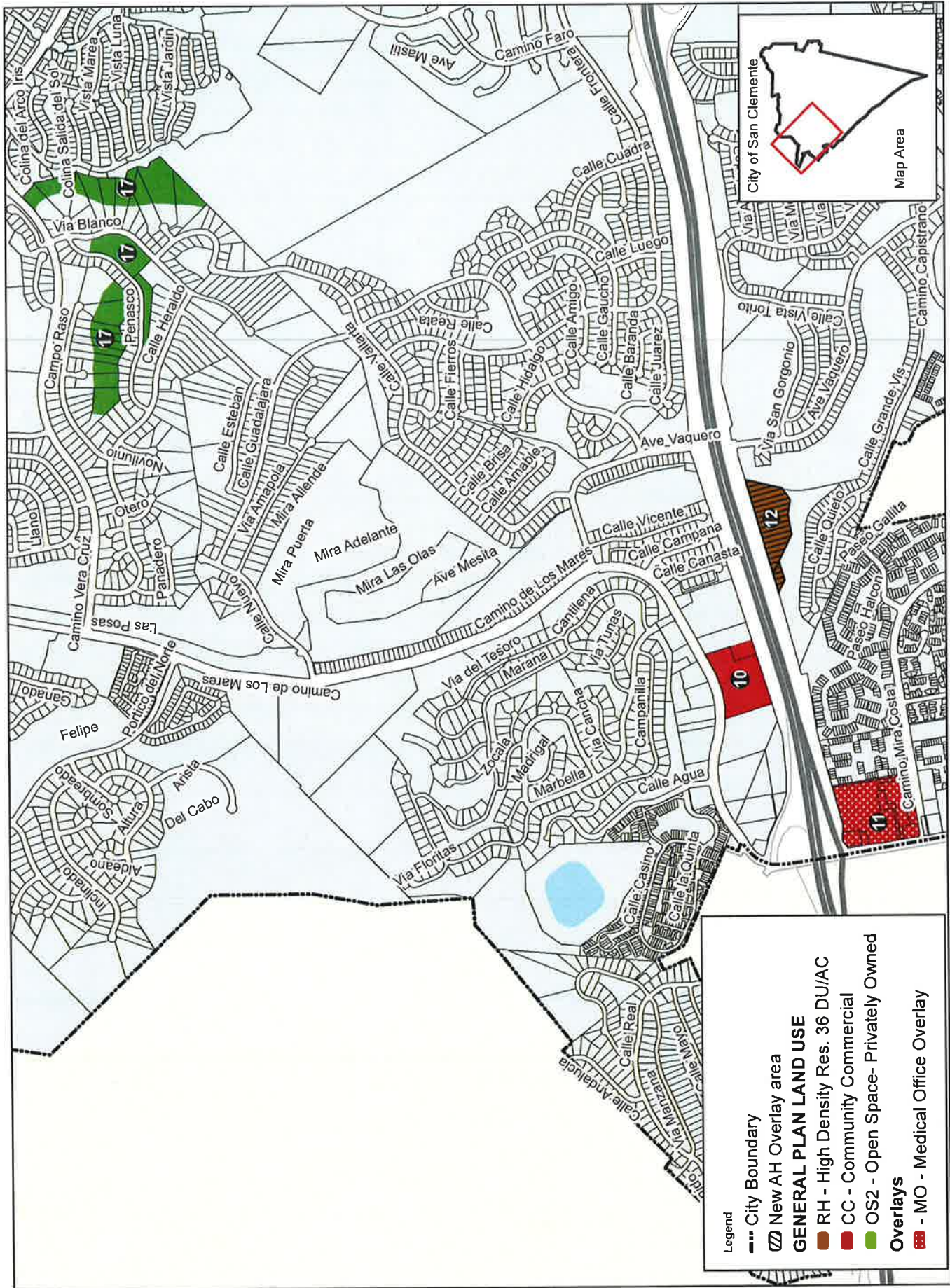


Data Source: City of San Clemente
2.9.15



GPA Land Use Change/Clarifications





Data Source: City of San Clemente
2.9.15



GPA Land Use Change/Clarifications





Legend

--- City Boundary

GENERAL PLAN LAND USE

RM - Medium Density Res. 24 DU/AC

M - Mixed Use

NC - Neighborhood Commercial

Overlays

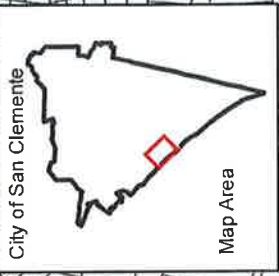
MU - Mixed Use Overlay



GPA Land Use Change/Clarifications



Data Source: City of San Clemente
2.9.15

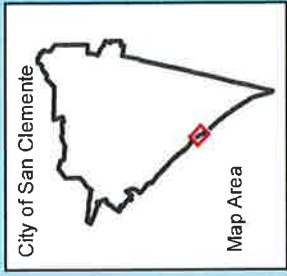


City of San Clemente

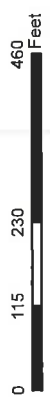
Map Area



Legend
 --- City Boundary
GENERAL PLAN LAND USE
 ■ RH - High Density Res. 36 DU/AC
 ■ M - Mixed Use

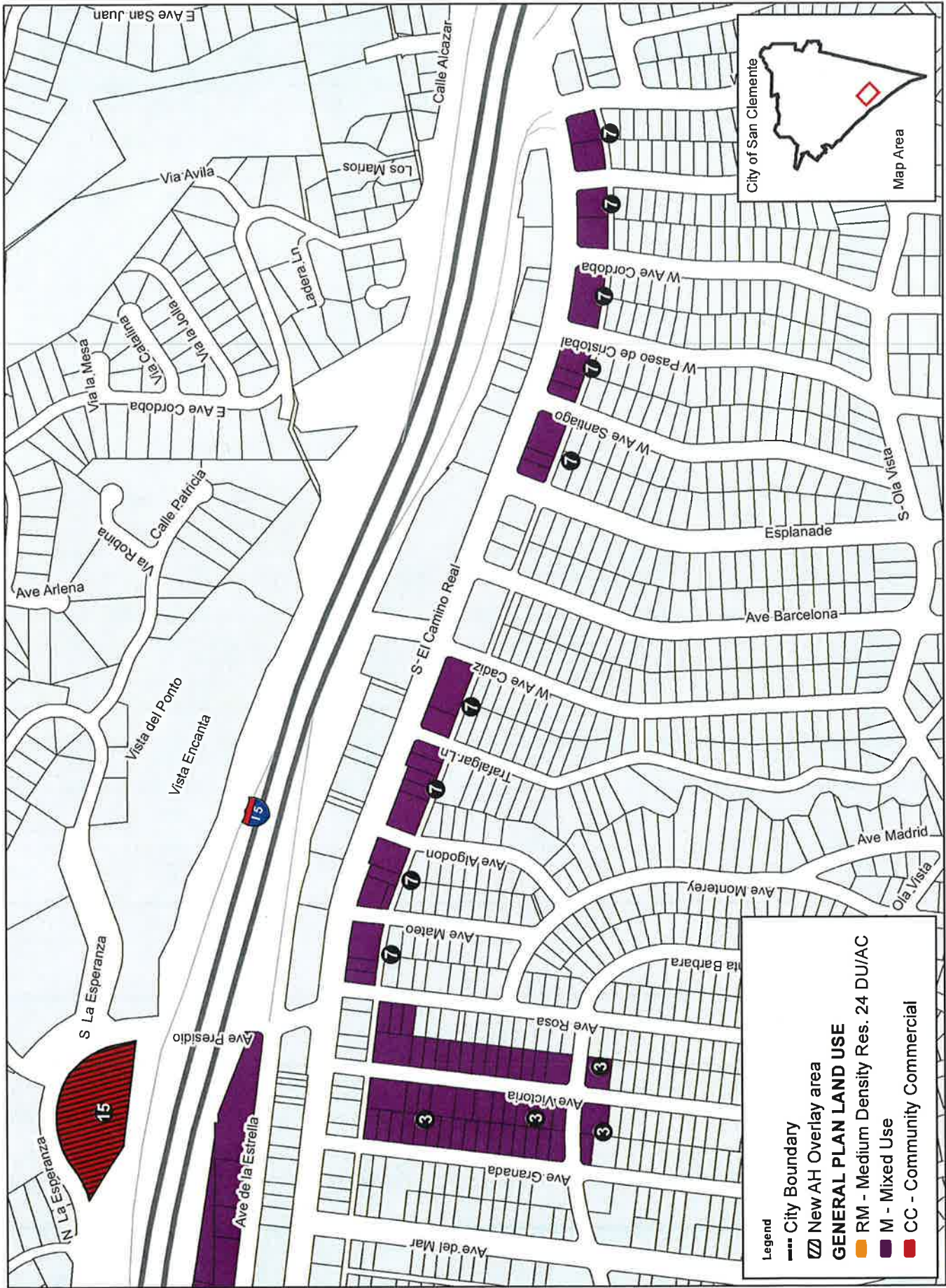


Date Source: City of San Clemente
2,9,15



GPA Land Use Change/Clarifications

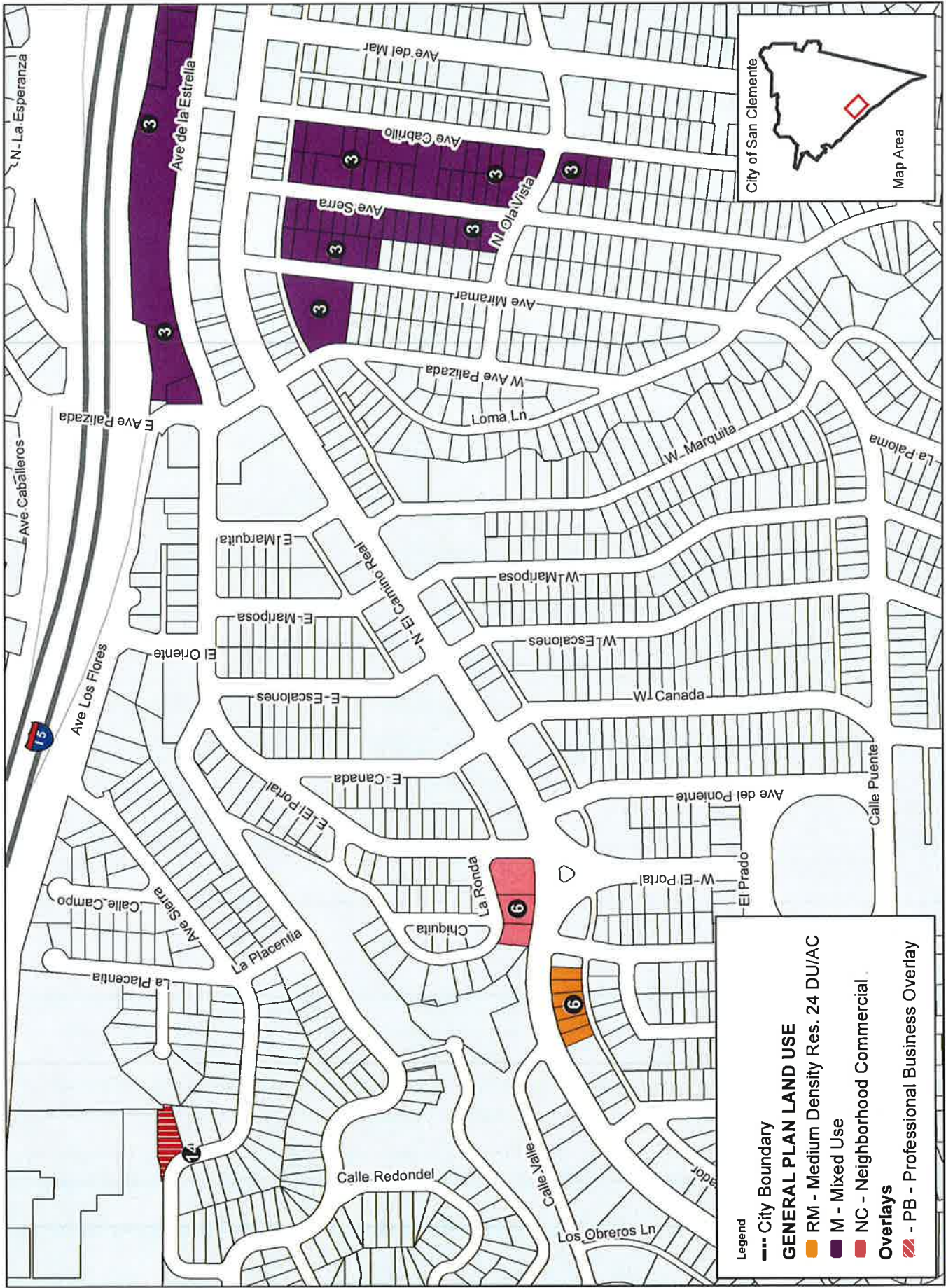




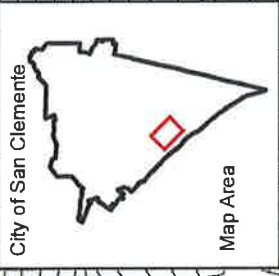
Data Source: City of San Clemente
2.9.15

GPA Land Use Change/Clarifications





- Legend**
- City Boundary
 - GENERAL PLAN LAND USE**
 - Orange square - RM - Medium Density Res. 24 DU/AC
 - Purple square - M - Mixed Use
 - Red square - NC - Neighborhood Commercial
 - Overlays**
 - Red square with diagonal lines - PB - Professional Business Overlay

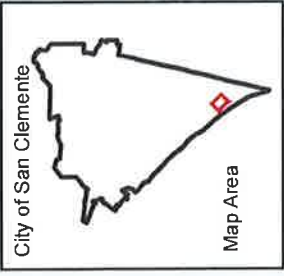
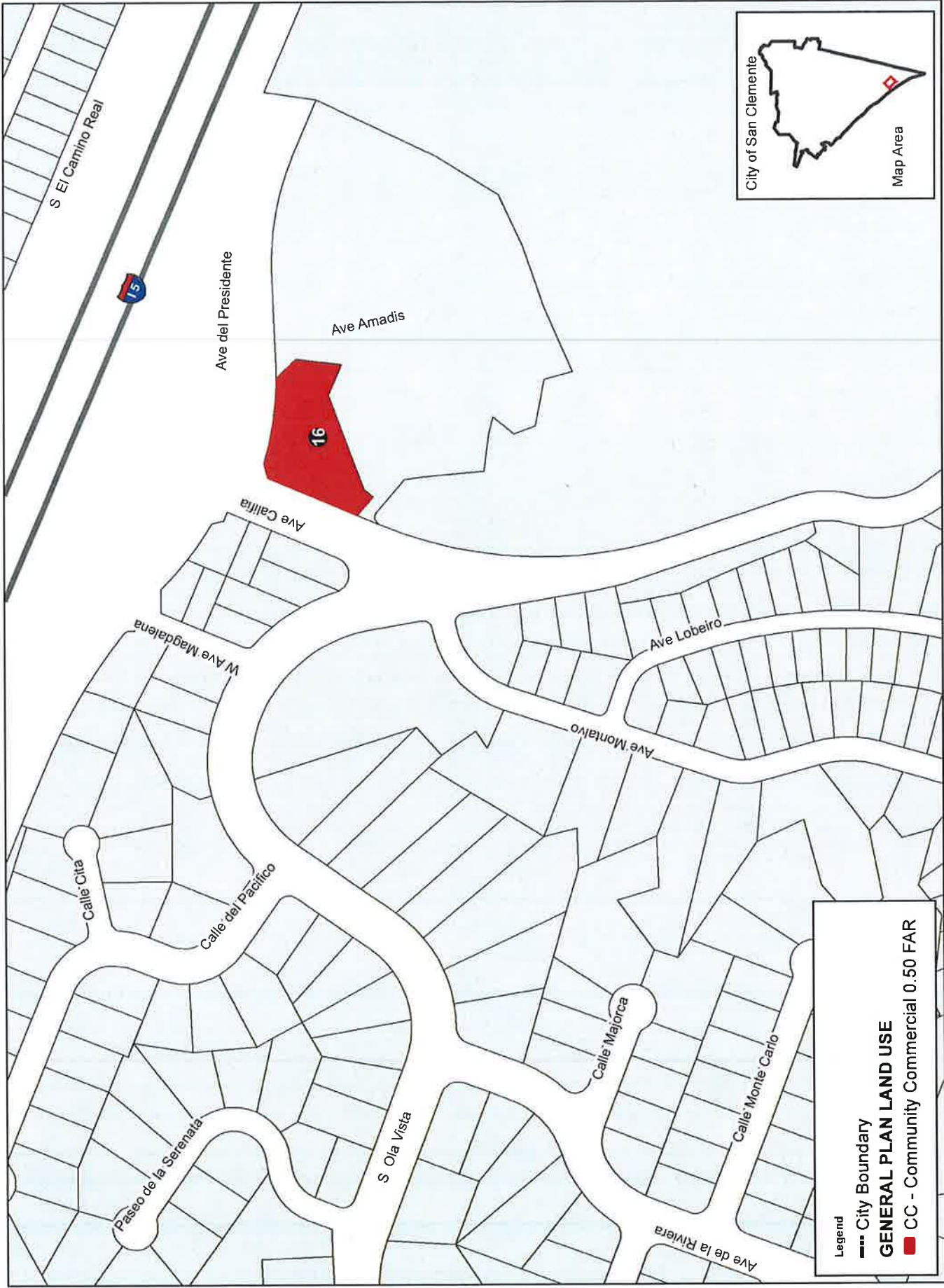


Data Source: City of San Clemente
2.9.15



GPA Land Use Change/Clarifications





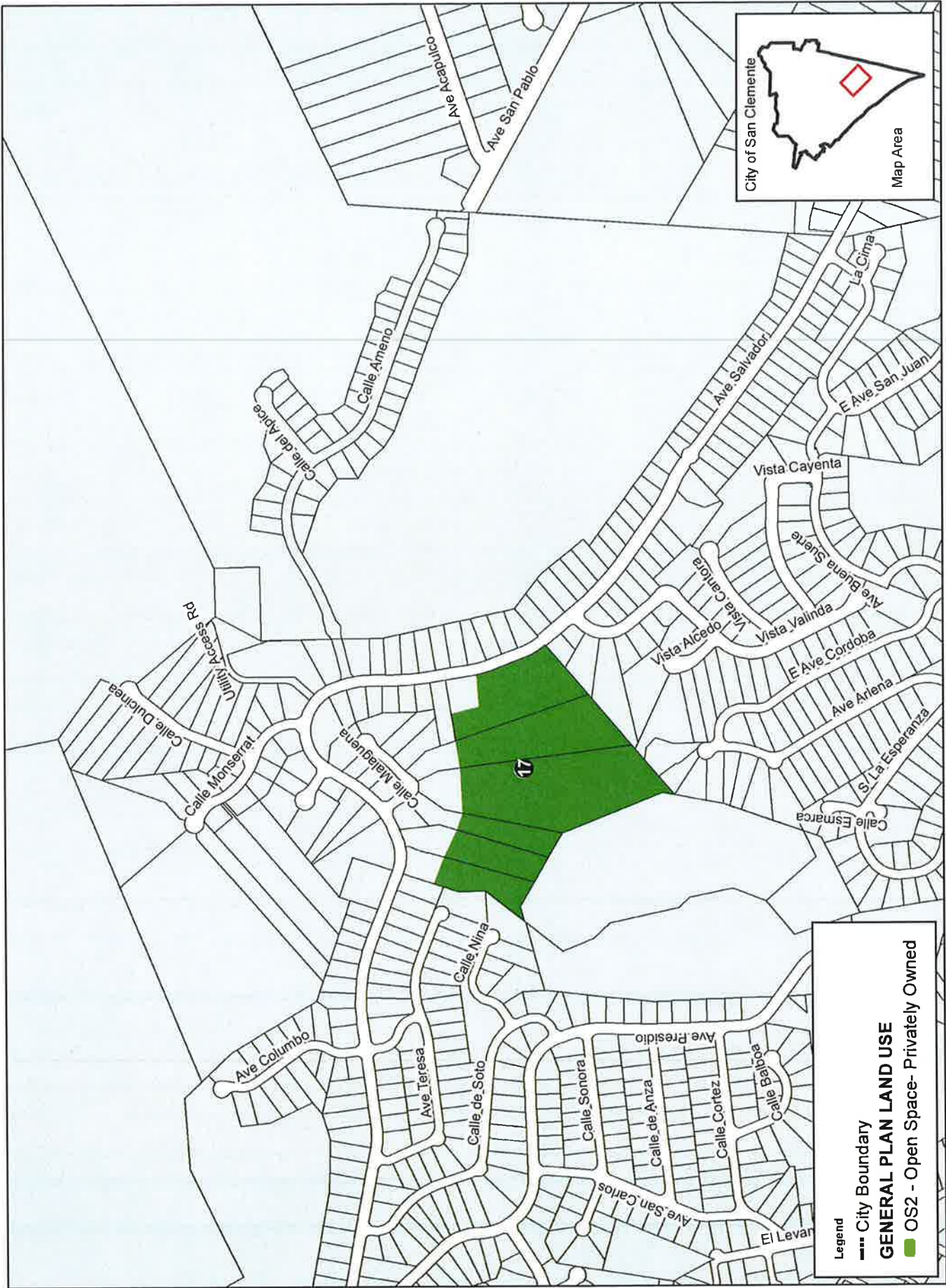
Legend
 --- City Boundary
GENERAL PLAN LAND USE
■ CC - Community Commercial 0.50 FAR

Data Source: City of San Clemente
2.9.15



GPA Land Use Change/Clarifications





Data Source: City of San Clemente
2.9.15

GPA Land Use Change/Clarifications



1. Glossary

- Define “stand-alone residential use” as “*The use of a lot or joined lots exclusively for residential and residential-ancillary purposes.*”
- Define “Plate Line” as “*The top of the highest horizontal framing member or solid wall of a building or structure or part thereof, upon which a roof deck or ceiling rafters rest.*”
- Define “Plate Height” as “*Dimension of a building or structure measured from the plate line to grade or other established datum. Architectural roof elements are excluded, such as gable ends, vertical parapet extensions, towers, and turrets.*”

2. Mixed Use Overlay related amendments

- Add “Mixed Use Overlay” row and standards to Table LU-1, “Mixed Use Overlay” as follows:

Table LU-1 General Plan Land Use Designations Summary Table			
Land Use Designations	Maximum Density	Max. No. of Stories/ Building Height	Intention
<u>Mixed Use Overlay (-MU)</u>	<u>36.0 dwelling units per acre</u> <u>For lots 12,000 square feet or smaller: 1.00 FAR</u> <u>For lots larger than 12,000 square feet: 2.00 FAR</u>	<u>For projects on lots greater than 12,000 sf:</u> <u>3 stories</u> <u>Top-of-Roof: 42 ft.</u> <u>Plate Line: 34 ft.</u> <u>For projects on lots 12,000 sf or smaller:</u> <u>2 stories;</u> <u>Top-of-Roof: 35 ft.;</u> <u>Plate Line: 30 ft.</u> <u>(Exception for 3 stories, Top-of-Roof: 45 ft., Plate Line: 37 ft. with CUP)</u>	<u>A vertical or horizontal mix of Neighborhood Serving Commercial (NC), Community Serving Commercial (CC), and multifamily housing. The Overlay provides an option for such uses, while allowing existing industrial uses and development to remain conforming.</u>

- Amend Table LU-1, "Light Industrial", as follows:

Table LU-1 General Plan Land Use Designations Summary Table			
Land Use Designations	Maximum Density	Max. No. of Stories/ Building Height	Intention
Light Industrial (LI)	LI-1 (.35 FAR)	2 stories or 3 stories with office; 45 ft.	A mixture of business park, research and development, professional offices, light industrial uses, such as light assembly and manufacturing, and supportive retail. Limited retail and service commercial uses supporting these areas are allowed
LI-1	LI-2 (.50 FAR)	*Refer to Talega, Rancho San Clemente, and West Pico Specific Plans for individual areas.	
LI-2	<u>LI-2 (.50 FAR)</u>		

3. Revisions related to MU3.1 area

- Amend Table LU-1, "MU3.1" area as follows:

Table LU-1 General Plan Land Use Designations Summary Table			
Land Use Designations	Maximum Density	Max. No. of Stories/ Building Height	Intention
MU 3.1	<p><u>36.0 dwelling units per acre</u></p> <p>For lots <u>12,000 square feet or smaller</u>: 1.00 FAR without residential</p> <p>For lots <u>larger than 12,000 square feet</u>: 2.00 FAR with residential</p> <p>>24.0-36.0 dwelling units per acre</p>	<p>Commercial projects: 2 stories; TOR: 33ft; PL: 26ft</p> <p>For mixed-use projects <u>with-on</u> lots greater than 12,000 sf: 3 stories Top-of-Roof TOR: <u>45-42</u> ft. Plate Line L: <u>37-34</u> ft.</p> <p>Mixed-use For projects <u>with-on</u> lots 12,000 sf or smaller: 2 stories; Top-of-Roof TOR: <u>33-35</u> ft.; PL Plate Line: <u>26-30</u> ft.</p> <p>(An eException for 3 stories, <u>Top-of-Roof TOR: 45 ft., Plate Line PL: 37 ft. may be granted through with</u> CUP-)</p>	<p>Applies to Downtown Area outside of Downtown Core.</p> <p>A vertical or horizontal mix of Neighborhood Serving <u>Commercial</u> (NC) <u>or</u> Community Serving <u>Commercial</u> (CC), and multifamily housing. <u>Also, outside the Pedestrian Overlay, stand-alone residential uses are allowed.</u></p>

- Amend Policy LU-3.05 as follows (note: with other Council-directed changes, the only mixed use area that would apply to this policy is MU3.1):

LU-3.01. **Stand Alone Residential Uses.** In the Mixed Use ~~3.1 areas~~ area, outside the Pedestrian Overlay, stand alone residential uses are permitted. In these areas, we require stand alone dwellings to be compatible with adjacent commercial and mixed uses and with adjacent neighborhoods. Such developments shall:

- a. buffer the residential use from abutting commercial uses;
- b. adequately mitigate the noise, traffic, parking (automobile and truck), and lighting impacts of abutting commercial use;
- c. locate and design dwellings to provide adequate security and privacy for residents; and
- d. minimize, to the extent practical, adverse impacts on the integrity and continuity of nearby commercial uses by considering the long term needs of commercial and residential uses, such as commercial loading, solid waste and recycling storage, private open space, landscape buffers, noise and odors.

4. Revisions related to MU3.2 area

- Amend Table LU-1 for MU3.2 area as follows:

Table LU-1 General Plan Land Use Designations Summary Table			
Land Use Designations	Maximum Density	Max. No. of Stories/ Building Height	Intention
MU 3.2	<p><u>24.0 dwelling units per acre</u></p> <p><u>For lots 12,000 square feet and smaller: 1.00 FAR without residential</u></p> <p><u>For lots larger than 12,000 square feet: 1.50 FAR with residential</u></p> <p>>10.0–24.0 dwelling units per acre</p>	<p>2-stories without residential; <u>TOR: 33 ft.;</u> <u>PL: 26 ft.</u></p> <p>3-stories with residential; <u>TOR: 45 ft.;</u> <u>PL: 37 ft.</u></p> <p>See S. El Camino Real Focus Area for additional policies.</p> <p><u>Average height limit:</u> <u>Top-of-Roof: 45 ft</u> <u>Plate Line: 37 ft.</u></p> <p><u>Height ceiling limit above elevation of front lot line (El Camino Real frontage), measured at midpoint:</u> <u>Top-of-Roof: 35 ft.</u> <u>Plate Line: 30 ft.</u></p>	<p>A vertical or horizontal mix of Neighborhood Serving (NC), Community Serving (CC), and multifamily housing.</p>