



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: September 2, 2015

PLANNER: Christopher Wright, Associate Planner *CSW*

SUBJECT: General Plan Amendment 15-049 and Zoning Amendment 14-456: a request to forward a recommendation to the City Council on amendments to the Centennial General Plan, Zoning Ordinance, and various land use and zoning maps.

INTRODUCTION

This item includes the following:

1. General Plan Amendment 15-049 that cleans up and clarifies items, adds and improves maps, and changes various land use designations and standards per City Council direction.
2. Zoning Amendment 14-456 that updates commercial and mixed use standards, adds definitions, and updates the City's Zoning map for consistency with the Centennial General Plan (CGP).

The above items affect a number of city areas. This geographic spread brings various members of the Planning Commission within the distance range for conflict as established by the Fair Political Practices Commission. Staff believes there are three different quorums of Planning Commissioners to act on items this evening. Thus, this report is organized into three parts to separate discussion and action on the proposed amendments. Staff recommends that the Planning Commission, in its various quorums, do the following:

1. Adopt the attached resolutions recommending that the City Council approve General Plan Amendment 15-049;
2. Adopt the attached resolutions recommend that the City Council adopt Zoning Amendment 14-456.

BACKGROUND

This item has been discussed at seven meetings. See Attachment 1 for an overview of previous meetings and Attachment 2 for meeting minutes to get a complete record of the discussion and actions taken to date.

City Council direction

On February 3rd, the City Council initiated the General Plan amendments and zoning amendments to: 1) address cleanup and clarify items, 2) add and improve maps, 3) change land use designations and standards to resolve issues in seven city areas, including the

Mixed Use 3.2 zone; and 4) expedite zoning updates of commercial and mixed-use zones to minimize delays to development projects. Attachment 1 summarizes City Council direction for the seven areas.

Recent Planning Commission meetings and direction

At its July 8th meeting, the Planning Commission considered several General Plan and Zoning Ordinance amendments and took straw votes in support of changes that deal with areas other than the Mixed Use 3.2 area. For the Mixed Use 3.2 area, the Planning Commission requested a study session to get a firmer understanding of property conditions and policy intent, and to evaluate various options for development standards and guidelines. Since the Planning Commission was not ready to act on the entirety of GPA 15-049/ZA 14-456, the item was tabled to a date uncertain.

The study session was held on August 10th. The Planning Commission considered several development standards options for building height, massing, urban open area, parking, minimum commercial floor area, and minimum residential storage. Also, the Planning Commission voted in support of adding design guidelines that encourage varied setbacks along the alley, roof ridgelines oriented perpendicular to El Camino Real, and landscaping adjacent to the alley. Staff was directed to draft design guidelines for the Planning Commission to review and recommend to the City Council. The draft guidelines are a separate item on the agenda this evening.

The “Part 3 Discussion” portion of this report provides details on refinements made to MU3.2 standards following the Study Session.

OVERVIEW

General Plan Amendment

The Draft City Council Resolution (Attachment 5) amends several sections and elements of the Centennial General Plan. See Table 1 below for a summary. Attachment 9 shows amendments in tracked changes format. Proposed land use and policy amendments are described in table format (Attachment 3) and shown on maps under separate cover titled “General Plan changes.” The tables, maps, and this report refer to proposed land use and policy changes with numbers. Below is a summary of land use changes proposed in response to the City Council’s direction for the General Plan Amendment.

Table 1 – Overview of General Plan Amendment

<i>Element/Section</i>	<i>Description</i>
Table of Contents and Figure Index	Updates references to reflect amendments
Land Use Element	Proposed changes: 1) amends and add standards to reflect land use changes, 2) amends policies related to stand-alone residential uses, 3) amends and adds several maps.

Table 1 – Continued

<i>Element/Section</i>	<i>Description</i>
Table of Contents and Figure Index	Updates references to reflect amendments
Land Use Element	Proposed changes: 1) amends and add standards to reflect land use changes, 2) amends policies related to stand-alone residential uses, 3) amends and adds several maps.
Urban Design Element	Proposed changes: 1) amends figure references, 2) cleans up policy UD-5.07 to reflect the intended extension of the Architectural Overlay, 3) cleans up errors, and 4) adds a missing map (UD-2) of the Architectural Overlay
Safety Element	Proposed changes: 1) cleans up and clarifies text in policies S-3.06, S-4.01, Implementation Measure No. 16, and 2) amends figures and figure references
Beaches, Parks, and Recreation Element	Proposed changes: 1) adds a missing policy (BPR-4.09) regarding the Measure V Initiative, 2) amends policy BPR-5.01 to remove mention of the OSC Zone which may be consolidated in a future update of the Zoning Code
Coastal Element	Updates figure references
Public Services, Facilities, and Utilities Element	Cleans up and clarifies policy PS-5.08 and moves misplaced text into new policy PS-5.09
Governance Element	Amends figure GM-1
Glossary	Amends definitions of “Coastal Zone” and adds definitions of “Plate line” and “Stand alone residential”
Land Use Map	Refer to Attachment 3 for a description of proposed land use changes and maps attached under separate cover titled “General Plan changes” to see the location of proposed changes

City Council directed land use changes

The City Council directed land use changes to address issues in seven clarification areas. Table 2 below summarizes the proposed changes for these areas.

Table 2 – Summary of key land use changes

City area	Proposed change
Talega Neighborhood Commercial area at the south end of Camino La Pedriza (<i>General Plan change No. 1</i>)	Talega Neighborhood Commercial area at the south end of Camino La Pedriza. The General Plan Amendment (GPA) would change the land use designation to Privately Owned Open Space to reflect existing site conditions
Mixed Use 2 (MU2) area at 1629 to 1645 North El Camino Real (east side of street) (<i>General Plan change No. 21</i>)	Mixed Use 2 (MU2) area at 1629 to 1645 North El Camino Real (east side of street). The GPA would restore Mixed Use 3.1 (MU3.1) standards to reverse an unintended land use change in the 2014 General Plan update. The designation would be renamed as Mixed Use 1 (MU1)
Mixed Use Overlay in North Beach area adjacent to Calle Lago near Los Molinos (<i>General Plan change No. 19, 020</i>)	Increases Floor Area Ratio to a maximum of .50 for the underlying Light Industrial designation and 2.0 FAR for the Mixed Use Overlay
Mixed Use (MU4) properties on Coronado Lane (107-117) and 512 Monterey Lane within the Pier Bowl area (<i>General Plan change No. 28</i>)	Changes the land use designation to Residential High Density (RH) but maintains the height limit of 30 feet
Mixed Use (MU1) properties on North El Camino Real near El Portal (<i>General Plan change No. 23, 24</i>)	Changes the land use of: 1) properties at 1300 North El Camino Real (west side of street) to Residential Medium Density (RM) and 2) properties at 1221 to 1237 North El Camino Real (east side) to Neighborhood Commercial 2 (NC2)
Mixed Use area (3.1) adjacent to the Downtown Core (“T-Zone”) (<i>General Plan change No. 27</i>)	Amends land use standards to clarify stand-alone residential uses are allowed consistent with land use policies
New Mixed Use area (MU3.2) South El Camino Real (west side of street) (<i>General Plan change No. 29</i>)	Reduces the number of stories facing El Camino Real from three to two. Amends height limitations so projects must meet most restrictive of several standards: 1) a 33 foot top of roof height ceiling, 2) 28 foot top of plate line height ceiling, 3) height limit average, and 4) an alley transitional height limit and rear building offset of 13 feet for building sections higher than 28 feet above the alley. With a Conditional Use Permit (CUP), the top of roof height ceiling could be raised to a maximum of 35 feet, provided that specific findings are met. Overall, height limits would be more restrictive for mixed use projects. Commercial projects could be two feet higher with the CUP.

Zoning Amendment

The proposed ordinance (Attachment 7) amends Municipal Code Sections 17.16.060 (Conditional Use Permit references), 17.24.110 (Height Limitations), 17.36 (Commercial), 17.40 (Mixed Use), and 17.88 (Definitions), and the Zoning Map. Attachments 9 and 10 shows amendments in tracked changes format. Proposed zone changes are described in table format (Attachment 4) and shown on maps under separate cover titled "Zoning changes." The tables, maps, and this report refer to proposed zone changes with numbers.

Map updates and improvements

Throughout this process, staff has identified errors in the General Plan text and maps and the Zoning map. A considerable amount of hours have been focused on cleaning up these errors and working towards improving the format and usefulness of maps, and updating the overall Zoning Map to be consistent with the General Plan. Through the use of a Geographic Information System (GIS), the General Plan and Zoning Maps have been reviewed and reconciled down to the parcel level. This has proven invaluable to identify areas where map clean ups are needed. These map changes do not reflect a substance of policy, but the effort will pay long term dividends in accuracy and administration. The amended Zoning Map and General Plan land use map are attached under separate cover. Also, staff has added or improved several maps within the General Plan:

- Land use maps now clearly identify overlay boundaries and land use designations (Figures LU-1 to LU3G)
- Focus area maps are added to help the public identify which properties are within a particular focus area (Figures LU-4A to LU-4F) and the Talega Business Park is now identified.
- The Architectural Overlay is identified on a new map (Figure UD-2)
- The Safety Element has a map for future noise levels. Now, a map is added for noise levels at the time of General Plan adoption. This is cited in the document but was missing.
- The Growth Management map (GM-1) removes outdated information for Rancho Mission Viejo.

PART 1 DISCUSSION

Quorum: Full Planning Commission

Affected City areas: Several

Reference numbers for attached maps and tables:

- General Plan changes other than 22, 23, 24, 29, and 41
- Zoning changes other than 16, 25, 26, 36, 52

Previous direction

At its July 8th meeting, the full Planning Commission voted in support of several land use changes summarized below. No changes are proposed to the following amendments:

1. Creation of a Mixed Use 3.3 (MU3.3) zone and removal of the Pedestrian Overlay on a portion of Avenida Granada. This would make several residences conforming on Avenida Granada so property owners then can improve or rebuild residences. This change is proposed in response to Planning Commission direction and a request from one of the property owners. (*General Plan change No. 38/Zoning change No. 23*)
2. Removal of Architectural and Pedestrian Overlays from Mixed Use 2 (MU2) properties that primarily front Calle Los Molinos, not El Camino Real. This change is proposed in response to Planning Commission direction. (*General Plan change No. 44*)
3. Creation of a Mixed Use 1 (MU1) designation for the properties currently identified as MU3.1 in North Beach. This change is to distinguish downtown MU3.1 properties, where the City Council supported stand-alone residential uses, from North Beach properties on North El Camino Real where stand-alone residential uses are prohibited. (*General Plan change No. 36/Zoning change No. 7*)
4. Amending the Regional Commercial (RC) Floor Area Ratio (FAR) standard to be consistent with the Marblehead Coastal Specific Plan. This involves two changes: the maximum allowed FAR would be reduced from .5 to .35, and 2) FAR would be measured based on "project lot area" for the entire commercial site plan of Plaza San Clemente, rather than an individual lot of the site plan. These changes reflect the Specific Plan. (*General Plan change No. 16*)
5. Maintaining the Mixed Use 4 height limit of properties changed to Residential High Density on Coronado Lane. Per City Council direction on February 3, 2015, the land use designation should change from Mixed Use 4 (MU4) to Residential High Density (RH). Technically, this land use change increases the maximum allowed height from 30 feet (MU4 standard) to 45 feet (RH standard). Staff recommends a special 30 foot height requirement to avoid a height increase on Coronado Lane. (*General Plan change No. 28*)
6. Several clean up items to General Plan table LU-1, various policies, land use maps, and to the Zoning Map.
7. Addition of several alleys and the storm water channel (in North Beach) within Pedestrian and/or Architectural Overlays. This is a staff recommended change. (*General Plan changes No. 40, 41/Zoning changes No. 35, 36*)

New changes proposed

1. Allow stand-alone residential uses at south end of Downtown Core (*General plan change No. 51/Zoning change No. 57*)

This change is similar to No. 1 above. This is a proposal to change the land use of four properties on Avenida Del Mar from Mixed Use 3.0 (MU3.0) to MU3.3 and a removal of the Pedestrian Overlay. No development standard changes are proposed. The properties are located at the south end of the downtown core. See Attachment 16 for a

map and aerial photograph of the four properties. This change would make it so stand-alone residential uses are allowed, resulting in make four residences conforming and allowing them to be remodeled or rebuilt. Currently, the General Plan limits development to commercial and mixed use with residential on a second level. The owner of one of the properties, at 257 Avenida Del Mar, wants to remodel and expand their residence but cannot under current zoning. The owner's architect submitted a letter and an analysis in support of this land use change (see Attachment 17)

Staff supports the change because: 1) the properties are developed as residential, 2) the properties are mostly oriented toward Calle Seville or toward residential uses, 3) the lots abut residential uses to the rear, and 4) the sites are located at the end of the block and Mixed Use district where there is less demand for commercial uses due to less pedestrian traffic and visibility.

2. Add Pedestrian Overlay to City Coastal Recreation Commercial site (*General plan change No. 52*)

The Coastal Commission suggested this change as part of their review of the City's Draft Land Use Plan. The property is zoned Coastal Recreation Commercial (CRC). The General Plan intent of the CRC designation is "coastal-oriented retail commercial, recreation, dining, and lodging." The Coastal Commission commented that this is consistent with the intent of the Pedestrian Overlay to encourage visitor serving commercial uses. Staff agrees with this analysis and recommends the land use change.

PART 1 RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission:

1. Adopt Resolution PC15-028 (Attachment 11) titled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL CERTIFY ADDENDUM NO. 1 OF THE CENTENNIAL GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT AMENDMENTS TO GENERAL PLAN LAND USE MAPS, AND ADOPT GENERAL PLAN AMENDMENT 15-049, EXCLUDING AMENDMENTS RELATED TO THE MU 3.2 ZONE AND BOUNDARIES OF THE ECR A-OVERLAY"
2. Adopt Resolution PC15-029 (Attachment 12) titled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AMENDMENTS TO THE ZONING MAP OF THE CITY OF SAN CLEMENTE AND ADOPT ZONING AMENDMENT 14-456, EXCLUDING AMENDMENTS RELATED TO THE MU 3.2 ZONE, NC 2 ZONE, AND NC 3 ZONE; BOUNDARIES OF THE ECR A-OVERLAY; THE RENAMING OF THE NC 2 ZONE AS NC1.2, AND THE REZONING OF A PORTION OF PARCELS FROM RL TO NC1.3"

PART 2 DISCUSSION

Quorum: Recusal of Commissioner Wu

Affected City areas: South El Camino Real East of I-5 (NC1.3 zone)

Reference numbers for attached maps and tables:

- General Plan changes: None
- Zoning changes No. 52

At its July 8th meeting, the full Planning Commission voted in support of renaming the Neighborhood Commercial 2 (NC2) zone as NC1.2 to match the General Plan. The second change affects two properties fronting South El Camino Real. Currently, the properties have “split zoning” with a portion zoned RL and other lot area zoned NC2 that fronts South El Camino Real. Part 2 rezones a portion of the two parcels from RL to NC1.3 so zoning aligns with property lines. No changes are proposed to these amendments.

PART 2 RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission adopt Resolution PC15-030 (Attachment 13) titled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AMENDMENTS TO THE ZONING MAP OF THE CITY OF SAN CLEMENTE AND ADOPT ZONING AMENDMENT 14-456, WITH RECOMMENDED AMENDMENTS LIMITED TO THE RENAMING OF THE NC 2 ZONE AS NC1.2, AND THE PARTICULAR REZONING OF A PORTION OF PARCELS FROM RL TO NC1.3”

PART 3 DISCUSSION

Quorum: Recusal of Commissioner Brown

Affected City areas: South El Camino Real West of I-5 (MU3.2, NC2, NC3, A-Overlay Extension)

Table and map reference numbers: General Plan Changes No. 22, 23, 24, 29, and 41 ; Zoning Changes No. 16, 25, 26, and 36.

Proposed amendments include:

- A Zone change to create the Mixed Use 3.2 (MU3.2) zone per the General Plan
- Revisions and addition of MU3.2 standards in the General Plan and Zoning Ordinance.
- Zone change from Neighborhood Commercial 2 (NC2) to NC3 and increase in Floor Area Ratio from .35 to .75.
- Increase in Floor Area Ratio of NC2 zone from .35 to .5.
- Extension of Architectural Overlay to South El Camino Real and alleys

Mixed Use 3.2 standards

Most of the discussion on the General Plan and Zoning amendments has been related to the Mixed Use 3.2 area (MU3.2). There have been several meetings to discuss various issues and trade offs associated with development standards options. At its August 10th

Study Session, the Planning Commission provided direction to staff on development standards that could be supported. In response, staff refined proposed MU3.2 standards as shown on Attachment 7.

Height Ceiling

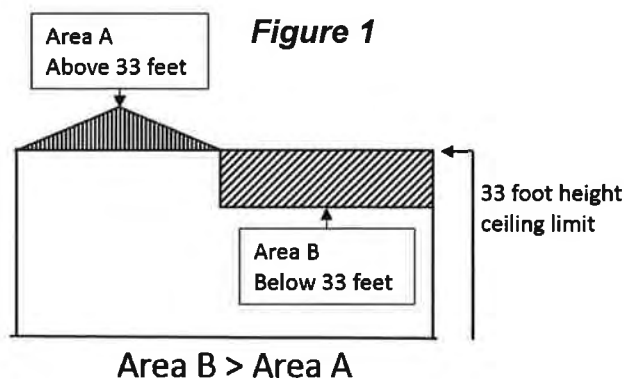
At the August 10th Study Session, the Planning Commission voted in support of a height ceiling with a maximum top of roof height of 33 feet and plate line height of 28 feet. There was support for allowing the height ceiling to be increased to a maximum top of roof height of 35 feet with the approval of a Conditional Use Permit, provided that a height increase: 1) is needed to construct a second level of parking with side street access, and 2) maintains freeway ocean views or encourages design changes that minimize obstruction of views. Staff modified the height ceiling. For the approval of a Conditional Use Permit (CUP), a request would need to meet general CUP findings and two additional findings staff drafted in response to Planning Commission direction, as shown below:

Existing general findings required for Conditional Use Permits:

- a. 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.
- b. The site is suitable for the type and intensity of use that is proposed.
- 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.
- d. The proposed use will not negatively impact surrounding land uses.

Specific MU3.2 height increase findings proposed:

- a. The proposed height increase is necessary to allow for a second level of parking on a corner lot with access from a side street; and
- b. The proposed height increase will:
 - i. maintain ocean views from the freeway; or
 - ii. maintain a greater portion of freeway ocean views through roof and building offsets than what could be achieved if the project has the maximum top of roof height ceiling of 33 feet (this is illustrated in figure 1 below).



Alley transition height limit and setback

The Planning Commission voted in support of requiring a minimum rear setback of 13 feet to building portions higher than 28 feet above the midpoint elevation of the rear property line. The 13 foot setback could be provided on a third level entirely or broken up among multiple levels for landscaping at alley level and setbacks on second and third levels. The Planning Commission supported the adoption of a design guideline that encourages varied rear setbacks along the alley.

Minimum commercial floor area

Consistent with standards for other mixed use zones, the Planning Commission supported a minimum commercial floor area requirement of .35 Floor Area Ratio. For smaller lots, the Planning Commission supported for MU3.2 properties to be eligible for exceptions that apply to the downtown. The proposed ordinance allows the MU3.2 zone and other mixed use zones to be eligible for the exceptions except MU5 on South El Camino Real East of Interstate-5. The relevant code sections are shown on Attachment 7.

Parking and residential storage

The Planning Commission supported the standards staff proposed at the July 8th meeting.

PART 3 RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission

1. Adopt Resolution PC15-031 (Attachment 14) titled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL CERTIFY ADDENDUM NO. 1 OF THE CENTENNIAL GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT AMENDMENTS TO GENERAL PLAN LAND USE MAPS, AND ADOPT GENERAL PLAN AMENDMENT 15-049, WITH RECOMMENDED AMENDMENTS LIMITED TO MU 3.2 ZONE, THE NC 2 ZONE, AND THE NC 3 ZONE; AND BOUNDARIES OF THE ECR A-OVERLAY"
2. Adopt Resolution PC15-032 (Attachment 15) titled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AMENDMENTS TO THE ZONING MAP OF THE CITY OF SAN CLEMENTE AND ADOPT ZONING AMENDMENT 14-456, WITH RECOMMENDED AMENDMENTS LIMITED TO MU 3.2 ZONE, THE NC 2 ZONE, AND THE NC 3 ZONE; AND BOUNDARIES OF THE ECR A-OVERLAY"

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):

The City conducted an environmental review in conformance with the CEQA and the State CEQA Guidelines and determined the project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the certified Environmental Impact Report (EIR) for the CGP. Therefore, staff determined an EIR addendum may be prepared for the project, pursuant to CEQA Guidelines Section 15164(b), as minor technical changes or additions must be made to the EIR to reflect GPA 15-049. Staff recommends that the Planning Commission recommend the City Council certify the proposed EIR Addendum No. 1, attached to the City Council draft resolution as Attachment 5, Exhibit B.

CALIFORNIA COASTAL COMMISSION REVIEW

Certain actions contained in the proposed amendments occur entirely or in part within the Coastal Zone. For these areas, all proposals related to the agenda item subject matters will be subject to California Coastal Commission review and an amendment of the City of San Clemente Local Coastal Program.

CONCLUSION

The General Plan and Zoning amendments meet required findings and direction outlined by the City Council. Staff recommends that the Planning Commission, in the three quorums identified above, approve resolutions recommending the City Council adopt GPA 15-049 and ZA 14-456.

Attachments

1. Overview of previous meetings
2. Minutes of previous meetings
3. GPA 15-049 Detailed table summary and key to "General Plan changes" map book (under separate cover)
4. ZA 14-456 Detailed table summary and key to "Zoning changes" map book (under separate cover)
5. Draft City Council Resolution for GPA 15-049
 - Exhibit A – Table of proposed changes
 - Exhibit B - EIR Addendum No. 1
 - Exhibit C - General Plan Amendments (amended land use figures at end of Land Use Element)
 - Exhibit D - Figure UD-2 (new)
 - Exhibit E - Figures S-4, S-5, S-6 (S-5 is new)
 - Exhibit F - Figure GM-1 (amended)
6. Draft Ordinance for ZA 14-456
 - Exhibit A - Table of proposed changes
 - Exhibit B - Commercial zoning (Chapter 17.36) Amendments
 - Exhibit C - Mixed Use zoning (Chapter 17.40) Amendments
7. Mixed Use 3.2 development standard refinements since July 8th meeting
8. General Plan text amendments in tracked changes format

9. Commercial zoning amendments in tracked changes format
10. Mixed use amendments in tracked changes format
11. Resolution PC15-028 for GPA 15-049, Part 1 Amendments
12. Resolution PC15-029 for ZA 14-456, Part 1 Amendments
13. Resolution PC15-030 for ZA 14-456, Part 2 Amendments
14. Resolution PC15-031 for GPA 15-049, Part 3 Amendments
15. Resolution PC15-032 for GPA 15-049, Part 3 Amendments
16. Map of proposed amendment General plan No. 51/Zoning No. 57
17. Letter in support of amendment General plan No. 51/Zoning No. 57

Under Separate Cover

General Plan changes map book

General plan map book

Zoning changes map book

Zoning map book

Study session materials on Mixed Use 3.2 zone

General Plan EIR (on compact disc) *provided previously*

BACKGROUND

The following is a brief review of previous meetings and key instructions to staff.

February 4, 2014. The City Council adopted the Centennial General Plan [CGP].

August 19, 2014. As an implementing step, the City Council approved a contract with James B. Hare to prepare amendments to the City's Zoning Ordinance to bring the ordinance into conformance with the new CGP.

December 17, 2014. Staff and the consultant conducted a Study Session presentation on the update process, parameters and some early design concepts. Included in this presentation was a reformatting of the development criteria tables for the zones, which created a single discrete table of criteria for each zone. This is reflected in the various versions of the table of which the MU 3.2 zone is an example in this staff report.

February 3, 2015. On February 3, 2015, the City Council initiated the General Plan Amendment to address cleanup items, make clarifications, and change land use designations and standards to resolve issues in seven city areas. In addition, the City Council directed staff to expedite zoning updates of commercial and mixed-use zones to minimize delays to development projects. See Exhibit 1 for a summary of City Council direction for the seven city areas.

April 22, 2015. The Planning Commission conducted a noticed public hearing on General Plan Amendment 15-049 and Zoning Amendments 14-456. Three quorums of the Planning Commission considered a series of proposed actions and provided 'straw vote' direction to staff. These votes and recommendations resolved the vast majority of the amendments, and gave direction on other issues. As a result, this meeting is a benchmark in this report. Prior to this hearing, staff met with the Architectural Guild of South Orange County, a local group of building professionals, to get feedback proposed on development standards.

Direction on Mixed Use 3.2 zone

The Planning Commission supported draft standards for the MU 3.2 zone that included a new height ceiling that reduces the number of stories facing South El Camino Real from three stories to two per City Council direction. The height ceiling extends over entire MU3.2 properties and is measured above the front lot line midpoint elevation so buildings can be three stories behind El Camino Real. At that time, the Planning Commission supported a height ceiling that restricts plate line height to 30 feet and top of roof height to 35 feet, and supported a standard that limits the number of stories facing El Camino Real to two within 25 feet of the front property line.

Other Direction Received

The Planning Commission also directed staff to:

1. Allow stand-alone residential uses on several lots on Avenida Granada (even side of street) where existing uses mostly include multi-family residential buildings. This change is a response to testimony from a resident that wants to rebuild or remodel but cannot because residential uses at ground level are prohibited in the downtown Mixed Use zone, which makes them nonconforming. The resident stated that his neighbors are in a similar situation.
2. Remove the Architectural and Pedestrian Overlays from Mixed Use 2 (MU2) properties that *primarily front Calle Los Molinos, not El Camino Real*.

The amendments proposed in response to this direction are discussed in the “Part 3” section of the report.

June 3, 2015. The Planning Commission continued the public hearing to June 17th at staff’s request, but used the meeting as opportunity to discuss particular provisions of the Mixed Use 3.2 (MU3.2) Zone and:


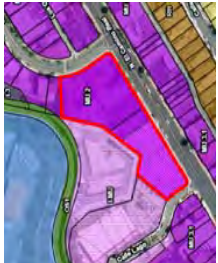
1. Confirmed the common parking ratios should be applied to MU3.2 projects (versus the more flexible downtown ratios).
2. Directed staff to revise height to ensure buildings are two stories off El Camino Real and no more than three stories off the alley.
3. Directed staff to consider new open area standards that require more open space along the streets and alleys.
4. Requested options for requiring projects to provide residential storage space.
5. Requested staff to rewrite some standards to be easier to understand.

The Planning Commission was concerned with the height along the alley. They expressed that buildings should appear to be no higher than three stories above grade, including basements partially above alley level. The Planning Commission had concerns that a project’s massing and height could appear to be three and a half stories above grade, when basement parking levels are not entirely below the alley. Building mass and height should transition down alley facing slopes to a size that is compatible with residences across the alley.


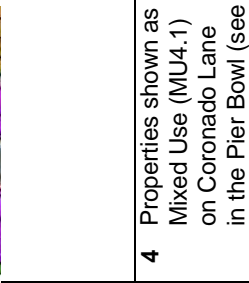
June 17, 2015. The Planning Commission provided straw votes on a number of issues, mostly pertaining to the MU 3.2 Zone, including the appropriate height limits for the new height ceiling limitation, the amount of open area that should be required along streets and alleys, and the merit of adding a storage requirement. These votes provided further direction and refinements to MU 3.2 zoning standards, which are discussed in the “Part 1” section of this report.



July 8, 2015. The Planning Commission provided straw votes in support of all amendments other than those related to the Mixed Use 3.2 area. For the MU3.2 area, the Planning Commission requested a study session to get a firmer understanding of property conditions and policy intent, and to evaluate various options for development standards and guidelines. Since the Planning Commission was not ready to act on the entirety of GPA 15-049/ZA 14-456, the item was tabled to a date uncertain.


August 10, 2015. The study session was held on August 10th. The Planning Commission considered several development standards options for building height, massing, urban open area, parking, minimum commercial floor area, and minimum residential storage. Also, the Planning Commission voted in support of adding design guidelines that encourage varied setbacks along the alley, roofs aligned away from El Camino Real, and landscaping adjacent to the alley. Staff was directed to draft design guidelines for the Planning Commission to review and recommend to the City Council. Lastly, the Planning Commission requested staff to add information to study session materials on the existing condition of MU3.2 properties.

Location(s)	1993 General Plan Land Use	2014 General Plan Land Use	Issues clarified by Council on 2/3/2015	2/3/15 Council direction for General Plan amendments
<p>1 Talega Neighborhood Commercial area at south end of Camino La Pedriza</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</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>

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	2/3/15 Council direction for General Plan amendments
<p>3 New Mixed Use overlay (MU) in North Beach near Los Molinos area</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</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>
<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>

Location(s)	1993 General Plan Land Use	2014 General Plan Land Use	Issues clarified by Council on 2/3/2015	2/3/15 Council direction for General Plan amendments
<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>
<p>6 Mixed Use 3.1 area (MU3.1) in Downtown Area but outside Downtown Core</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 commercial 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 Bartlett 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>

Location(s)	1993 General Plan Land Use	2014 General Plan Land Use	Issues clarified by Council on 2/3/2015	2/3/15 Council direction for General Plan amendments
<p>7 New Mixed Use area (MU3.2) on South El Camino Real (west side).</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).</p>

ATTACHMENT 2

The below 8/10/15 study session minutes will be considered for approval at the Planning Commission meeting of 09-02-2015.

**MINUTES OF THE ADJOURNED REGULAR STUDY SESSION
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION**

**August 10, 2015 @ 5:00 p.m.
Community Development Department
Conference Room A
910 Calle Negocio
San Clemente, CA 92673**

CALL TO ORDER

Vice Chair Ruehlin called the Adjourned Regular Study Session of the Planning Commission of the City of San Clemente to order at 5:07 p.m.

ROLL CALL

Commissioners Present: Michael Blackwell, Wayne Eggleston, and Zhen Wu; Chair pro tem Barton Crandell and Vice Chair Jim Ruehlin

Commissioners Absent: Michael Smith and Chair Donald Brown

Staff Present: Jim Pechous, City Planner
Christopher Wright, Associate Planner
Alex Hunt, Planning Intern
Jeremy Loh, Planning Intern
Cecilia Gallardo-Daly, Community Development Director
Eileen White, Recording Secretary

For the record, Chair Brown did not attend the meeting because he has to recuse himself from considering the one item on this agenda due to property ownership nearby.

INTRODUCTION: MU3.2 STANDARDS

Christopher Wright, Associate Planner, displayed informational charts indicating existing standards, building height measurement options, sample site plans on sloping lots, and photos of existing structures. He displayed photographs to illustrate the subject properties including aerial views, property statistics, topography map, view segments, elevation sections, photographs of the subject lots, and elevations of buildings on sloped lots. Staff recommended the Commission discuss the issues and provide direction to staff.

Alex Hunt, Planning Intern, displayed videos taken from the I-5 Freeway looking westward and provided detailed study of each unique view segment.

Jim Pechous, City Planner, pointed out that as the video illustrates, the most noticeable blockages to the ocean are the vegetation and trees along the side of the road that are owned and maintained by Caltrans. He noted that at some point Caltrans may decide to enlarge the freeway, and/or remove or plant additional landscaping that could enhance or negatively affect views.

City Planner Pechous reviewed photos of existing mixed use projects in nearby cities of Oceanside, Carlsbad, and Encinitas featuring shared parking, live/work units, storage areas, bus stops, multi-family residential, single family residential, and commercial and service oriented businesses.

PUBLIC COMMENT:

Nick Buchanan, resident, commented that increased density is needed in order to multi-model structures to be successful in order to ensure the commercial uses are patronized; noted additional housing is needed in this area as San Clemente ears build-out; commented that the residential portion of mixed use generates funds to pay the high costs of underground parking, site clean-up, and providing commercial opportunities; advised that providing less than 9 foot ceilings for residential rather than the existing buyer's preference of 10 foot ceilings will affect the project quality and marketability; Noted the high expense of providing simulated view analyses; encouraged the Commission to keep in mind the goals of the General Plan for this area as they deliberate.

Michael Luna, resident, commented that the ability to provide housing as well as commercial uses enable projects to be economically feasible and successful; opined that higher density, and mixed use projects encourage the pedestrian experience; provided a PowerPoint Presentation illustrating minimum heights to provide ceiling heights necessary and/or preferred by both commercial and residential users, as well as articulated roof to reflect Spanish style, and provide the necessary separate commercial and residential parking. Additionally, he addressed landscaping to screen the additional half story side view necessary in order to provide two parking levels.

DISCUSSION

During discussion the Commissioners, either individually or in agreement, provided the following commentary:

- Commented that currently there are a variety of uses on the subject lots, not just vacant lots and dilapidated buildings.
- Requested staff provide the heights of existing buildings on the subject lots, including structures identified in the key view segments.
- Commented that it is not necessary for the public passing by on the freeway to have perfect views; broad vistas to the ocean give drivers passing by the sense and feel that is unique to San Clemente.
- Stated that the General Plan envisions vitality and pedestrian interaction for this area, and the Zoning designation revisions were made to that end. Desire for ocean

vistas from the freeway for the benefit of the public should not be placed above the wants of City residents.

- Suggested the most successful mixed use projects feature magnet commercial uses strategically placed, with small businesses in between, to encourage foot traffic between the uses. Magnet commercial uses are necessary to bring customers in from outside the area as there is not enough population in the south end of town to fully support commercial uses.
- Suggested that there is enough population in the south end to support certain commercial uses, as evidenced by the Ralph's Grocery Store, Tommy's Restaurant, and other successful uses.
- Due to the amount of lower rent properties, it may be difficult for new development, which will have higher rents, to compete for tenants.
- Commented that in order to change from the existing situation to a vibrant commercial area, it's necessary for the City to encourage and provide opportunities for building/development the area.
- Suggested a road diet study may identify methods to slow down traffic, including the addition of bike lanes, etc.
- Commented that South El Camino Real becomes jammed with traffic when the freeway is jammed; reducing to one lane in each direction is not in the plans.
- Opined it is necessary to provide for parking, including potential for the City to purchase property to provide parking, in order to attract retail/restaurant uses without impacting residential parking.
- Expressed desire to improve the appearance of alleys and encourage use by pedestrians, and cyclists; noted importance of providing flexibility of design in order to encourage side street traffic entry to reduce vehicular traffic in the alleys.
- Stated preference to allow lower height limits and a Conditional Use Permit to approve additional height in unique circumstances.
- Suggested a wider sidewalk on El Camino Real would be nicer for pedestrians and make retail more successful.
- Commented that parking off the side street results in less traffic using the alleys which is better for existing residents.
- Commented that encouraging mixed use in these lots with flexible standards to encourage diversity and articulation follows the recommendation of the Architectural Guild and other sources as well as follows direction of the General Plan to encourage revitalization of the area.
- Expressed preference to allow 35 feet max at this point in time, with option to revise the Zoning Ordinance in the future if it is determined that the extra height is significantly affecting views, in order to reward those first few developers taking risks and starting the revitalization of the area.
- Recommended that roof planes parallel to El Camino Real should be avoided in order to keep massing down, with no plane wider than 30 foot across without a break.
- Expressed preference to allow the extra height in order to encourage diversity and flexibility of design rather than prohibiting the extra height in order to retain insignificant views for 13% of traffic.

- Requested staff develop findings for discretionary approval that would allow the heights to go up to 35 feet, and include factors such as view impacts, neighborhood character and compatibility, consistency with design standards, consistency with General Plan, etc.

STRAW VOTES

Development Standard Options

On a vote of 3-2, with Chair pro tem Crandell and Vice Chair Ruehlin opposed, the Commission directed staff to establish a 28 ft PL 33 TOR height, with CUP to allow side-street garage with maximum height of 30 ft PL and 35 TOR and add design guideline to encourage roof ridgelines perpendicular to ECR.

Chair pro tem Crandell and Vice Chair Ruehlin voiced a preference for option a.ii, a 30 ft PL 35 TOR, with guideline to limit height to 28 ft PL 33 TOR when less height is needed for side-street garage and/or to avoid significant impacts to freeway ocean views.

Heights off Alley

On a 5-0 vote, the Commission directed staff to establish that height above 28 feet shall be set back a minimum of 13 feet from the rear of the property for heights higher than 28 feet above the alley with guideline for varied setbacks along the alley.

Additional Issues for Consideration

The Commission decided that no guideline was necessary for heights in the middle of the lot; requested staff bring back existing language for the downtown area for consideration to determine commercial percentages; elected to keep as is the previous consensus items on parking standards, urban open area and storage.

**MINUTES OF THE ADJOURNED REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
July 8, 2015 @ 6:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA**

1. CALL TO ORDER

Commissioner Brown called the Adjourned Regular Meeting of the Planning Commission of the City of San Clemente to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Brown led the Pledge of Allegiance.

3. ROLL CALL

Commissioners Present: Michael Blackwell, Donald Brown, Barton Crandell, Wayne Eggleston, Michael Smith, Jim Ruehlin, and Zhen Wu

Commissioners Absent: None

Staff Present: Jim Pechous, City Planner
Adam Atamian, Associate Planner
Christopher Wright, Associate Planner
Brian Brower, IS Analyst
Matthew Richardson, Assistant City Attorney
Eileen White, Recording Secretary

C. Zoning Amendment 14-456 and General Plan Amendment 15-049 (Wright/Hare) (continued from 06-17-15)

Public Hearing to consider City-initiated amendments to the Centennial General Plan and Zoning Ordinance. The Planning Commission will review the proposed amendments, receive public testimony, and forward a recommendation to the City Council on the adoption of the proposed amendments.

Christopher Wright, Associate Planner, announced that the amendments have been organized into three separate parts to allow Commissioners requiring to recuse themselves from certain amendments to take part in deciding and acting on as many amendments as possible.

Part 1

Chair Brown recused himself from considering Part I of the amendments due to property ownership within 500 feet of affected locations. He left the meeting room at 7:25 p.m. and handed the gavel to Vice Chair Ruehlin.

Christopher Wright, Associate Planner, reviewed the staff report and proposed amendments in Part 1, which includes:

- A Zone change to create the Mixed Use 3.2 (MU3.2) zone per the General Plan
- Revisions and addition of MU3.2 standards in the General Plan and Zoning Ordinance.

- Zone change from Neighborhood Commercial 2 (NC2) to NC3 and increase in Floor Area Ratio from .35 to .75.
- Increase in Floor Area Ratio of NC2 zone from .35 to .5.
- Extension of Architectural Overlay to South El Camino Real and alleys

Vice Chair Ruehlin opened the public hearing.

Bill Hart, former chair of the General Plan Advisory Committee (GPAC) commented that during its review of South El Camino Real, GPAC felt as though the area is currently in blighted condition and suggested a mixed use/increased density approach would stimulate building on the vacant and/or dilapidated building lots and encouraged investment in properties. He encouraged the Commission to keep sight of that goal while considering proposed revisions.

Michael Luna, resident, urged the Commission to organize another workshop on the MU-3.2 issue to help all involved parties understand the ramifications of proposed revisions; discussed development obstacles associated with the proposed guidelines; encouraged the Commission to use more flexible mixed use parking standards instead of the standard parking ratios used for most of the city.

Zachary Gilmer, resident, supported for building size to be limited with height limits rather than a limit on the number of story to give architects and developers flexibility while designing potential units; suggested the City consider granting developers a tax break similar to those allowed on historic homes to stimulate development in the area; asked if chimneys and/or towers will be allowed to extend about the height maximum.

Nick Buchanan, resident, supported a workshop to further discuss the MU 3.2 issue; commented on the difficulties associated with financing urban projects; advised he bought property and began the design process due to development standards in the updated General Plan; encouraged the Commission to stand behind the goals of the GPAC to encourage quality development in the area.

Vice Chair Ruehlin closed the public hearing.

During the ensuing discussion the Commission, either individually or in agreement, provided the following commentary for Part 1:

- Supported suggestion for workshop or additional study session for better understanding of the issues.
- Commented that they are tasked with establishing design guidelines for 2-story frontages with 3-story in the rear mixed use projects.

- Commented that although City Council has provided direction, it is the Planning Commission's role to use their expertise to the table during deliberations and forward a recommendation in which the City Council can agree with or disregard the recommendation. This includes providing understanding/explanation of how structures can effectively be designed/built under the proposed restrictions.
- Commented that attempts to create mixed use projects in the recent past have not been successful.
- Noted that too many restrictions for building may result in no development whatsoever.
- Commented that flexibility in the Zoning Ordinance is key to allowing developers some flexibility in architectural design/massing, resulting in pleasing and complementary design rather than boxed buildings and strict adherence to minimum standards.
- Commented that side access garages should be encouraged but building height should be minimized to the best extent possible and it is not clear whether what the height ceiling should be to support side access garages.
- Suggested that potential view blockages would be reviewed on an individual project basis but cumulative effects are a concern and should be considered.
- Suggested field trips to coastal cities that have examples of successful mixed use projects.
- Elected to table this agenda item to allow staff time to schedule working study session to enable the Commission to better understand the issues. At that meeting, the Commission directed staff to: 1) identify a "baseline" MU3.2 site to get a sense of the average property conditions, 2) provide examples and information on successful mixed use projects, 3) provide information on view corridor analysis methods, 4) and provide ideas for new design guidelines that the Commission could consider and recommend in conjunction with new development standards for the MU3.2 area. The Commission could recommend that such design guidelines be incorporated when the design guidelines are updated.

Jim Pechous, City Planner, agreed to provide minutes from the GPAC meetings pertaining to the South El Camino Real zoning discussion to the Commissioners for their consideration.

Associate Planner Wright agreed to provide contour maps for the MU 3.2 areas for the working study session.

IT WAS MOVED BY CHAIR PRO TEM CRANDELL, SECONDED BY COMMISSIONER SMITH AND CARRIED 6-0-1, WITH CHAIR BROWN ABSTAINING, TO TABLE PART ONE GENERAL PLAN AND ZONING AMENDMENTS.

[AGENDA ITEM TABLED.]

Chair Brown returned to the meeting room at 10:15 p.m. and resumed control of the meeting.

Part 2

Part 2 includes zoning amendments only. The changes rename the Neighborhood Commercial 2 (NC2) zone as NC1.2 and rezone a portion of parcels from RL to NC1.3.

Commissioner Wu recused himself from considering Part 2 of the amendments due to property ownership within 500 feet of affected locations. He left the meeting room at 10:20 p.m.

Chair Brown opened the public hearing, and there being no public testimony, closed the public hearing.

It was moved by Vice Chair Ruehlin, seconded by Commissioner Eggleston and carried 6-0-1, with Commissioner Wu abstaining, to take a straw vote to indicate approval of the Zoning Amendments in Part 2.

Commissioner Wu returned to the meeting room at 10:30 p.m.

Part 3

Part 3 amendments includes items other than those discussed in Parts 1 and 2. Several new changes are proposed since the April 22nd Planning Commission meeting, including:

1. Per Planning Commission direction at the April 22nd meeting, a Mixed Use 3.3 (MU3.3) zone would be created and the Pedestrian Overlay removed so existing residential uses are made conforming on the Avenida Granada properties and property owners then can improve or rebuild residences. The location of the properties were presented on the map books.
2. Per Planning Commission direction at the April 22nd meeting, the Architectural and Pedestrian Overlays would be removed from Mixed Use 2 (MU2) properties that *primarily front Calle Los Molinos, not El Camino Real*.
3. Creation of a Mixed Use 1 (MU1) designation for the properties currently identified as MU3.1 in North Beach. This change is to distinguish downtown MU3.1 properties, where the City Council

supported stand-alone residential uses, from North Beach properties on North El Camino Real where stand-alone residential uses are prohibited.

4. Amend the Regional Commercial (RC) Floor Area Ratio (FAR) standard to be consistent with the Marblehead Coastal Specific Plan. This involves two changes: the maximum allowed FAR would be reduced from .5 to .35, and 2) FAR would be measured based on “project lot area” for the entire commercial site plan of Plaza San Clemente, rather than an individual lot of the site plan. These changes reflect the Specific Plan.
5. Add a special height requirement for Residential High density properties on Coronado Lane in the Pier Bowl Area. Per City Council direction on February 3, 2015, the land use designation should change from Mixed Use 4 (MU4) to Residential High Density (RH). Technically, this land use change increases the maximum allowed height from 30 feet (MU4 standard) to 45 feet (RH standard). Staff recommends a special 30 foot height requirement to avoid a height increase on Coronado Lane.
6. Several clean up items in the General Plan, General Plan Map, and Zoning Map.
7. Addition of several alleys and the storm water channel (in North Beach) within Pedestrian and/or Architectural Overlays. This is a staff recommended change.

Chair Brown opened the public hearing, and there being no public testimony, closed the public hearing.

It was moved by Vice Chair Ruehlin, seconded by Commissioner Eggleston and unanimously carried to take a straw vote to indicate approval of the General Plan and Zoning Amendments in Part 3.

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
June 17, 2015 @ 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 7:03 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Smith led the Pledge of Allegiance.

3. ROLL CALL

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

Commissioners Absent: None

Staff Present: Jim Pechous, City Planner
Adam Atamian, Associate Planner
John Ciampa, Associate Planner
Tom Bonigut, Assistant City Engineer
Christopher Wright, Associate Planner
Matthew Richardson, Assistant City Attorney
Eileen White, Recording Secretary

**C. Zoning Amendment 14-456 and General Plan Amendment 15-049
(Wright/Hare) (continued from 06-03-15)**

Continued discussion of City Council initiated General Plan and Zoning Amendments. At this meeting, a portion of the amendments are being discussed that relate to the Mixed Use 3.2 area. The Planning Commission will open the public hearing, provide additional discussion; take straw votes to give staff direction on draft amendments; and continue the public hearing on the entirety of the General Plan and Zoning Amendments to a date certain.

Vice Chair Brown and Chair Darden recused themselves from considering this item due to property ownership within 500 feet of the subject property. They left the meeting room at 8:42 p.m. and did not return. Chair pro tem Ruehlin assumed control of the meeting.

Commissioner Eggleston announced for the record that he spoke with a member of the GPAC regarding views of the proposed MU 3.2 Zone from the freeway, spoke to a resident regarding the project, and led a walking tour of South El Camino Real and the proposed MU 3.2 Zone. At no time during these encounters did he indicate whether he was for or against the project or indicate how he intends to vote.

Christopher Wright, Associate Planner, narrated a PowerPoint Presentation entitled, "General Plan and Zoning Amendments, Public Hearing Presentation, City of San Clemente Planning Commission, dated June 17, 2015. A copy of the Presentation is on file with the Planning Division.

Chair pro tem Ruehlin opened the public hearing.

Nick Buchanan, resident, opined that the staff recommendation regarding MU 3.2 Zone is undoing the vision of the General Plan and more restrictive. He is unable to redesign his project with a height ceiling of 33 feet. With the restrictions proposed, the project he envisioned for the site is unfeasible.

Michael Luna, resident, explained why with the proposed restrictions it is not possible to provide the recommended FAR, with required parking, minimum commercial mix, the restrictions eliminate the possibility of side street access; noted the proposed restrictions seriously hamper the buildability of the lot; commented all access will need to be taken from the alley.

Zachary Gilmore, resident, encouraged the Commission to consider Ole Hanson's vision for the City while considering the staff recommendation; cautioned against losing the City's charm if building is maximized.

Charles Krolkowski, attorney for 1010 S. El Camino Real Partners, submitted correspondence indicating that his client's property as proposed complies with the City's adopted General Plan.

Kevin Nelson, resident, supported the mixed use concept for the area; cautioned that too much density will be harmful to the City; noted the cumulative impacts of the new outlet mall and increased development.

Richard Boyer, resident, advised that its meetings, the General Plan Advisory Committee (GPAC) agreed that two stories along El Camino Real with parking on the ground floor would be acceptable; encouraged the Commission to read the minutes of the GPAC meetings for a clearer picture of their intent.

Chair pro tem Ruehlin closed the public hearing.

During the ensuing discussion, the Commission, either individually or in agreement, provided the following commentary:

- Commented that the Commission had been directed by City Council to make amendments to the General Plan.

- Questioned whether changing the proposed height limits and reducing density for the MU 3.2 lots would render the lots unbuildable and/or render vision to invigorate the area unachievable.
- Questioned whether the restrictions proposed will allow developers flexibility to be creative and provide articulated structures.
- Suggested the Commission consider the Design Guidelines at the same time to allow a clearer picture of what can be accomplished on the lots.

In response to staff recommendations, the Commission took the following straw votes:

- On a 3-2 vote, with Commissioner Crandell and Chair pro tem Ruehlin opposed, the Commission voted to support a height ceiling with a maximum plate line ceiling height of 28 feet and maximum top of roof ceiling height of 33 feet (measured from the front lot line midpoint elevation along El Camino Real).
- On a 5-0 vote, the Commissioners vote in support of measuring building height above the alley (from rear mid point elevation) for a certain distance inward of the rear property line and requested staff research and return with an approach for requiring building mass to transition from three stories to two along the alley that provides more design flexibility than a fixed set back along the entire rear property line.
- On a 5-0 vote, the Commission supported the 50% of Urban Open Area as presented by staff (with revised wording in power point presentation).
- On a 5-0 vote, the Commission directed staff to return with a MU3.2 zone requirement for projects to provide a minimum amount of storage space for each residential unit based on unit size, with an intent to use the MU3.2 standard as a possible model for later phases of the Zoning amendments that involve updating general requirements for multi-family residential uses.

IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY COMMISSIONER BARNES, AND CARRIED 5-0-2, WITH VICE CHAIR BROWN AND CHAIR DARDEN ABSTAINING, TO CONTINUE ZONING AMENDMENT 14-456 AND GENERAL PLAN AMENDMENT 15-049 TO THE REGULAR MEETING OF JULY 8, 2015.

[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE**

**PLANNING COMMISSION
June 3, 2015 @ 6:00 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 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Eggleston led the Pledge of Allegiance.

3. ROLL CALL

Commissioners Present: Vonne Barnes, Barton Crandell, Wayne Eggleston, and Michael Smith; 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
Christopher Wright, Associate Planner
Jim Hare, Consultant Planner
Matthew Richardson, Assistant City Attorney
Eileen White, Recording Secretary

**B. Zoning Amendment 14-456 and General Plan Amendment 15-049
(Wright/Hare)**

Public Hearing to consider City-initiated amendments to the Centennial General Plan and Zoning Ordinance.

Chair Darden and Vice Chair Brown recused themselves from considering this agenda item, left the meeting room at 8:20 p.m., and did not return to the meeting. Chair Darden and Vice Chair Brown recused themselves because they own property within 500 feet of the Mixed Use 3.2 area, which is one of several areas that are part of the overall General Plan and Zoning Amendment in process. At this meeting, staff has requested a focused discussion on this area and related development standards.

Christopher Wright, Associate Planner, narrated a PowerPoint Presentation entitled, "General Plan and Zoning Amendments, Public Hearing Presentation, City of San Clemente Planning Commission, dated June 3, 2015." A copy of the PowerPoint Presentation is on file with the Planning Commission. Planner Wright explained that due to an unavoidable scheduling issue, staff recommended the Commission: 1) have a focused discussion on Mixed Use 3.2 area, where there continue to be questions regarding the development standards, and 2) continue discussion of the overall agenda item until the meeting on July 8, 2015, to complete environmental studies, mapping, and amendments.

Chair pro tem Ruehlin opened the public hearing.

Michael Luna, resident, commented that the primary focus of City Council during their discussion is to have the frontages along El Camino Real appear to be two-story buildings; suggested the Commission concur with the staff recommendation to allow architects designing the various buildings the ability to be creative with design; noted too strict regulations will render the lots infeasible to develop.

Nick Buchanan, resident, advised the rezoning of this area approved during the General Plan update provided incentive for him to develop there; suggested the staff recommendation will make the subject lots feasible to develop; commented on the lack of urban housing near the beach and downtown for young people to buy; noted requiring a large amount of retail for mixed use sites may lead to lower rents and less desirable tenants.

There being no one else desiring to address the Commission, Chair pro tem Ruehlin closed the public hearing.

During the ensuing discussion, the Commissioners, either individually or in agreement, provided the following commentary:

- Commented that City Council direction calls for projects to have a maximum of two stories facing S. El Camino Real side and projects to have a maximum height and mass that appears to be three stories above existing grade along the rear.
- Commented that building mass should step down the slope from El Camino Real to the alley as much as possible.
- Suggested that building mass and height should be setback where a basement ceiling must be above ground, so that buildings appear to be three stories, not three and one-half stories high.
- Suggested limiting heights would be more effective in controlling massing rather than limiting the number of stories, since it provides more design flexibility to provide articulation and break up building mass.

- Commented on the importance of making the area pedestrian friendly and human scaled.
- Suggested additional landscaping and setbacks will make the area more inviting to pedestrians, provide shade, and help the environment by absorbing greenhouse gasses and producing fresh oxygen.
- Suggested alternative standards such as reducing the number of dwellings allowed per acre; increased setbacks, reduced lot coverage, number of trees required based on square footage of lots; parking to City code standards, no interior garage access to discourage garages being used for storage.
- Suggested that requiring setbacks at this point would be downsizing from what is allowed now; noted it would not be fair to property owners to downsize at this point in time.
- Suggested additional restrictions would make the requirements more restrictive than on Avenida Del Mar, which is pedestrian oriented, with zero lot line setbacks, well established for its pedestrian friendly atmosphere, and beloved by residents.
- Expressed concern that not having a specific limit on the number of stories along the alley, could result in the appearance of more than three stories in the rear.
- Expressed concern that a story limit limits design options and can be confusing to implement with basement parking and split-levels on a downward slope, where flexibility may be desirable to make projects work and look good.
- Direct staff to look into ways to discourage residents from using their garages for storage.
- Suggested considering requiring developers to provide adequate storage for each residential unit.
- Suggested continuing this item to the June 17, 2015, regular meeting to allow the existing Planning Commission to provide recommendations on the topics discussed this evening.

Actions:

On a straw vote of 3-2-2 with Commissioner Eggleston and Commissioner Smith opposed, and Chair Darden and Vice Chair Brown abstaining, the Commission voted that the three-story height limit is appropriate.

On a straw vote of 5-0-2 with Chair Darden and Vice Chair Brown abstaining, the Commission voted to direct staff to reexamine height standards for development along the alley so building mass appears to be three stories above ground.

On a straw vote of 5-0-2, with Chair Darden and Vice Chair Brown abstaining, the Commission voted to require a certain percentage of required open area to be adjacent to public street frontage.

On a straw vote of 5-0-2, with Chair Darden and Vice Chair Brown abstaining, the Commission voted to support standard parking ratios for the Mixed Use 3.2 area, not less restrictive parking ratios applied to the downtown Pedestrian Overlay area.

On a straw vote of 5-0-2, with Chair Darden and Vice Chair Brown abstaining, the Commission voted to direct staff to look into requiring a minimum amount of storage space for each residential unit so it more likely that garages be used for parking, not as storage space.

IT WAS MOVED BY COMMISSIONER EGGLESTON, SECONDED BY COMMISSIONER BARNES, AND CARRIED 5-0-2, WITH CHAIR DARDEN AND VICE CHAIR BROWN ABSTAINING, TO CONTINUE ZONING AMENDMENT 14-456 AND GENERAL PLAN AMENDMENT 15-049 TO THE REGULAR MEETING OF JUNE 17, 2015, WITH DIRECTION TO HAVE STRAW VOTES ON THE ISSUES DISCUSSED THIS EVENING.

[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
April 22, 2015 @ 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 7:02 p.m.

3. ROLL CALL

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

Commissioners Absent: None

Staff Present: Jim Pechous, City Planner
Adam Atamian, Associate Planner
Christopher Wright, Associate Planner

Jim Hare, Consultant Planner
 Brent Panas, Code Compliance Supervisor
 Matthew Richardson, Assistant City Attorney
 Eileen White, Recording Secretary

C. Zoning Amendment 14-456 and General Plan Amendment 15-049
 (Wright/Hare)

Public Hearing to introduce City-initiated amendments to the Centennial General Plan and Zoning Ordinance. The Planning Commission reviewed preliminary draft amendments, received public testimony, provided discussion and direction to staff, and continued the public hearing to a date certain.

Christopher Wright, Associate Planner, narrated a PowerPoint Presentation entitled, "General Plan and Zoning Amendments, dated April 22, 2015." Planner Wright summarized the proposed General Plan Amendments and responded to Commission inquiries.

Jim Hare, Consultant Planner, reviewed proposed amendments to make the Zoning Ordinance consistent with the Centennial General Plan and responded to questions.

The Commissioners took straw votes on portions of the land use and development standard amendments to reflect abstentions and opposing viewpoints. The staff report for the General Plan Amendment (Attachment 4, Exhibit A) and staff report for the Zoning Amendment (Attachment 2, Exhibit A) both contain numbered lists that identify and describe various land use issues. These issues were presented and voted on in three parts as follow (the reference numbers and a brief description are provided below):

Part 1

Part 1 of the discussion includes land use issues in which the full Commission could participate and vote on items.

General Plan Issue	Description	Motion
1	Change land use designation from Neighborhood Commercial (NC1.2, NC1.3) to Privately Owned Open Space (OS2).	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.

2	Rename the Light Industrial land use designations from LI-2 to LI. No change to allowable uses or standards.	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
3	Change the land use designation to Light Industrial (LI).	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
4	Change the land use designation to Privately Open Space to reflect existing uses. The property is common area open space in a residential tract such as landscaped medians, pocket parks, hillside buffers, etc. Similar land use changes were made in the 2014 General Plan update to reflect existing uses, but some remnant parcels were missed. The proposed changes update the land use map further to include missed parcels.	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
5	Change the land use designation to Privately Open Space to reflect existing uses.	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
6	Change the land use designation to Privately Open Space to reflect existing uses.	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
7	Change the land use designation to Privately Open Space to reflect existing uses.	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
8	Update the land use map to reflect a 2012 General Plan Amendment (GPA12-184) that changed the land use designation from Private Open Space (OS2) to Residential Low Density (RL).	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.

9	Change land use designation to Neighborhood Commercial (NC1.3). This reverses an unintended land use change in the 2014 General Plan update.	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
10	Change land use designation to Neighborhood Commercial (NC1.2). This reverses an unintended land use change in the 2014 General Plan update.	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
11	Change the land use designation to Privately Open Space to reflect existing uses. The property is common area open space (landscaped median) in a residential tract or is an open space easement.	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
12	Restore a Private Open Space land use designation or adjusts the boundary line for accuracy. This reverses an unintended land use change in the 2014 General Plan update.	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
13	Restore the CC2 Floor Area Ratio (FAR) standard to a maximum of .50. This reverses an unintended land use change in the 2014 General Plan update.	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
14	Make changes in row 13, above, and updates the maximum FAR standard for the Medical Office Overlay to be a maximum of 1.0 north of Camino Mira Costa.	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
15	Add Affordable Housing Overlay that was omitted from the map by mistake.	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.

16	Update the Regional Commercial (RC) Floor Area Ratio standard to reflect Plaza San Clemente (in Marblehead Coastal Specific Plan). Also, the change is proposed to reflect a land use change in the 2014 General Plan update, which changed the hospital site (Camino De Los Mares) from Regional Commercial (RC2) to Community Commercial 2 (CC2).	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
17	Change map to show a street to reflect existing use as Right-of-Way. The short street is in the Marblehead Coastal Specific Plan.	Moved by Vice Chair Brown, seconded by Commissioner Eggleston and unanimously carried to approve.
18	Proposed changes: 1) aligns land use designations with lot lines which changes a small Light Industrial area into Mixed Use 3.1 (MU3.1), 2) clarifies standards for the Mixed Use Overlay by adding them to the land use table, 3) renames and consolidates Light Industrial designations from Li-1 and Li-2 to LI, 3) increases the maximum Floor Area Ratio (FAR) of the underlying Light Industrial designation from .35 to .50 (consistent with existing uses) and increases the maximum FAR of the Mixed Use Overlay from 1.0 to 2.0.	Moved by Vice Chair Brown, seconded by Commissioner Eggleston and unanimously carried to approve.
19	Same as above except the land use boundary is aligned to follow lot lines so a small portion of the lot is changed from Mixed Use 3.1 (MU3.1) to Light Industrial (LI).	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
20	Same as above but no adjustment in land use boundaries.	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.

21	Restore the land use designation from Mixed Use 3.1 (MU3.1) designation by reversing the unintended change to MU2 in the 2014 General Plan update.	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
23	Change land use designation from Mixed Use 1 (MU1) to Residential Medium Density (RM).	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
24	Change land use designation from Mixed Use 1 (MU1) to Neighborhood Commercial (NC2).	Moved by Vice Chair Brown, seconded by Commissioner Eggleston and unanimously carried to approve.
25	Restore the land use designation to Residential Low Density (RL) to reflect existing uses and the character of a residential neighborhood.	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
26	Add Affordable Housing Overlay (-AH) that was not included on the map by mistake.	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.
28	Change the land use designation from Mixed Use 4 (MU4) to Residential High Density (RH).	Moved by Vice Chair Brown, seconded by Commissioner Eggleston and unanimously carried to approve.
30	Restore Community Commercial (CC3) designation and standards that were unintentionally excluded from the 2014 General Plan update by mistake.	Moved by Vice Chair Brown, seconded by Chair pro tem Ruehlin, unanimously carried to approve.

Zoning Issue	Description	Motion
1	Zone change from Regional Commercial (RC2) to Community Commercial 2 (CC2). Update CC2 zoning standards and allowed uses to reflect the General Plan and the current RC2 zoning standards.	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.

2	Update standards to reflect the proposed General Plan Amendments.	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.
3	Add Medical Office Overlay (-MO).	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.
4	Renames the zone from Neighborhood Commercial (NC2) to Neighborhood Commercial 1.2 (NC1.2). No change in standards.	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.
5	Renames the zone from Neighborhood Commercial (NC1) to Neighborhood Commercial 1.1 (NC1.1). No change in standards.	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.
6	Zone change from Regional Commercial (RC1) to Community Commercial 2 (CC2). Update standards to reflect the General Plan.	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.
9	Zone change from Commercial (C-2) and Manufacturing (M-2) to Light Industrial (LI) and add Architectural Design Overlay (-A), Pedestrian Overlay (-P), and Mixed Use Overlay (-MU). Add standards consistent with the General Plan.	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.
10	Zone change from Commercial (C-2) and Manufacturing (M-2) to Light Industrial (LI) and add Architectural Design Overlay (-A), Pedestrian Overlay (-P), and Mixed Use Overlay (-MU). Add standards consistent with the General Plan.	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.
11	Zone change from Commercial (C-3) to Light Industrial (LI) and add Architectural Design Overlay (-A), Pedestrian Overlay (-P), and Mixed Use Overlay (-MU). Add standards consistent with the General Plan.	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.

12	Zone change from Commercial (C-3) to Light Industrial (LI) and add Architectural Design Overlay (-A), Pedestrian Overlay (-P), and Mixed Use Overlay (-MU).	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.
13	Zone change from Commercial (C-2) to Mixed Use 2 (MU2). Add Architectural Design Overlay (-A) and Pedestrian Overlay (-P). Add standards consistent with the General Plan.	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.
14	Zone change from Commercial (C-2 and C-3) to Mixed Use 2 (MU2). Adjust zoning boundary to align with lot lines. Add Architectural Design Overlay (-A) and Pedestrian Overlay (-P). Add standards consistent with the General Plan.	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.
15	Zone change from Commercial (C-3) to Mixed Use 2 (MU2). Add Architectural Design Overlay (-A) and Pedestrian Overlay (-P). Add standards consistent with the General Plan.	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and carried 6-0-1 with Commissioner Crandell abstaining, to approve the changes, except for the addition of the Architectural Design Overlay zone. On this issue, staff was directed to research and return with information concerning the addition of Architectural Design Overlay <i>[later in the meeting, the majority of the Commission recommended that properties be removed from the Architectural Overlay (in the General Plan) that primarily front Calle Los Molinos, not El Camino Real]</i> .
17	Zone change from Neighborhood Commercial (NC2) to Neighborhood Commercial 1.2 (NC1.2) and add Architectural Design Overlay (-A).	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.

18	Zone change from Neighborhood Commercial (NC2) to Residential Medium Density (RM).	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.
19	Zone change from Neighborhood Commercial (NC2) to Residential Medium Density (RM).	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.
20	Zone change from Residential Medium Density (RM) to Neighborhood Commercial 1.2 (NC1.2).	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and Unanimously carried to approve.
21	Zone change from Residential Medium Low Density (RML) to Residential Medium Density (RM) and add Affordable Housing Overlay (-AH).	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.
23	Rename zone from Mixed Use (MU3) to Mixed Use 3.0 (MU3.0) to reflect the General Plan. Update standards.	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.
27	Rename zone from Neighborhood Commercial (NC2) to Neighborhood Commercial (NC1.3).	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.
28	Rename zone from Mixed Use (MU5.1) to Mixed Use 5 (MU5).	Moved by Chair pro tem Ruehlin, seconded by Vice Chair Brown and unanimously carried to approve.

Part 2

Part 2 includes land use issues located within 500 feet of property owned by Chair Darden. For these items, Chair Darden recused herself at 9:38 p.m. Chair Darden did not return to the meeting.

General Plan Issue	Description	Motion
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27	Amend land use standards to clarify that stand-alone residential uses are allowed in the Mixed Use 3.1 (MU3.1) land use designation, outside the Pedestrian Overlay.	Moved by Chair pro tem Ruehlin, seconded by Commissioner Barnes and carried 6-0-1, with Chair Darden abstaining to approve.
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Zoning Issue	Description	Motion
7	Zone change from Mixed Use (MU3) to Mixed Use 3.1 (MU3.1) to reflect the General Plan. Add Architectural Design Overlay (-A) and Pedestrian Overlay (-P). Add standards consistent with the General Plan.	Moved by Chair pro tem Ruehlin, seconded by Commissioner Barnes and carried 6-0-1, with Chair Darden abstaining, to approve.
8	Zone change from Mixed Use (MU3) to Mixed Use 3.1 (MU3.1) to reflect the General Plan. Add Architectural Design Overlay (-A), Pedestrian Overlay (-P), and Mixed Use Overlay (-MU). Add standards consistent with the General Plan.	Moved by Chair pro tem Ruehlin, seconded by Commissioner Barnes and carried 6-0-1, with Chair Darden abstaining, to approve.
22	Rename zone from Mixed Use (MU3) to Mixed Use 3.1 (MU3.1). Specify stand alone residential is allowed. Update standards to reflect the General Plan.	Moved by Chair pro tem Ruehlin, seconded by Commissioner Barnes and carried 6-0-1, with Chair Darden abstaining, to approve.
24	Zone change from MU3 to Residential Medium Density (RM) to reflect the General Plan.	Moved by Chair pro tem Ruehlin, seconded by Commissioner Barnes and carried 6-0-1, with Chair Darden abstaining, to approve.

Other land use Issue - Description	Motion
Change the land use designation or standards for a portion of Avenida Granada (lots shown in the PowerPoint Presentation) so stand alone residential uses are allowed. Land use changes may include keeping the designation as Mixed Use but allowing stand alone residential uses as an option, or changing the land use to Residential Medium	Moved by Commissioner Crandell, seconded by Chair pro tem Ruehlin, and carried 6-0-1, with Chair Darden abstaining, to direct staff to reconsider rezoning this land use designation to

density and allowing only residential uses. This includes lots on the even side of Avenida Granada (approximately lots addressed as 224 to 244) where existing uses are mostly residential.	either Mixed Use with Residential or Residential.
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Part 3

Part 3 included land use issues that are located within 500 feet of property owned by Chair Darden or Vice Chair Brown. For these issues, Chair Darden and Vice Chair Brown recused themselves. Chair Darden recused herself at 9:38 p.m. Chair Darden did not return to the meeting. Vice Chair Brown recused himself at 10:15 p.m. and returned to the meeting at 10:55 p.m.

General Plan Issue	Description	Motion
22	Correct the policy wording to reflect intended policy of extending the Overlay from downtown to North Beach and downtown and the El Camino Real/Interstate-5 interchange.	Moved by Commissioner Crandell, seconded by Commissioner Barnes and carried 5-0-2, with Vice Chair Brown and Chair Darden abstaining to approve.
29	Proposed changes: 1) restricts projects to two stories along El Camino Real while allowing a third story and basements underneath the downward slopes that extend rearward to the alley (currently three stories are allowed along El Camino Real, 2) apply new "height ceiling" limitations to ensure projects are a maximum of two stories along El Camino Real (measured from El Camino Real property line), 3) increases the two-story plate line height limit from 26 feet to 30 feet and increases the two-story top-of-roof height from 33 feet to 35 feet; to reflect current building practices and market conditions; 4) amends policy LU-3.05, amends table LU-1, and strikes policy LU-13.03 to clarify that stand-alone residential uses are	Moved by Commissioner Crandell, seconded by Commissioner Barnes, and carried 4-1-2, with Commissioner Eggleston Opposed and Vice Chair Brown and Chair Darden abstaining to approve.

	prohibited, and 5) adds missing standards in the land use table LU-1 for clarification. No changes in density are proposed.	
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Zoning Issue	Description	Motion
16	Zoning change from Neighborhood Commercial (NC2) to NC3 and update standards to reflect density increase in General Plan (from .35 Floor Area Ratio to .50). Add Architectural Design Overlay.	Moved by Commissioner Crandell, seconded by Commissioner Barnes, and carried 4-1-2, with Commissioner Eggleston Opposed and Vice Chair Brown and Chair Darden abstaining to approve.
25	Zone change from Neighborhood Commercial (NC2) to new Mixed Use 3.2 (MU3.2) district. Add standards to reflect General Plan Amendment in process.	Moved by Commissioner Crandell, seconded by Commissioner Barnes, and carried 4-1-2, with Commissioner Eggleston Opposed and Vice Chair Brown and Chair Darden abstaining to approve.
26	Zone change from Neighborhood Commercial (NC2) to Neighborhood Commercial 3 (NC3) and update standards to reflect density increase in General Plan (from .35 Floor Area Ratio to .75). Add Architectural Design Overlay.	Moved by Commissioner Crandell, seconded by Commissioner Barnes, and carried 4-1-2, with Commissioner Eggleston Opposed and Vice Chair Brown and Chair Darden abstaining to approve.

Vice Chair Brown opened the public hearing.

George Alvarez, resident, requested the Commission consider rezoning a portion of Avenida Granada to allow Residential Use as an option. He is trying to remodel an existing residential home and is finding it very difficult to accommodate commercial use and the required parking on a 4,000 square foot lot. He wants the City to allow mechanized vehicle lifts for access to and storage of vehicles to meet required parking.

Ron Troesper, resident, agreed with Mr. Alvarez's comments and supported rezoning a portion of Avenida Granada to allow residential use.

Cindy Fleming, Dana Point resident, spoke as a member of the Architectural Guild of South Orange County. They recommend the Commission consider limiting building mass to two stories in the MU3.2 area using a “height ceiling” measurement approach that would allow a third story in the rear on certain properties sloping downwards on a portion of South El Camino Real. A copy of the Architectural Guild of South Orange County’s letter detailing the recommendation is included in the staff report.

Nick Buchanan, resident, opposed the reduction of three stories to two stories in the MU3.2 area along El Camino Real but realizes the Council directed such changes. With a reduction to two stories, Mr. Buchanan supported amendments that increase two-story height limits for projects as suggested by the Architectural Guild of South Orange County.

There being no others desiring to speak to this item, Chair pro tem Ruehlin closed the public hearing.

During the ensuing discussion, the Commissioners, either in agreement or individually, provided the following commentary:

General Plan:

- Exhibit B, Page 14, requested staff to clarify two story height limits apply to mixed use projects on lots 12,000 square feet or smaller in the MU3.1 area.
- The majority of the Commission recommended that properties be removed from the Architectural Overlay that primarily front Calle Los Molinos, not El Camino Real.

Zoning Amendments:

- Exhibit B, Page 8, requested staff ensure language regarding outdoor seating is compatible with language in the General Plan.
- Exhibit B, Page 9, eliminate “Internet Access Studio/Internet Café to reflect ordinances that have been recently processed and adopted by the City Council.”
- Exhibit B, Page 11, revise #18 to eliminate reference to “Internet Access Studio/Internet Café.”
- Exhibit C, Page 10, ensure Mobile Home information is correct and consistent with policy intent for the MU5 area.
- Exhibit C, Page 10, ensure Restaurants with Drive-through information are consistent with policies in the General Plan.
- Review all allowed use tables in both zoning tables for consistency.

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY COMMISSIONER CRANDELL, AND CARRIED 6-0-1 (WITH CHAIR

DARDEN ABSENT FROM THE MEETING) TO CONTINUE ZONING AMENDMENT 14-456 AND GENERAL PLAN AMENDMENT 15-049 TO THE REGULAR MEETING OF MAY 6, 2015.

[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]

**MINUTES OF THE REGULAR STUDY SESSION
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
March 18, 2015 @ 6:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA 92672**

CALL TO ORDER

Chair Darden called the Regular Study Session of the Planning Commission of the City of San Clemente to order at 6:00 p.m. in City Council Chambers, located at 100 Avenida Presidio, San Clemente, CA 92672.

ROLL CALL

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

Commissioners Absent: None

Staff Present: Jim Pechous, City Planner
Christopher Wright, Associate Planner
Jim Hare, Consultant Planner
Matthew Richardson, Assistant City Attorney
Eileen White, Recording Secretary

AGENDA

A. General Plan Amendment Changes (Wright) Zoning Ordinance Update (Hare)

A request for Planning Commission input on the next phase of the Zoning Ordinance Update: commercial and mixed use zones. Per City Council direction, zoning updates are being expedited for these areas, where developers are waiting for the adoption of new standards in order to process projects. Also, staff will provide an introduction to General Plan amendments recently initiated by City Council.

Chair Darden and Vice Chair Brown recused themselves from considering this item due to property ownership within 500 feet of properties to be evaluated and left the meeting room. Chair pro tem Ruehlin chaired this portion of the meeting.

Christopher Wright, Associate Planner, summarized the staff report and displayed a map indicting proposed land use changes and clarifications. He recommended the Commission provide input.

Jim Hare, Consultant Planner, narrated a PowerPoint Presentation entitled, "Mixed Use/Commercial Zoning Amendments, dated March 18, 2015." In response to direction from City Council and to revise code to allow consideration of pending development proposals, staff is recommending the Commission consider proposed revisions to the MU 3.2 and Mu 3.1 Zones. The most noteworthy change is a proposal to revise the appropriate height limit and the method of measuring the height limit in order to accommodate building on sloped lots and ensure El Camino Real street frontage is limited to two-story buildings. He described the "Plate Line" and "Plate Height" methods of measurement to be used solely in the MU 3.2 Zone, and displayed proposed definitions to be added for guidance. Staff recommended the Commission hear and discuss the presentation and provide input and guidance.

In response to questions from the Commission, Consultant Planner Hare provided examples of uses for the back portions of lots; discussed how the plate line and height measurements will be calculated; agreed to consult with architects to ensure the definitions are clearly defined to avoid potential for individuals to find loopholes to circumvent the intent. He noted the plate line and height measurements will ensure clear demarcation lines and limit heights of buildings to two story structures along El Camino Real in the MU 3.2 Zone as per direction from the City Council.

Jim Pechous, City Planner, speculated that the revised design guidelines, which will provide guidelines on how the development of stepped lots, will be

available in approximately a year's time; noted the intent of guidelines is to give architects/developers some flexibility and let the market decide how the space should be used; suggested a minimum first floor standard height, such as 18 feet, may be required for the first floor to ensure proper commercial use of the property and/or discourage three-story building within the 30 foot height limit.

Commissioner Crandell suggested staff consider creative methods, incentives, and exchanges to encourage variation of the 30 foot height limits along the street frontage to ensure a varied streetscape. A limited number of lots could be designated to allow 32 feet high buildings, with surrounding lots designated with 30, 28, etc., height limits so that the street frontage does not present with a solid 30 foot height building line. He suggested staff converse with planning officials with the City of Newport Beach as they have volume calculations to ensure articulation of buildings.

Chair pro tem Ruehlin invited the public to provide input.

Cheryl Moe, architect and resident, recommended additional language to ensure strict compliance with plate line and height guidelines, especially with regard to roof decks; suggested allowing applicants to go higher if their parcels are larger and consider providing incentives in exchange for more amenities, including additional parking; encouraged increased density for development at North Beach to ensure a pedestrian atmosphere; thanked the City for their efforts to rehabilitate Ole Hanson Beach Club as the improvements will make the facility a very nice amenity for the community.

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
1	D6	The land use designation is Neighborhood Commercial (NC1.2)	Change land use designation from Neighborhood Commercial (NC1.2) to Privately Owned Open Space (OS2)
2	D4, D5, E4, E5, F3	The land use designation is Light Industrial (LI-2). Some properties (west of Interstate-5) are within the Coastal Overlay	Rename the Light Industrial land use designations from LI-2 to LI. No change to allowable uses or standards
3	D5	The land use designation is Privately Owned Open Space (OS2)	Change the land use designation to Light Industrial (LI). The land use map data is wrong for the parcel. It should be Light Industrial (LI), consistent with the previous General Plan and Specific Plan
4	A5, B3, B4, B5, C2, C3, C5, D3, D4, E2, E4, F5	The land use designation is Residential Low Density (RL)	Change the land use designation to Privately Owned Open Space to reflect existing uses. The property is common area open space in a residential tract such as landscaped medians, pocket parks, hillside buffers, etc. Similar land use changes were made in the 2014 General Plan update to reflect existing uses, but some remanent parcels were missed. The proposed changes update the land use map further to include missed parcels

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
5	A5, B3, B5, C4, C5, C6, D5, F5	The land use designation is Residential Medium Low Density (RML)	Same as above
6	C2, C4, C5, D5, D6,	The land use designation is Residential Medium Density (RM)	Same as above
7	C2	The land use designation is Residential High Density (RH)	Same as above
8	C2	The land use designation is shown as Privately Owned Open Space (OS2)	Update the land use map to reflect a 2012 General Plan Amendment (GPA12-184) that changed the land use designation from Private Open Space (OS2) to Residential Low Density (RL). This was done to reflect the existing land use (a house) so it is conforming
9	C4	The General Plan map shows the land use is Community Commercial (CC2). This is an error. The 2014 General Plan update changed land use standards and allowed uses, but the intent was to keep existing standards that reflect existing uses and development. The designation should be NC1.3	Restore previous land use standards and allowed uses by changing the designation to Neighborhood Commercial (NC1.3)

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
10	C4, D4	The General Plan map shows the land use is Community Commercial (CC2). The 2014 General Plan update changed land use standards and allowed uses, but the intent was to keep existing standards that reflect existing uses and development	Restore land use standards and uses by changing the land use designation to Neighborhood Commercial (NC1.2), consistent with the land use prior to the 2014 General Plan update
11	C4	The General Plan map shows the land use is Community Commercial (CC2).	Change the land use designation to Private Open Space to reflect existing uses. The property is common area open space (landscaped median)
12	B2, B3, C2, C3, D2, G4, G5, H5	Two land use designations are on the property: Residential Low Density (RL) and Private Open Space (OS2). Due to a mapping error, the 2014 General Plan update moved the boundary of Private Open Space areas. The change was unintended	Restore the boundary of Private Open Space (OS2) areas that existed prior to the 2014 update. In areas where there is a Private Open Space easement, the proposed GPA enlarges Private Open Space areas to easement boundaries

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
13	D1, F3	The land use designation is Community Commercial (CC2). The maximum allowed density or "Floor Area Ratio" (FAR) is shown as .75. This is an error. The FAR limit should be .50, consistent with the previous General Plan and current zoning standards. A density increase wasn't intended in the 2014 General Plan update. Some properties are within the Medical Office Overlay or Professional Business Overlay	Restore the CC2 Floor Area Ratio (FAR) standard to a maximum of .50. This reverses an unintended land use change in the 2014 General Plan update
14	D1	The land use designation is Community Commercial (CC2). There is also a Medical Office Overlay. The land use table shows the maximum allowable FAR is .75 for the Medical Office Overlay. This is an error. In the 2014 General Plan update, the Overlay was to have a 1.0 maximum FAR north of Camino Mira Costa and this is not reflected in the General Plan	Make changes in row 13, above, and updates the maximum FAR standard for the Medical Office Overlay to a be maximum of 1.0 north of Camino Mira Costa
15	D2	The land use designation is Residential High Density (RH)	Add Affordable Housing Overlay that was ommitted from the map by mistake

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
16	E2, E3, F3	The land use designation is Regional Commercial (RC). The 2014 General Plan update did not revise the RC Floor Area Ratio standard to reflect the Marblehead Specific Plan and a land use change of the hospital site from RC2 to Community Commercial (CC2). The General Plan shows a maximum FAR requirement of .5-2.0, where the Marblehead Specific Plan limits FAR to .35 for the Plaza San Clemente commercial project area	Reduce the maximum Regional Commercial Floor Area Ratio (FAR) standard from 2.0 to .35 of project lot area to be consistent with the Marblehead Coastal Specific Plan and Plaza San Clemente project
17	G4	The land use map shows the land use designation is Residential Low Density (RML). This allows for duplexes but the properties are developed as single family residential	Change the land use to Residential Low Density (RL) to reflect existing single family residential uses on the property and the current zoning designation

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
18	F3	<p>Two land use designations are on the property: Mixed Use 3.1 (MU3.1) and Light Industrial (LI-1). There are two designations because the land use boundary does not align with lot lines. The property also is within the Architectural Overlay, Pedestrian Overlay, Coastal Overlay. The Light Industrial part of the property is also in the Mixed Use Overlay. No standards are shown for the Mixed Use Overlay in the land use table</p>	<p>Proposed changes: 1) designate the entirety of the property as Mixed Use, 2) rename of the Mixed Use designation to MU1 [to distinguish the land use of north beach properties from the downtown MU3.1 area where the GPA allows stand-alone residential uses]</p>

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
19	F3	Two land use designations are on the property: Mixed Use 3.1 (MU3.1) and Light Industrial (LI-1). There are two designations because the land use boundary does not align with lot lines. The property also is within the Architectural Overlay, Pedestrian Overlay, Coastal Overlay. The Light Industrial part of the property is also in the Mixed Use Overlay. No standards are shown for the Mixed Use Overlay in the land use table	Proposed changes: 1) designate the entirety of the property as Light Industrial, 2) clarify standards for the Mixed Use Overlay by adding them to the land use table, 3) rename and consolidate Light Industrial designations from LI-1 and LI-2 to LI; 4) increase the maximum Floor Area Ratio (FAR) of the underlying Light Industrial designation from .35 to .50 (consistent with existing uses); and 5) increase the maximum FAR of the Mixed Use Overlay from 1.0 to 2.0
20	F3	The land use designation is Light Industrial (LI-1) and the property is within the Architectural Design Overlay, Pedestrian Overlay, Coastal Overlay, and Mixed Use Overlay. No standards are shown for the Mixed Use Overlay	Proposed changes: 1) clarify standards for the Mixed Use Overlay by adding them to the land use table, 2) rename and consolidate Light Industrial designations from LI-1 and LI-2 to LI; 3) increase the maximum Floor Area Ratio (FAR) of the underlying Light Industrial designation from .35 to .50 (consistent with existing uses); and 4) increase the maximum FAR of the Mixed Use Overlay from 1.0 to 2.0

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
21	F3	<p>The land use designation is shown as Mixed Use 2 (MU2) as a result of a mapping error. The properties are within the Architectural Overlay, Pedestrian Overlay, and Coastal Overlay. Prior to the 2014 General Plan update, the land use designation was MU3.1. The land use change was unintended</p>	<p>Proposed changes: 1) restore the MU3.1 land use designation and corresponding density/height standards that existed prior to the 2014 General Plan update. This increases the maximum allowed commercial FAR from .5 to 1.0 and mixed use FAR from 1.5 to 2.0. The height limit changes in that three stories are not allowed for Mixed Use projects on lots 12,000 sf or smaller unless a Conditional Use Permit exception is approved (with 45 ft Top of roof maximum height, 37 ft Plate line maximum height); 2) rename the Mixed Use designation as Mixed Use 1 (MU1) to distinguish the land use of north beach properties from the downtown MU3.1 area where the GPA allows stand-alone residential uses</p>

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
<p>22</p> <p>23</p> <p>24</p> <p>29</p> <p>41</p>	<p>F3, G4, H4</p>	<p>Urban Design Element (Policy UD-5.07) extends the Architectural Overlay from Palizada street to El Portal. This is an error. The policy intent was to extend the Overlay along El Camino Real from downtown to the Overlay in North Beach and from downtown to the El Camino Real/Interstate-5 interchange. In these areas, the Overlay requires projects to have Spanish styled architecture, not limited to Spanish Colonial Revival style</p>	<p>Correct the policy wording to reflect intended policy of extending the Overlay from downtown to North Beach and downtown and the El Camino Real/Interstate-5 interchange</p>
<p>23</p>	<p>F3</p>	<p>The land use designation is Mixed Use 1 (MU1). The properties are within the Architectural Overlay and Coastal Overlay</p>	<p>Change land use designation from Mixed Use 1 (MU1) to Residential Medium Density (RM)</p>
<p>24</p>	<p>F3</p>	<p>The land use designation is Mixed Use 1 (MU1). The properties are within the Architectural Overlay and Coastal Overlay</p>	<p>Change land use designation from Mixed Use 1 (MU1) to Neighborhood Commercial (NC2)</p>

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
25	F3	The land use designation is Community Commercial (CC2) with Professional Business Overlay (-PB). Prior to the 2014 General Plan update, the land use was Residential Low Density (RL). The land use change was made with an understanding that a CC2 designation would better reflect the current land use. However, there is a house on the site	Restore the land use designation to Residential Low Density (RL) to reflect existing uses and the character of a residential neighborhood
26	G4	The land use designation is Residential Medium Density (RM). In the 2014 General Plan update, the site was to be added to the Affordable Housing Overlay	Add Affordable Housing Overlay (-AH) that was not included on the map by mistake
27	G3, G4	The land use designation is Mixed Use 3.1. Some properties are within the Architectural Overlay, Pedestrian Overlay and Coastal Overlay	Amend land use standards to clarify that stand-alone residential uses are allowed in the Mixed Use 3.1 (MU3.1) land use designation

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
28	G3	The land use designation is Mixed Use 4 (MU4). Properties are within the Architectural Overlay, Pedestrian Overlay and Coastal Overlay	Change the land use designation from Mixed Use 4 (MU4) to Residential High Density (RH) but maintain the 30 foot height limit of the MU4 designation
29	G4	The land use designation is Mixed Use 3.2 (MU 3.2). No standards are specified for maximum density, number of stories, and height. These standards were not included in the 2014 General Plan update by mistake. Some properties are within the Architectural Overlay, Pedestrian Overlay and Coastal Overlay	Proposed changes: 1) reduce the number of stories from three to two along El Camino Real; 2) apply new "height ceiling" limitations that restrict plate line height and top-of-roof height, above the front lot line midpoint elevation [height limits to be based on PC final direction]; 3) apply a rear yard setback to building parts and roofs higher than a certain amount above the rear property line midpoint elevation [setback and height to be based on PC final direction]; 4) apply a minimum Urban Open Area standard that requires at least 50 percent of street level urban open area to be provided between street and alley facing building facade and property lines adjoining streets and alleys, 5) require projects to provide a minimum amount of storage for each residential unit, 6) amend policy LU-3.05, amend table LU-1, and strike policy LU-13.03 to prohibit stand-alone residential uses; 7) add missing standards in land use table LU-1 for clarification

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
30	H4, I4	The General Plan incorrectly shows the land use designation as Community Commercial (CC2). The 2014 General Plan update changed the land use from CC3 to CC2 which allows less development. This was not intended	Restore Community Commercial (CC3) designation and standards that were unintentionally excluded from the 2014 General Plan update by mistake
31	C2, D2	The land use designation is shown as Residential Medium Low Density (RML). Prior to the 2014 General Plan update, Private Open Space (OS2) was shown within and surrounding the Shorecliffs Mobile Home Park that is under common ownership. The map shows all of this area as RML. The change was unintended	Restore private owned open space (OS2) within and arounding the Shorecliffs mobile home park. Update the land use map to reflect the mobile home park, expanded as part of the Bellota slope repair project
32	D2	The land use map shows the designation is Residential Medium Low Density (RML). The 2014 General Plan changed the land use designation from Residential Medium Density (RM) to RML. The change was unintended	Restore the land use designation to Residential Medium density to reflect a 2003 General Plan Amendment (GPA) 03-150. The 2003 GPA changed the land use from RML to RM to reflect the existing use and development density, so the site is conforming

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
33	E2	The land use designation is shown as Privately Owned Open Space (OS2)	Update the land use map to reflect a 1977 General Plan Amendment (GPA No. 30) that changed the land use designation from Open Area Recreational (O-A) to Single Family Residential. The GPA was not included in the 2014 General Plan update by mistake
34	F4	The land use designation is Privately Owned Open Space (OS2)	Change the land use designation to Open Space Public (OS1). The lots are owned by the City of San Clemente
35	H4	The land use map shows the land use designation is Residential Low Density (RL).	Change the land use designation to Open Space Public (OS1). The lots are owned by the City of San Clemente, function as open space that is part of the shoreline
36	F2, F3	The land use designation is Mixed Use 3.1 and Architectural Design Overlay, Pedestrian Overlay and Coastal Overlay	Rename Mixed Use designation as MU1 to distinguish the land use of north beach properties from the downtown MU3.1 area where the GPA allows stand-alone residential uses
37	F3	There are two land use designations are on the property: Neighborhood Commercial (NC1.2) and Residential Medium (RM). This is because the commercial and residential areas do not split along the lot lines. The property is in the Coastal Overlay	Move the boundary of the Neighborhood Commercial (NC1.2) area so the lot is entirely commercial. This changes approximately 4,000 square feet of the lot from Residential Medium to NC1.2.

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
38	G3	The land use designation is Mixed Use 3.0 (MU3.0) and is in the Architectural Overlay, Pedestrian Overlay, and Coastal Overlay. Most of the properties are developed as residential. Currently, residential uses on the ground level are prohibited so these properties are nonconforming uses	Create a new Mixed Use designation (MU3.3) and remove the Pedestrian Overlay to allow stand-alone residential uses on the ground level. This would allow properties to be developed with commercial, mixed use, or residential projects to accommodate existing uses and provide more flexibility
39	D4, D5	The land use designation is Light Industrial	Change the land use designation to Private Open Space (OS2) to reflect existing uses. The property is common area open space in the Rancho San Clemente Business Park, such as landscaped medians, pocket parks, hillside buffers, etc.
40	F2, F3	Right of Way	Expand Architectural Overlay and Pedestrian Overlays to include alleys and storm channel culvert
41	F3, G4, H4	Right of Way	Expand Architectural Overlay Overlays to include alleys in some areas
42	G5	The land use map shows the land use designation is Residential Low Density (RL)	Change a portion of the properties from RL to a Private Open Space (OS2) land use designation to reflect the existence of open space easements

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
43	C3, D3, F4, H5	The land use designation is shown as Residential Low Density (RL). Prior to the 2014 General Plan update, the properties were partially or entirely designated as Private Open Space (OS2). No land use change was intended	Restore Private Open Space (OS2) areas and expand in some instances to reflect open space easements
44	F3, F4	The land use designation is Mixed Use 2 (MU2). The properties are within the Architectural Overlay, Pedestrian Overlay, and Coastal Overlay.	Remove the Architectural Design Overlay (-A) and Pedestrian Overlay (-P). Unlike other sites in the Overlay Zones, the lots have frontage on Calle Los Molinos, not on El Camino Real
45	D3	Two land use designations are shown on the property: Residential Low Density (RL) and Private Open Space (OS2). Prior to the 2014 General Plan update, the properties were entirely designated as RL. No land use changes were intended	Change the land use designation to be entirely Residential Low Density (RL) and move the Private Open Space boundary to lot lines, consistent with the General Plan prior to the 2014 update
46	G3	The land use designation is Residential Medium Density (RM) and Coastal Overlay	Change the land use designation to Public Open Space (OS1) to reflect city ownership and existing use. The properties are part of the shoreline or function as coastal access

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
47	D1	The land use map shows the property is located outside the City of San Clemente. However, the Orange County Local Area Formation Commission (OC LAFCO) indicates the property is in the City of San Clemente	Assign a land use designation of Residential Medium Low Density Residential (RML). This is consistent with surrounding land uses
48	E2	The land use designation is shown as Residential Medium Low Density (RML). The Orange County Local Area Formation Commission indicates the properties are not within the City of San Clemente	Remove the properties from the General Plan land use map
49	C6	The land use map shows the property is designated as Private Open Space (OS2). The Orange County Local Area Formation Commission indicates the properties are partially or entirely not located within the City of San Clemente	Adjust the City boundary on the land use map to reflect direction on the City boundary line. This removes Private Open Space (OS2) area within the City limits

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
50	D6	The land use map shows the property is designated as Neighborhood Commercial. The Orange County Local Area Formation Commission indicates the property is not located within the City of San Clemente	Remove the properties from the General Plan land use map
51	G3	The land use designation is Mixed Use 3.0 (MU3.0) and is in the Architectural Overlay, Pedestrian Overlay, and Coastal Overlay. The properties are developed as residential. Currently, residential uses on the ground level are prohibited so these properties are nonconforming uses	Create a new Mixed Use designation (MU3.3) and remove the Pedestrian Overlay to allow stand-alone residential uses on the ground level. This would allow properties to be developed with commercial, mixed use, or residential projects to accommodate existing uses and provide more flexibility
52	F2	The land use designation is Coastal Recreation Serving Commercial with Coastal Overlay (CRC)	Add property to Pedestrian Overlay. This change was encouraged by the Coastal Commission (in their review of the City's Draft Coastal Land Use Plan) because the intent of the CRC designation and Pedestrian overlay is similar: encourage visitor serving type commercial uses. The land use designation currently allows these uses

Zoning Amendment (ZA) 14-456, Update of Commercial and Mixed Use zones
Summary and map key of proposed zoning changes

#	Map pages	Existing Zoning	Proposed Zone Changes (to be consistent with General Plan with amendments (GPA15-049))
1	D1, D2	Regional Commercial (RC2)	Zone change to Community Commercial 2 (CC2). Update CC2 zoning standards and allowed uses to reflect the General Plan and the current RC2 zoning standards
2	D1, I4	Community Commercial (CC2)	Update standards to reflect the General Plan
3	D1	Community Commercial (CC2)	Add Medical Office Overlay (-MO)
4	E2, F3, G3	Neighborhood Commercial (NC2) and Coastal Overlay	Rename the zone as Neighborhood Commercial 1.2 (NC1.2). No change in standards
5	E2	Neighborhood Commercial (NC1) and Coastal Overlay	Rename the zone as Neighborhood Commercial 1.1 (NC1.1). No change in standards
6	F3	Regional Commercial (RC1)	Zone change to Community Commercial 2 (CC2). Update standards to reflect the General Plan
7	F2, F3	Commercial (C-2) and Coastal Overlay	Zone change to Mixed Use 1 (MU1). Add Architectural Overlay (-A) and Central Business Overlay (-CB). Add standards consistent with the General Plan
8	F3	Manufacturing (M-2) and Coastal Overlay	Zone change to Mixed Use 1 (MU1). Add Architectural Overlay (-A), Central Business Overlay (-CB), and Mixed Use Overlay (-MU). Add standards consistent with the General Plan
9	F3	The property has two zoning designations: Commercial (C-2) and Manufacturing (M-2), since the zoning boundary doesn't align with lot lines. The properties are in the Coastal Overlay (-CZ)	Zone change to Light Industrial (MU1) and add Architectural Overlay (-A), and Central Business Overlay (-CB). Add standards consistent with the General Plan

Zoning Amendment (ZA) 14-456, Update of Commercial and Mixed Use zones
 Summary and map key of proposed zoning changes

#	Map pages	Existing Zoning	Proposed Zone Changes (to be consistent with General Plan with amendments (GPA15-049))
10	F3	The property has two zoning designations: Commercial (C-2) and Manufacturing (M-2), since the zoning boundary doesn't align with lot lines. The properties are in the Coastal Overlay (-CZ)	Zone change to Light Industrial (LI) and add Architectural Overlay (-A), Central Business Overlay (-CB), and Mixed Use Overlay (-MU). Add standards consistent with the General Plan
11	F3	Commercial (C-3) and Coastal Overlay (-CZ)	Zone change to Light Industrial (LI) and add Architectural Overlay (-A), Central Business Overlay (-CB), and Mixed Use Overlay (-MU). Add standards consistent with the General Plan
12	F3	Manufacturing (M-2) and Coastal Overlay (-CZ)	Zone change to Light Industrial (LI) and add Architectural Overlay (-A), Central Business Overlay (-CB), and Mixed Use Overlay (-MU). Add standards consistent with the General Plan
13	F3	Commercial (C-2) and Coastal Overlay (-CZ)	Zone change to Mixed Use 2 (MU2). Add Architectural Overlay (-A) and Central Business Overlay (-CB). Add standards consistent with the General Plan
14	F3	The property has two zones: Commercial (C-2) and C-3, since the zoning boundary doesn't align with lot lines	Zone change to Mixed Use 2 (MU2). Adjust zoning boundary to align with lot lines. Add Architectural Overlay (-A) and Central Business Overlay (-CB). Add standards consistent with the General Plan
15	F3, G3, G4	Commercial (C-3) and Coastal Overlay (-CZ)	Zone change to Mixed Use 2 (MU 2). Add standards consistent with the General Plan
16	F3, G3, G4	Neighborhood Commercial (NC2) and Coastal Overlay	Update standards to reflect density increase in General Plan (from .35 Floor Area Ratio to .50). Add Architectural Overlay
17	I4	Residential High Density (RH) and Coastal Overlay (-CZ)	Zone change to Public (P) Zone to reflect General Plan
18	F3	Neighborhood Commercial (NC2) and Coastal Overlay	Zone change to Residential Medium Density (RM)

Zoning Amendment (ZA) 14-456, Update of Commercial and Mixed Use zones
Summary and map key of proposed zoning changes

#	Map pages	Existing Zoning	Proposed Zone Changes (to be consistent with General Plan with amendments (GPA15-049))
19	F3, G3	Neighborhood Commercial (NC2) and Coastal Overlay	Zone change to Residential Medium Density (RM)
20	F3	Residential Medium Density (RM) and Coastal Overlay	Zone change to Neighborhood Commercial 1.2 (NC1.2)
21	G4	Residential Medium Low Density (RM)	Zone change to Residential Medium Density (RM) and add Affordable Housing Overlay (-AH)
22	G3, G4	Mixed Use 3 (MU3) and Architectural Overlay (-A) and Coastal Overlay (-CZ)	Rename zone as Mixed Use 3.1 (MU3.1). Specify stand alone residential is allowed. Update standards to reflect the General Plan
23	F3, G3, G4	Mixed Use 3 (MU3) and Architectural Overlay (-A), Central Business Overlay (-CB), and Coastal Overlay (-CZ)	Rename zone as Mixed Use 3.3 (MU3.3) to reflect the General Plan. Remove the Central Business (-CB) Overlay
24	G3	Mixed Use 3 (MU3) and Architectural Overlay (-A) and Coastal Overlay (-CZ)	Zone change to Residential Medium Density (RM)
25	G4, H4	Neighborhood Commercial (NC2). Some properties are located in the Coastal Overlay	Zone change to new Mixed Use 3.2 (MU3.2) district. Add standards to reflect General Plan. Add Architectural Overlay.
26	G4	Neighborhood Commercial (NC2). Some properties are located in the Coastal Overlay	Zone change to Neighborhood Commercial 3 (NC3). Update standards to reflect density increase in General Plan (from .35 Floor Area Ratio to .75). Add Architectural Overlay
27	H4	Neighborhood Commercial (NC2). Some properties are located in the Coastal Overlay	Rename zone to Neighborhood Commercial (NC1.3)
28	H4, I4, I5	Mixed Use 5.1 (MU5.1) and Coastal Overlay (-CZ)	Rename zone to Mixed Use 5 (MU5)
29	H4	Residential Low Density (RL) and Coastal Overlay (-CZ)	Zone change to Public Open Space Shoreline (OSS1) to reflect city ownership and existing use

Zoning Amendment (ZA) 14-456, Update of Commercial and Mixed Use zones
Summary and map key of proposed zoning changes

#	Map pages	Existing Zoning	Proposed Zone Changes (to be consistent with General Plan with amendments (GPA15-049))
30	D2, G5	The zoning designation is Residential Low Density (RL)	For a portion of the property, change the zoning from RL to Private Open Space (OS3) areas to reflect the existence of open space easements and the General plan land use
31	F4, G4	Two zoning designations are on the property: Residential Low Density (RL) and Private Open Space (OS2)	Move the boundary and area of the Private Open Space zone (OS2) to be consistent with the General Plan
32	E2	The zoning designation is shown as Privately Owned Open Space (OS2)	Zone change to Residential Low Density and Special Residential Overlay No. 11 (RL-11). This updates the zoning map to reflect a 1977 General Plan Amendment (GPA No. 30) and Zoning Amendment that changed the land use designation from Open Area Recreational (O-A) to Single Family Residential. The GPA/ZA was not included in the zoning map by mistake
33	G3	The zoning designation is Residential High Density (RH) and Coastal Overlay (-CZ). A portion of the properties are in the Architectural Overlay.	Enlarge the Architectural Overlay to include the entirety of each property
34	C2, D2	Two zoning designations are on the property: Residential Medium Low Density (RML) and Private Open Space (OS2). And, there is a Planned Residential Development Overlay on the property (-PRD)	Move the boundary and area of the RML-PRD and OS2 zones to be consistent with the General Plan
35	F2, F3	No zoning designation. The property is shown as Right-of-Way	Expand Architectural Overlay (-A) and Central Business Overlays (-CB) to include alleys and storm channel culvert
36	F3, H4, G4	No zoning designation. The property is shown as Right-of-Way	Expand Architectural Overlay Overlays to include alleys

Zoning Amendment (ZA) 14-456, Update of Commercial and Mixed Use zones
Summary and map key of proposed zoning changes

#	Map pages	Existing Zoning	Proposed Zone Changes (to be consistent with General Plan with amendments (GPA15-049))
37	H4	Residential Low Density and Special Residential Overlay No. 3 (RL-3)	Change the Special Residential Overlay designation from RL-3 to RI-5. The property is not in the residential tract that was developed according to RL-3 standards
38	H4	Residential Low Density (RL) and Special Residential Overlay No. 5 (RL-5)	Remove the Special Residential Overlay. The property isn't part of a tract developed according to standards that significantly vary from RL zoning standards. Therefore, a Special Residential Overlay designation is unnecessary
39	D2	The zoning designation is Private Open Space with an Inland Canyon Overlay (OS3-1C)	Update the zoning map to reflect a previously approved expansion of the Shorecliffs mobile home park that is being completed as part of the Bellota slope repair project. For that project, the zoning was changed to Residential Medium Low Density and Planned Residential Development (RML-PRD)
40	J4	Private Open Space Shoreline (OSS2)	Zone change to Public Open Space Shoreline (OSS1) to reflect property ownership and use. The property is part of the State park
41	H4	Residential Low Density (RL) and Coastal Overlay (-CZ)	Zone change to Public Open Space (OS1) to reflect City ownership and the existing land use. The site functions as a coastal access to Public Shoreline zoned open space (OSS1)
42	G5	Residential Low Density (RL) and Special Residential Overlay No. 15 (RL-15)	Zone change to Public Open Space (OS1) to reflect City ownership and the existing land use. The site provides access to a public park
43	J5	No zoning designation. The property is shown as Right-of-Way	Zone change to Public Open Space (OS2) to reflect private ownership and the existing land use. The site is common private open space on a hillside
44	H4	Public Open Space Shoreline (OSS1)	Zone change to Private Open Space Shoreline (OSS2) to reflect private ownership and the existing land use

Zoning Amendment (ZA) 14-456, Update of Commercial and Mixed Use zones
Summary and map key of proposed zoning changes

#	Map pages	Existing Zoning	Proposed Zone Changes (to be consistent with General Plan with amendments (GPA15-049))
45	D2, D5, G5	Two zoning designations are on the properties: Residential Low Density (RL) and Private Open Space (OS3)	Move the boundary and area of the Private Open Space zone (OS3) to be consistent with the General Plan land use map
46	C3, C5, D3, G4, G5	Two zoning designations are on the properties: Residential Low Density (RL) and Private Open Space (OS3). And, a portion of the properties are in the Inland Canyon Overlay	Proposed changes: 1) move the boundary of the Private Open Space zone to be consistent with the General Plan land use map; and 2) move the Inland Canyon (-IC) Overlay to align with lot lines and private open space easements. This does not change development standards
47	C2	Residential Low Density (RL)	Zone change to Private Open Space (OS2) to reflect the General Plan
48	F4	The zoning designation is shown as Residential Low Density (RL-22). Prior to the 2014 General Plan update, the properties were partially or entirely designated as Private Open Space (OS2). The property functions as an access road to a public utility facility	Zone change to Private Open Space (OS2) to reflect the General Plan
49	F4	Residential Low Density (RL) and Special Residential Overlay No. 11 (RL-11)	Zone change to Public Open Space (OS1) to reflect City property ownership and the existing land use (vacant hillside)
50	F4	The zoning map identifies the area is a Public zone within the Rancho San Clemente Specific Plan. The area is not in the Specific Plan, according to the Specific Plan map.	Change the zoning from Rancho San Clemente Specific Plan to Public (-P)
51	H4	The property has two zoning designations: Neighborhood Commercial (NC2) and Residential Medium (RM). This is because the commercial and residential areas do not split along the lot lines. The property is in the Coastal Overlay	Proposed changes: 1) move the boundary of the Neighborhood Commercial zone so the lot is zoned entirely commercial; 2) rename zone as Neighborhood Commercial (NC1.2) to reflect General Plan designation

Zoning Amendment (ZA) 14-456, Update of Commercial and Mixed Use zones
Summary and map key of proposed zoning changes

#	Map pages	Existing Zoning	Proposed Zone Changes (to be consistent with General Plan with amendments (GPA15-049))
52	H4	The property has two zoning designations: Neighborhood Commercial (NC3) and Residential Low Density (RL). This is because the commercial and residential areas do not split along the lot lines	Proposed changes: 1) move the boundary of the Neighborhood Commercial zone so the lot is zoned entirely commercial; 2) rename zone as Neighborhood Commercial (NC1.3) to reflect General Plan designation
53	G3	Residential Medium Density (RM) and Coastal Overlay	Zone change to Public Open Space Shoreline (OSS1) to reflect city ownership and existing use
54	F3	Residential Medium Density (RM)	Zone change to Private Open Space (OS2) to reflect the General Plan
55	D1	The land use map shows the property is located within the City of Dana Point. The Orange County Local Area Formation Commission indicates the property is in the City of San Clemente	Assign a land use designation of Residential Medium Low Density Residential. This is consistent with surrounding land uses
56	E2	The land use map shows the land use designation is Residential Medium Low Density (RML). The Orange County Local Area Formation Commission indicates that the property is in the City of Dana Point	Remove the properties from the General Plan land use map
57	G3	Mixed Use 3 (MU3) and Architectural Overlay (-A), Central Business Overlay (-CB), and Coastal Overlay (-CZ)	Rename zone as Mixed Use 3.3 (MU3.3) to reflect the General Plan. Remove the Central Business (-CB) Overlay

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, CERTIFYING ADDENDUM NO. 1 OF THE CENTENNIAL GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING AMENDMENTS TO THE GENERAL PLAN LAND USE MAP, AND ADOPTING GENERAL PLAN AMENDMENT 15-049

WHEREAS, on February 13, 2014, the City Council approved and/or certified the following:

- A. Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2013041021), mitigation monitoring program, and statements of overriding consideration, addressing significant, unavoidable adverse environmental impacts identified in the FEIR, namely Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. The environmental documents are attached under separate cover (on compact disc);
- B. Final Centennial General Plan, dated February 2014;
- C. Final 2013 Bicycle and Pedestrian Master Plan, dated January 2014; and
- D. Final Climate Action Plan, dated January 2014; and

WHEREAS, in approving the Centennial General Plan, the City complied with the procedural requirements of the Planning and Zoning Act including, but not limited to Government code Section 65352, 653532.2, 65352.3,65355, and 65356; and

WHEREAS, the Centennial General Plan was prepared and designed in a manner to support its widespread use and availability as a "web-based General Plan", and will be posted and maintained on the City's internet site for public use. Within the "web-based General Plan", the document contains links to various documents and websites, provided for the public to navigate the contents of the General Plan or direct the public to outside sources of information for reference purposes. The "web-links" do not set forth objectives, principles, standards, and plan proposals, unless specified otherwise within the link or linked document. Unless specified as such, links may be modified without being subject to Government code Section 65352, 653532.2, 65352.3,65355, and 65356, given the links in this circumstance are not "General Plan content", described in Government code Section 65302; and

WHEREAS, on February 3, 2015, the City Council initiated a General Plan Amendment (GPA) 15-049 ("the project") to address cleanup items, make clarifications, and make land use changes, summarized on Exhibit A. The location of the affected City areas is shown on maps titled "General Plan changes" attached under separate cover (dated August 10, 2015); and

WHEREAS, on March 18, 2015, the Planning Commission had a study session discussion on GPA15-049 and provided comments and direction; and

WHEREAS, on April 22, 2015, the Planning Commission held a duly noticed public hearing on amendments to the Centennial General Plan of the City of San Clemente and considered the written staff report, along with public testimony, and thereafter continued the matter with the public hearing held open to May 6, 2015; and

WHEREAS, on May 6, 2015 the Planning Commission, at the request of staff and in order to provide notice to property owners affected by additional proposals for action related to the establishment of the MU 3.3 Zone, and amendments to the General Plan land use map of the City of San Clemente for certain parcels; tabled the matter to a date uncertain to provide additional time necessary for staff to complete an environmental assessment per the California Environmental Quality Act (CEQA), create and edit maps, and finish drafting amendments; and

WHEREAS, on June 3, 2015, the Planning Commission held a duly noticed and continued public hearing on General Plan Amendment 15-049. Due to an unavoidable scheduling issue, the Commission had a discussion focused on Mixed Use 3.2 area standards, and the Commission continued the matter with the public hearing held open to June 17, 2015; and

WHEREAS, on June 17, 2015, the Planning Commission opened the continued public hearing on General Plan Amendments (GPA) 15-049, considered a staff presentation and public testimony, and provided direction; and further continued the matter to July 8, 2015; and

WHEREAS, the City conducted an environmental review in conformance with the CEQA and the State CEQA Guidelines, and determined the project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the previously certified FEIR. Therefore, an EIR addendum may be prepared, pursuant to CEQA Guidelines Section 15164(b); and

WHEREAS, on July 8, 2015, the Planning Commission opened the continued public hearing on General Plan Amendments (GPA) 15-049, considered a staff presentation and public testimony, and provided direction; tabled the item to a date uncertain; and directed staff to schedule a study session to discuss Mixed Use 3.2 standards; and

WHEREAS, on August 10, 2015, the Planning Commission had a held a duly noticed study session to discuss the Mixed Use 3.2 portion of General Plan Amendments (GPA) 15-049, considered a staff presentation and public testimony, and provided direction; and

WHEREAS, on September 2, 2015, the Planning Commission held a duly noticed continued public hearing on amendments to the Centennial General Plan of the City of San Clemente, considered evidence presented by City staff including a draft Resolution

and exhibits attached thereto, and heard other interested parties and made a recommendation to the City Council as fully set forth herein; and

WHEREAS, the Planning Commission made findings and recommended to the City Council that it adopt amendments to the Centennial General Plan of the City of San Clemente and certify Addendum No. 1 of the Centennial General Plan Final Environmental Impact Report.

WHEREAS, on [date], the City Council held a duly noticed continued public hearing on amendments to the Centennial General Plan of the City of San Clemente, considered evidence presented by City staff including a draft Resolution and exhibits attached thereto, and heard other interested parties;

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

Section 1. CEQA Findings. The City conducted an environmental review in conformance with the CEQA and the State CEQA Guidelines and determined the project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the previously certified FEIR. Therefore, an EIR addendum may be prepared, pursuant to CEQA Guidelines Section 15164(b), as minor technical changes or additions must be made to the FEIR to reflect GPA 15-049. An EIR addendum, attached as Exhibit B, has been prepared per Public Resource Code 21166 and CEQA Section 15162 findings below:

- A. The proposed addendum to the project description will not require major revision of the EIR;
- B. No substantial changes are occurring with respect to the circumstances under which the project is being undertaken that would require major revisions to the certified EIR; and
- C. No new information of substantial importance has become available that is creates inconsistencies with the prior EIR or would require major revisions to occur.

Section 2. Certification of EIR Addendum. The City Council certifies Addendum No. 1 to the Final Environmental Impact Report, attached to the City Council draft resolution as Exhibit B.

Section 2. GPA Findings. With respect to General Plan Amendment (GPA) 15-049, the City Council hereby makes the following findings:

- A. The proposed amendment is internally consistent with those portions of the General Plan, which are not being amended. The amendment fixes clean up items, clarifies ambiguous text, adds missing standards, adds and improves maps, and makes several land use changes to designations, standards, and policies that reflect existing land uses, incorporate previous General Plan amendments, and reverse unintended land use changes made at the time of

General Plan adoption. Overall, GPA 15-049 improves the clarity, consistency, and readability of the Centennial General Plan, facilitating its implementation.

- B. The proposed amendment will not adversely affect the public health, safety, and welfare, in that the changing of certain land use designations, standards, and policies as proposed will not adversely impact the public health, safety, and welfare since they further the Centennial General Plan objectives of:
 - 1. Meeting community values, needs and conditions;
 - 2. Guiding long-term public and private land use, transportation, economic development, resource preservation, urban design and other public policy actions; and
 - 3. Reflecting the City Council's review, direction and independent judgment regarding land use, circulation and transportation, economic development, environmental protection, recreation, public safety and services, coastal issues, historic preservation, natural resources, urban design, and governance and growth management policies.

Section 3. GPA Adoption. The City Council hereby approves and adopts the City General Plan Amendment 15-049 and Exhibits attached hereto, and maps provided under separate cover titled "General Plan" and "General Plan changes" (dated August 10, 2015).

Section 4. Effective Date. The General Plan amendment shall become effective on the thirtieth day after passage of this resolution.

Section 5. City Clerk Certification. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED this _____ day of _____, _____.

ATTEST:

City Clerk of the City of
San Clemente, California

Mayor of the City of San
Clemente, California

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

I, JOANNE BAADE, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. _____ was adopted at a regular meeting of the City Council of the City of San Clemente held on the _____ day of _____, _____, by the following vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Clemente, California, this _____ day of _____, _____.

CITY CLERK of the City of
San Clemente, California

Approved as to form:

City Attorney

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
1	D6	The land use designation is Neighborhood Commercial (NC1.2)	Change land use designation from Neighborhood Commercial (NC1.2) to Privately Owned Open Space (OS2)
2	D4, D5, E4, E5, F3	The land use designation is Light Industrial (LI-2). Some properties (west of Interstate-5) are within the Coastal Overlay	Rename the Light Industrial land use designations from LI-2 to LI. No change to allowable uses or standards
3	D5	The land use designation is Privately Owned Open Space (OS2)	Change the land use designation to Light Industrial (LI). The land use map data is wrong for the parcel. It should be Light Industrial (LI), consistent with the previous General Plan and Specific Plan
4	A5, B3, B4, B5, C2, C3, C5, D3, D4, E2, E4, F5	The land use designation is Residential Low Density (RL)	Change the land use designation to Privately Open Space to reflect existing uses. The property is common area open space in a residential tract such as landscaped medians, pocket parks, hillside buffers, etc. Similar land use changes were made in the 2014 General Plan update to reflect existing uses, but some remanent parcels were missed. The proposed changes update the land use map further to include missed parcels

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
5	A5, B3, B5, C4, C5, C6, D5, F5	The land use designation is Residential Medium Low Density (RML)	Same as above
6	C2, C4, C5, D5, D6,	The land use designation is Residential Medium Density (RM)	Same as above
7	C2	The land use designation is Residential High Density (RH)	Same as above
8	C2	The land use designation is shown as Privately Owned Open Space (OS2)	Update the land use map to reflect a 2012 General Plan Amendment (GPA12-184) that changed the land use designation from Private Open Space (OS2) to Residential Low Density (RL). This was done to reflect the existing land use (a house) so it is conforming
9	C4	The General Plan map shows the land use is Community Commercial (CC2). This is an error. The 2014 General Plan update changed land use standards and allowed uses, but the intent was to keep existing standards that reflect existing uses and development. The designation should be NC1.3	Restore previous land use standards and allowed uses by changing the designation to Neighborhood Commercial (NC1.3)

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
10	C4, D4	The General Plan map shows the land use is Community Commercial (CC2). The 2014 General Plan update changed land use standards and allowed uses, but the intent was to keep existing standards that reflect existing uses and development	Restore land use standards and uses by changing the land use designation to Neighborhood Commercial (NC1.2), consistent with the land use prior to the 2014 General Plan update
11	C4	The General Plan map shows the land use is Community Commercial (CC2).	Change the land use designation to Private Open Space to reflect existing uses. The property is common area open space (landscaped median)
12	B2, B3, C2, C3, D2, G4, G5, H5	Two land use designations are on the property: Residential Low Density (RL) and Private Open Space (OS2). Due to a mapping error, the 2014 General Plan update moved the boundary of Private Open Space areas. The change was unintended	Restore the boundary of Private Open Space (OS2) areas that existed prior to the 2014 update. In areas where there is a Private Open Space easement, the proposed GPA enlarges Private Open Space areas to easement boundaries

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
13	D1, F3	The land use designation is Community Commercial (CC2). The maximum allowed density or "Floor Area Ratio" (FAR) is shown as .75. This is an error. The FAR limit should be .50, consistent with the previous General Plan and current zoning standards. A density increase wasn't intended in the 2014 General Plan update. Some properties are within the Medical Office Overlay or Professional Business Overlay	Restore the CC2 Floor Area Ratio (FAR) standard to a maximum of .50. This reverses an unintended land use change in the 2014 General Plan update
14	D1	The land use designation is Community Commercial (CC2). There is also a Medical Office Overlay. The land use table shows the maximum allowable FAR is .75 for the Medical Office Overlay. This is an error. In the 2014 General Plan update, the Overlay was to have a 1.0 maximum FAR north of Camino Mira Costa and this is not reflected in the General Plan	Make changes in row 13, above, and updates the maximum FAR standard for the Medical Office Overlay to a be maximum of 1.0 north of Camino Mira Costa
15	D2	The land use designation is Residential High Density (RH)	Add Affordable Housing Overlay that was ommitted from the map by mistake

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
16	E2, E3, F3	The land use designation is Regional Commercial (RC). The 2014 General Plan update did not revise the RC Floor Area Ratio standard to reflect the Marblehead Specific Plan and a land use change of the hospital site from RC2 to Community Commercial (CC2). The General Plan shows a maximum FAR requirement of .5-2.0, where the Marblehead Specific Plan limits FAR to .35 for the Plaza San Clemente commercial project area	Reduce the maximum Regional Commercial Floor Area Ratio (FAR) standard from 2.0 to .35 of project lot area to be consistent with the Marblehead Coastal Specific Plan and Plaza San Clemente project
17	G4	The land use map shows the land use designation is Residential Low Density (RML). This allows for duplexes but the properties are developed as single family residential	Change the land use to Residential Low Density (RL) to reflect existing single family residential uses on the property and the current zoning designation

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
18	F3	<p>Two land use designations are on the property: Mixed Use 3.1 (MU3.1) and Light Industrial (LI-1). There are two designations because the land use boundary does not align with lot lines. The property also is within the Architectural Overlay, Pedestrian Overlay, Coastal Overlay. The Light Industrial part of the property is also in the Mixed Use Overlay. No standards are shown for the Mixed Use Overlay in the land use table</p>	<p>Proposed changes: 1) designate the entirety of the property as Mixed Use, 2) rename of the Mixed Use designation to MU1 [to distinguish the land use of north beach properties from the downtown MU3.1 area where the GPA allows stand-alone residential uses]</p>

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
19	F3	Two land use designations are on the property: Mixed Use 3.1 (MU3.1) and Light Industrial (LI-1). There are two designations because the land use boundary does not align with lot lines. The property also is within the Architectural Overlay, Pedestrian Overlay, Coastal Overlay. The Light Industrial part of the property is also in the Mixed Use Overlay. No standards are shown for the Mixed Use Overlay in the land use table	Proposed changes: 1) designate the entirety of the property as Light Industrial, 2) clarify standards for the Mixed Use Overlay by adding them to the land use table, 3) rename and consolidate Light Industrial designations from LI-1 and LI-2 to LI; 4) increase the maximum Floor Area Ratio (FAR) of the underlying Light Industrial designation from .35 to .50 (consistent with existing uses); and 5) increase the maximum FAR of the Mixed Use Overlay from 1.0 to 2.0
20	F3	The land use designation is Light Industrial (LI-1) and the property is within the Architectural Design Overlay, Pedestrian Overlay, Coastal Overlay, and Mixed Use Overlay. No standards are shown for the Mixed Use Overlay	Proposed changes: 1) clarify standards for the Mixed Use Overlay by adding them to the land use table, 2) rename and consolidate Light Industrial designations from LI-1 and LI-2 to LI; 3) increase the maximum Floor Area Ratio (FAR) of the underlying Light Industrial designation from .35 to .50 (consistent with existing uses); and 4) increase the maximum FAR of the Mixed Use Overlay from 1.0 to 2.0

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
21	F3	<p>The land use designation is shown as Mixed Use 2 (MU2) as a result of a mapping error. The properties are within the Architectural Overlay, Pedestrian Overlay, and Coastal Overlay. Prior to the 2014 General Plan update, the land use designation was MU3.1. The land use change was unintended</p>	<p>Proposed changes: 1) restore the MU3.1 land use designation and corresponding density/height standards that existed prior to the 2014 General Plan update. This increases the maximum allowed commercial FAR from .5 to 1.0 and mixed use FAR from 1.5 to 2.0. The height limit changes in that three stories are not allowed for Mixed Use projects on lots 12,000 sf or smaller unless a Conditional Use Permit exception is approved (with 45 ft Top of roof maximum height, 37 ft Plate line maximum height); 2) rename the Mixed Use designation as Mixed Use 1 (MU1) to distinguish the land use of north beach properties from the downtown MU3.1 area where the GPA allows stand-alone residential uses</p>

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
<p>22 23 24 29 41</p>	<p>F3, G4, H4</p>	<p>Urban Design Element (Policy UD-5.07) extends the Architectural Overlay from Palizada street to El Portal. This is an error. The policy intent was to extend the Overlay along El Camino Real from downtown to the Overlay in North Beach and from downtown to the El Camino Real/Interstate-5 interchange. In these areas, the Overlay requires projects to have Spanish styled architecture, not limited to Spanish Colonial Revival style</p>	<p>Correct the policy wording to reflect intended policy of extending the Overlay from downtown to North Beach and downtown and the El Camino Real/Interstate-5 interchange</p>
<p>23</p>	<p>F3</p>	<p>The land use designation is Mixed Use 1 (MU1). The properties are within the Architectural Overlay and Coastal Overlay</p>	<p>Change land use designation from Mixed Use 1 (MU1) to Residential Medium Density (RM)</p>
<p>24</p>	<p>F3</p>	<p>The land use designation is Mixed Use 1 (MU1). The properties are within the Architectural Overlay and Coastal Overlay</p>	<p>Change land use designation from Mixed Use 1 (MU1) to Neighborhood Commercial (NC2)</p>

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
25	F3	The land use designation is Community Commercial (CC2) with Professional Business Overlay (-PB). Prior to the 2014 General Plan update, the land use was Residential Low Density (RL). The land use change was made with an understanding that a CC2 designation would better reflect the current land use. However, there is a house on the site	Restore the land use designation to Residential Low Density (RL) to reflect existing uses and the character of a residential neighborhood
26	G4	The land use designation is Residential Medium Density (RM). In the 2014 General Plan update, the site was to be added to the Affordable Housing Overlay	Add Affordable Housing Overlay (-AH) that was not included on the map by mistake
27	G3, G4	The land use designation is Mixed Use 3.1. Some properties are within the Architectural Overlay, Pedestrian Overlay and Coastal Overlay	Amend land use standards to clarify that stand-alone residential uses are allowed in the Mixed Use 3.1 (MU3.1) land use designation

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
28	G3	The land use designation is Mixed Use 4 (MU4). Properties are within the Architectural Overlay, Pedestrian Overlay and Coastal Overlay	Change the land use designation from Mixed Use 4 (MU4) to Residential High Density (RH) but maintain the 30 foot height limit of the MU4 designation
29	G4	The land use designation is Mixed Use 3.2 (MU 3.2). No standards are specified for maximum density, number of stories, and height. These standards were not included in the 2014 General Plan update by mistake. Some properties are within the Architectural Overlay, Pedestrian Overlay and Coastal Overlay	Proposed changes: 1) reduce the number of stories from three to two along El Camino Real; 2) apply new "height ceiling" limitations that restrict plate line height and top-of-roof height, above the front lot line midpoint elevation [height limits to be based on PC final direction]; 3) apply a rear yard setback to building parts and roofs higher than a certain amount above the rear property line midpoint elevation [setback and height to be based on PC final direction]; 4) apply a minimum Urban Open Area standard that requires at least 50 percent of street level urban open area to be provided between street and alley facing building facade and property lines adjoining streets and alleys, 5) require projects to provide a minimum amount of storage for each residential unit, 6) amend policy LU-3.05, amend table LU-1, and strike policy LU-13.03 to prohibit stand-alone residential uses; 7) add missing standards in land use table LU-1 for clarification

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
30	H4, I4	The General Plan incorrectly shows the land use designation as Community Commercial (CC2). The 2014 General Plan update changed the land use from CC3 to CC2 which allows less development. This was not intended	Restore Community Commercial (CC3) designation and standards that were unintentionally excluded from the 2014 General Plan update by mistake
31	C2, D2	The land use designation is shown as Residential Medium Low Density (RML). Prior to the 2014 General Plan update, Private Open Space (OS2) was shown within and surrounding the Shorecliffs Mobile Home Park that is under common ownership. The map shows all of this area as RML. The change was unintended	Restore private owned open space (OS2) within and arounding the Shorecliffs mobile home park. Update the land use map to reflect the mobile home park, expanded as part of the Bellota slope repair project
32	D2	The land use map shows the designation is Residential Medium Low Density (RML). The 2014 General Plan changed the land use designation from Residential Medium Density (RM) to RML. The change was unintended	Restore the land use designation to Residential Medium density to reflect a 2003 General Plan Amendment (GPA) 03-150. The 2003 GPA changed the land use from RML to RM to reflect the existing use and development density, so the site is conforming

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
33	E2	The land use designation is shown as Privately Owned Open Space (OS2)	Update the land use map to reflect a 1977 General Plan Amendment (GPA No. 30) that changed the land use designation from Open Area Recreational (O-A) to Single Family Residential. The GPA was not included in the 2014 General Plan update by mistake
34	F4	The land use designation is Privately Owned Open Space (OS2)	Change the land use designation to Open Space Public (OS1). The lots are owned by the City of San Clemente
35	H4	The land use map shows the land use designation is Residential Low Density (RL).	Change the land use designation to Open Space Public (OS1). The lots are owned by the City of San Clemente, function as open space that is part of the shoreline
36	F2, F3	The land use designation is Mixed Use 3.1 and Architectural Design Overlay, Pedestrian Overlay and Coastal Overlay	Rename Mixed Use designation as MU1 to distinguish the land use of north beach properties from the downtown MU3.1 area where the GPA allows stand-alone residential uses
37	F3	There are two land use designations are on the property: Neighborhood Commercial (NC1.2) and Residential Medium (RM). This is because the commercial and residential areas do not split along the lot lines. The property is in the Coastal Overlay	Move the boundary of the Neighborhood Commercial (NC1.2) area so the lot is entirely commercial. This changes approximately 4,000 square feet of the lot from Residential Medium to NC1.2.

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
38	G3	The land use designation is Mixed Use 3.0 (MU3.0) and is in the Architectural Overlay, Pedestrian Overlay, and Coastal Overlay. Most of the properties are developed as residential. Currently, residential uses on the ground level are prohibited so these properties are nonconforming uses	Create a new Mixed Use designation (MU3.3) and remove the Pedestrian Overlay to allow stand-alone residential uses on the ground level. This would allow properties to be developed with commercial, mixed use, or residential projects to accommodate existing uses and provide more flexibility
39	D4, D5	The land use designation is Light Industrial	Change the land use designation to Private Open Space (OS2) to reflect existing uses. The property is common area open space in the Rancho San Clemente Business Park, such as landscaped medians, pocket parks, hillside buffers, etc.
40	F2, F3	Right of Way	Expand Architectural Overlay and Pedestrian Overlays to include alleys and storm channel culvert
41	F3, G4, H4	Right of Way	Expand Architectural Overlay Overlays to include alleys in some areas
42	G5	The land use map shows the land use designation is Residential Low Density (RL)	Change a portion of the properties from RL to a Private Open Space (OS2) land use designation to reflect the existence of open space easements

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
43	C3, D3, F4, H5	The land use designation is shown as Residential Low Density (RL). Prior to the 2014 General Plan update, the properties were partially or entirely designated as Private Open Space (OS2). No land use change was intended	Restore Private Open Space (OS2) areas and expand in some instances to reflect open space easements
44	F3, F4	The land use designation is Mixed Use 2 (MU2). The properties are within the Architectural Overlay, Pedestrian Overlay, and Coastal Overlay.	Remove the Architectural Design Overlay (-A) and Pedestrian Overlay (-P). Unlike other sites in the Overlay Zones, the lots have frontage on Calle Los Molinos, not on El Camino Real
45	D3	Two land use designations are shown on the property: Residential Low Density (RL) and Private Open Space (OS2). Prior to the 2014 General Plan update, the properties were entirely designated as RL. No land use changes were intended	Change the land use designation to be entirely Residential Low Density (RL) and move the Private Open Space boundary to lot lines, consistent with the General Plan prior to the 2014 update
46	G3	The land use designation is Residential Medium Density (RM) and Coastal Overlay	Change the land use designation to Public Open Space (OS1) to reflect city ownership and existing use. The properties are part of the shoreline or function as coastal access

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
47	D1	The land use map shows the property is located outside the City of San Clemente. However, the Orange County Local Area Formation Commission (OC LAFCO) indicates the property is in the City of San Clemente	Assign a land use designation of Residential Medium Low Density Residential (RML). This is consistent with surrounding land uses
48	E2	The land use designation is shown as Residential Medium Low Density (RML). The Orange County Local Area Formation Commission indicates the properties are not within the City of San Clemente	Remove the properties from the General Plan land use map
49	C6	The land use map shows the property is designated as Private Open Space (OS2). The Orange County Local Area Formation Commission indicates the properties are partially or entirely not located within the City of San Clemente	Adjust the City boundary on the land use map to reflect direction on the City boundary line. This removes Private Open Space (OS2) area within the City limits

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes
50	D6	The land use map shows the property is designated as Neighborhood Commercial. The Orange County Local Area Formation Commission indicates the property is not located within the City of San Clemente	Remove the properties from the General Plan land use map
51	G3	The land use designation is Mixed Use 3.0 (MU3.0) and is in the Architectural Overlay, Pedestrian Overlay, and Coastal Overlay. The properties are developed as residential. Currently, residential uses on the ground level are prohibited so these properties are nonconforming uses	Create a new Mixed Use designation (MU3.3) and remove the Pedestrian Overlay to allow stand-alone residential uses on the ground level. This would allow properties to be developed with commercial, mixed use, or residential projects to accommodate existing uses and provide more flexibility
52	F2	The land use designation is Coastal Recreation Serving Commercial with Coastal Overlay (CRC)	Add property to Pedestrian Overlay. This change was encouraged by the Coastal Commission (in their review of the City's Draft Coastal Land Use Plan) because the intent of the CRC designation and Pedestrian overlay is similar: encourage visitor serving type commercial uses. The land use designation currently allows these uses

Addendum No. 1 Certified Environmental Impact Report (EIR) No. SCH 2013041021

Background

On February 13, 2014, the City Council approved and/or certified the following: A) Final Centennial General Plan, dated February 2014; B) Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2013041021, mitigation monitoring program, and statements of overriding consideration, addressing significant, unavoidable adverse environmental impacts identified in the FEIR, namely Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. The environmental documents are attached under separate cover (on compact disc).

Project Description

General Plan Amendment 15-049 would clean up and clarify items, add and improve maps, and change various land use designations and standards per City Council direction. Several amendments are proposed that are spread geographically through the City boundaries. Exhibit 1 is a table that lists, describes, and references numbers on maps attached under separate cover: "General Plan changes", which identify where land use and policy changes are proposed. The table contains two columns specific to this addendum and checklist analysis. The first column is "Type of Change" that categorizes the various General Plan amendments into Groups A, B, and C. The second column is "CEQA comments" that provides a rationale for categorizing each amendment as shown. The categories are described below:

Group A

These are amendments that involve map and text clean up items to reflect assumptions in the EIR analysis or policy changes that have no potential to impact the environment. A majority of Group A amendments fix mapping errors to reflect assumptions in the EIR analysis. Below are several examples of such amendments:

1. Map clean ups to restore open space area that was omitted from the General Plan map. The EIR analysis assumed these areas are Open Space and would not be developed in build out calculations for the horizon year.
2. The extension of the City's architectural overlay which requires projects to have a certain form of architecture. This does not increase the allowed height, mass, or maximum density of development.
3. Renaming of particular land use designations with no change to development standards in any way.

Group B

These are amendments that reduce impacts. Examples include:

1. Reductions of the maximum allowed Floor Area Ratio or density of development within a particular land use designation.
2. Application of new development standards that reduce the scale, mass, and density of development.
3. Land use designation changes from Neighborhood Commercial to Private Open Space.

Group C

These are changes that would not have new significant impacts or substantially increase previously studied and mitigated impacts in the EIR. These amendments are identified in Exhibit 1. There are four Group C amendments located in the same geographic area. Items 18, 19, 20, and 21 (table and map references) would add vehicle trips up to approximately 1560 trips per day and not likely change the traffic model's Level of Service (LOS) at nearby critical intersections such as El Camino Real and Avenida Pico from the current projected LOS D. These traffic impacts are significantly offset by other amendments in Group B, including table and map items 13 and 16 that reduce square footage of commercial development nearby. As a whole, the GPA is expected to reduce greenhouse gas emissions, traffic, and amount of commercial development near intersections that were identified in the EIR to have significant but unavoidable impacts.

California Environmental Quality Act (CEQA) Findings

The City conducted an environmental review in conformance with the CEQA and the State CEQA Guidelines and determined the project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the previously certified FEIR. Therefore, an EIR addendum may be prepared, pursuant to CEQA Guidelines Section 15164(b), as minor technical changes or additions must be made to the FEIR to reflect GPA 15-049. An EIR addendum, attached as Exhibit B, has been prepared per Public Resource Code 21166 and CEQA Section 15162 findings below:

- A. The proposed addendum to the project description will not require major revision of the EIR;
- B. No substantial changes are occurring with respect to the circumstances under which the project is being undertaken that would require major revisions to the certified EIR; and
- C. No new information of substantial importance has become available that creates inconsistencies with the prior EIR or would require major revisions to occur.

Initial Study/Environmental Checklist

Pursuant to Pub. Resources Code, Section 21166, and CEQA Guidelines sections 15162 and 15164, subdivision (a), the attached Initial Study/Environmental Checklist has been prepared by the City of San Clemente (“Lead Agency”) to determine if this Addendum is the appropriate CEQA document to prepare and is sufficient for General Plan Amendment (GPA) 15-049, and that no supplemental environmental review is required under CEQA.

The attached Initial Study/Environmental Checklist uses the standard environmental checklist categories provided in Appendix G of the CEQA Guidelines, but provides answer columns for evaluation consistent with the considerations listed under CEQA Guidelines sections 15162, subdivision (a), and 15164. The checklist is provided as Exhibit 2.

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see for key)	CEQA Comments
1	D6	The land use designation is Neighborhood Commercial (NC1.2)	Change land use designation from Neighborhood Commercial (NC1.2) to Privately Owned Open Space (OS2)	Group B	Reduces development by changing commercial land area to open space
2	D4, D5, E4, E5, F3	The land use designation is Light Industrial (LI-2). Some properties (west of Interstate-5) are within the Coastal Overlay	Rename the Light Industrial land use designations from LI-2 to LI. No change to allowable uses or standards	Group A	Clerical change, no environmental impact
3	D5	The land use designation is Privately Owned Open Space (OS2)	Change the land use designation to Light Industrial (LI). The land use map data is wrong for the parcel. It should be Light Industrial (LI), consistent with the previous General Plan and Specific Plan	Group A	Map clean up that reflects EIR analysis assumptions
4	A5, B3, B4, B5, C2, C3, C5, D3, D4, E2, E4, F5	The land use designation is Residential Low Density (RL)	Change the land use designation to Privately Open Space to reflect existing uses. The property is common area open space in a residential tract such as landscaped medians, pocket parks, hillside buffers, etc. Similar land use changes were made in the 2014 General Plan update to reflect existing uses, but some remanent parcels were missed. The proposed changes update the land use map further to include missed parcels	Group A	Map clean up that reflects EIR analysis assumptions
5	A5, B3, B5, C4, C5, C6, D5, F5	The land use designation is Residential Medium Low Density (RML)	Same as above	Group A	Map clean up that reflects EIR analysis assumptions
6	C2, C4, C5, D5, D6,	The land use designation is Residential Medium Density (RM)	Same as above	Group A	Map clean up that reflects EIR analysis assumptions
7	C2	The land use designation is Residential High Density (RH)	Same as above	Group A	Map clean up that reflects EIR analysis assumptions
8	C2	The land use designation is shown as Privately Owned Open Space (OS2)	Update the land use map to reflect a 2012 General Plan Amendment (GPA12-184) that changed the land use designation from Private Open Space (OS2) to Residential Low Density (RL). This was done to reflect the existing land use (a house) so it is conforming	Group A	Map clean up that reflects EIR analysis assumptions

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see for key)	CEQA Comments
9	C4	The General Plan map shows the land use is Community Commercial (CC2). This is an error. The 2014 General Plan update changed land use standards and allowed uses, but the intent was to keep existing standards that reflect existing uses and development. The designation should be NC1.3	Restore previous land use standards and allowed uses by changing the designation to Neighborhood Commercial (NC1.3)	Group B	Reduces the allowed density of commercial development from a maximum Floor Area Ratio of .5 to .35
10	C4, D4	The General Plan map shows the land use is Community Commercial (CC2). The 2014 General Plan update changed land use standards and allowed uses, but the intent was to keep existing standards that reflect existing uses and development	Restore land use standards and uses by changing the land use designation to Neighborhood Commercial (NC1.2), consistent with the land use prior to the 2014 General Plan update	Group B	Reduces the allowed density of commercial development from a maximum Floor Area Ratio of .5 to .35
11	C4	The General Plan map shows the land use is Community Commercial (CC2).	Change the land use designation to Private Open Space to reflect existing uses. The property is common area open space (landscaped median)	Group A	Map clean up that reflects EIR analysis assumptions
12	B2, B3, C2, C3, D2, G4, G5, H5	Two land use designations are on the property: Residential Low Density (RL) and Private Open Space (OS2). Due to a mapping error, the 2014 General Plan update moved the boundary of Private Open Space areas. The change was unintended	Restore the boundary of Private Open Space (OS2) areas that existed prior to the 2014 update. In areas where there is a Private Open Space easement, the proposed GPA enlarges Private Open Space areas to easement boundaries	Group A	Map clean up that reflects EIR analysis assumptions
13	D1, F3	The land use designation is Community Commercial (CC2). The maximum allowed density or "Floor Area Ratio" (FAR) is shown as .75. This is an error. The FAR limit should be .50, consistent with the previous General Plan and current zoning standards. A density increase wasn't intended in the 2014 General Plan update. Some properties are within the Medical Office Overlay or Professional Business Overlay	Restore the CC2 Floor Area Ratio (FAR) standard to a maximum of .50. This reverses an unintended land use change in the 2014 General Plan update	Group B	Reduces the maximum allowed density of the underlying zone from .75 FAR to .5 FAR

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see for key)	CEQA Comments
14	D1	The land use designation is Community Commercial (CC2). There is also a Medical Office Overlay. The land use table shows the maximum allowable FAR is .75 for the Medical Office Overlay. This is an error. In the 2014 General Plan update, the Overlay was to have a 1.0 maximum FAR north of Camino Mira Costa and this is not reflected in the General Plan	Make changes in row 13, above, and updates the maximum FAR standard for the Medical Office Overlay to a be maximum of 1.0 north of Camino Mira Costa	Group A	Revision to standards to reflect policy intent and EIR analysis assumptions
15	D2	The land use designation is Residential High Density (RH)	Add Affordable Housing Overlay that was omitted from the map by mistake	Group A	Map clean up that reflects EIR analysis assumptions and housing element updates
16	E2, E3, F3	The land use designation is Regional Commercial (RC). The 2014 General Plan update did not revise the RC Floor Area Ratio standard to reflect the Marblehead Specific Plan and a land use change of the hospital site from RC2 to Community Commercial (CC2). The General Plan shows a maximum FAR requirement of .5-2.0, where the Marblehead Specific Plan limits FAR to .35 for the Plaza San Clemente commercial project area	Reduce the maximum Regional Commercial Floor Area Ratio (FAR) standard from 2.0 to .35 of project lot area to be consistent with the Marblehead Coastal Specific Plan and Plaza San Clemente project	Group C	Reduces the allowed density of development from .5 (for RC1) to .35 of project lot area
17	G4	The land use map shows the land use designation is Residential Low Density (RML). This allows for duplexes but the properties are developed as single family residential	Change the land use to Residential Low Density (RL) to reflect existing single family residential uses on the property and the current zoning designation	Group B	Removes option of commercial uses

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see for key)	CEQA Comments
18	F3	Two land use designations are on the property: Mixed Use 3.1 (MU3.1) and Light Industrial (LI-1). There are two designations because the land use boundary does not align with lot lines. The property also is within the Architectural Overlay, Pedestrian Overlay, Coastal Overlay. The Light Industrial part of the property is also in the Mixed Use Overlay. No standards are shown for the Mixed Use Overlay in the land use table	Proposed changes: 1) designate the entirety of the property as Mixed Use, 2) rename of the Mixed Use designation to MU1 [to distinguish the land use of north beach properties from the downtown MU3.1 area where the GPA allows stand-alone residential uses]	Group C	Changes the land use of a portion of a property from Light Industrial to Mixed Use 1. This would have no new significant impacts or substantial increase in previously studied and mitigated impacts. The change is offset by change no. 19 in row below. Items 18, 19, 20, and 21 would add vehicle trips up to approximately 1560 trips per day and not likely change the traffic model's Level of Service at nearby critical intersections such as El Camino Real and Avenida Pico from the current projected LOS D. These traffic impacts are significantly offset by other amendments in Group B, including 13 and 16 that reduce square footage of commercial development nearby. As a whole, the GPA is expected to reduce greenhouse gas emissions, traffic, and amount of commercial development near intersections that were identified in the EIR to have significant but unavoidable impacts
19	F3	Two land use designations are on the property: Mixed Use 3.1 (MU3.1) and Light Industrial (LI-1). There are two designations because the land use boundary does not align with lot lines. The property also is within the Architectural Overlay, Pedestrian Overlay, Coastal Overlay. The Light Industrial part of the property is also in the Mixed Use Overlay. No standards are shown for the Mixed Use Overlay in the land use table	Proposed changes: 1) designate the entirety of the property as Light Industrial, 2) clarify standards for the Mixed Use Overlay by adding them to the land use table, 3) rename and consolidate Light Industrial designations from LI-1 and LI-2 to LI; 4) increase the maximum Floor Area Ratio (FAR) of the underlying Light Industrial designation from .35 to .50 (consistent with existing uses); and 5) increase the maximum FAR of the Mixed Use Overlay from 1.0 to 2.0	Group C	Changes the land use of a portion of a property from Light Industrial to Mixed Use 1. Similar comments as row 18
20	F3	The land use designation is Light Industrial (LI-1) and the property is within the Architectural Design Overlay, Pedestrian Overlay, Coastal Overlay, and Mixed Use Overlay. No standards are shown for the Mixed Use Overlay	Proposed changes: 1) clarify standards for the Mixed Use Overlay by adding them to the land use table, 2) rename and consolidate Light Industrial designations from LI-1 and LI-2 to LI; 3) increase the maximum Floor Area Ratio (FAR) of the underlying Light Industrial designation from .35 to .50 (consistent with existing uses); and 4) increase the maximum FAR of the Mixed Use Overlay from 1.0 to 2.0	Group C	Increases the maximum allowed density of the underlying light industrial land use and mixed use overlay. Similar comments as row 18

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see for key)	CEQA Comments
21	F3	The land use designation is shown as Mixed Use 2 (MU2) as a result of a mapping error. The properties are within the Architectural Overlay, Pedestrian Overlay, and Coastal Overlay. Prior to the 2014 General Plan update, the land use designation was MU3.1. The land use change was unintended	Proposed changes: 1) restore the MU3.1 land use designation and corresponding density/height standards that existed prior to the 2014 General Plan update. This increases the maximum allowed commercial FAR from .5 to 1.0 and mixed use FAR from 1.5 to 2.0. The height limit changes in that three stories are not allowed for Mixed Use projects on lots 12,000 sf or smaller unless a Conditional Use Permit exception is approved (with 45 ft Top of roof maximum height, 37 ft Plate line maximum height); 2) rename the Mixed Use designation as Mixed Use 1 (MU1) to distinguish the land use of north beach properties from the downtown MU3.1 area where the GPA allows stand-alone residential uses	Group C	Increases the maximum allowed density of mixed use. Similar comments as row 18
22 23 24 29 41	F3, G4, H4	Urban Design Element (Policy UD-5.07) extends the Architectural Overlay from Palizada street to El Portal. This is an error. The policy intent was to extend the Overlay along El Camino Real from downtown to the Overlay in North Beach and from downtown to the El Camino Real/Interstate-5 interchange. In these areas, the Overlay requires projects to have Spanish styled architecture, not limited to Spanish Colonial Revival style	Correct the policy wording to reflect intended policy of extending the Overlay from downtown to North Beach and downtown and the El Camino Real/Interstate-5 interchange	Group A	No change in the allowed density, scale, and height of development allowed
23	F3	The land use designation is Mixed Use 1 (MU1). The properties are within the Architectural Overlay and Coastal Overlay	Change land use designation from Mixed Use 1 (MU1) to Residential Medium Density (RM)	Group B	Removes option of commercial uses
24	F3	The land use designation is Mixed Use 1 (MU1). The properties are within the Architectural Overlay and Coastal Overlay	Change land use designation from Mixed Use 1 (MU1) to Neighborhood Commercial (NC2)	Group B	Reduces the maximum allowed density of commercial uses, given the change removes the option of mixed use

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see for key)	CEQA Comments
25	F3	The land use designation is Community Commercial (CC2) with Professional Business Overlay (-PB). Prior to the 2014 General Plan update, the land use was Residential Low Density (RL). The land use change was made with an understanding that a CC2 designation would better reflect the current land use. However, there is a house on the site	Restore the land use designation to Residential Low Density (RL) to reflect existing uses and the character of a residential neighborhood	Group B	Reduces development potential by changing the allowed land use and maximum allowed density from a commercial land use designation to residential
26	G4	The land use designation is Residential Medium Density (RM). In the 2014 General Plan update, the site was to be added to the Affordable Housing Overlay	Add Affordable Housing Overlay (-AH) that was not included on the map by mistake	Group A	Revision to land use map to reflect policy intent and EIR analysis assumptions
27	G3, G4	The land use designation is Mixed Use 3.1. Some properties are within the Architectural Overlay, Pedestrian Overlay and Coastal Overlay	Amend land use standards to clarify that stand-alone residential uses are allowed in the Mixed Use 3.1 (MU3.1) land use designation	Group A	Allows stand-alone residential uses in lieu of commercial and mixed use
28	G3	The land use designation is Mixed Use 4 (MU4). Properties are within the Architectural Overlay, Pedestrian Overlay and Coastal Overlay	Change the land use designation from Mixed Use 4 (MU4) to Residential High Density (RH) but maintain the 30 foot height limit of the MU4 designation	Group B	Removes commercial and mixed use as an option which reduces the development potential of property

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see for key)	CEQA Comments
29	G4	The land use designation is Mixed Use 3.2 (MU 3.2). No standards are specified for maximum density, number of stories, and height. These standards were not included in the 2014 General Plan update by mistake. Some properties are within the Architectural Overlay, Pedestrian Overlay and Coastal Overlay	Proposed changes: 1) reduce the number of stories from three to two along El Camino Real; 2) apply new "height ceiling" limitations that restrict plate line height and top-of-roof height, above the front lot line midpoint elevation [height limits to be based on PC final direction]; 3) apply a rear yard setback to building parts and roofs higher than a certain amount above the rear property line midpoint elevation [setback and height to be based on PC final direction]; 4) apply a minimum Urban Open Area standard that requires at least 50 percent of street level urban open area to be provided between street and alley facing building facade and property lines adjoining streets and alleys, 5) require projects to provide a minimum amount of storage for each residential unit, 6) amend policy LU-3.05, amend table LU-1, and strike policy LU-13.03 to prohibit stand-alone residential uses; 7) add missing standards in land use table LU-1 for clarification	Group B	Revisions to standards that reduce the scale, mass, and floor area of development.
30	H4, I4	The General Plan incorrectly shows the land use designation as Community Commercial (CC2). The 2014 General Plan update changed the land use from CC3 to CC2 which allows less development. This was not intended	Restore Community Commercial (CC3) designation and standards that were unintentionally excluded from the 2014 General Plan update by mistake	Group C	Reduces the maximum density of commercial uses from .75 FAR to .7 to reflect standards that previously existed for the property
31	C2, D2	The land use designation is shown as Residential Medium Low Density (RML). Prior to the 2014 General Plan update, Private Open Space (OS2) was shown within and surrounding the Shorecliffs Mobile Home Park that is under common ownership. The map shows all of this area as RML. The change was unintended	Restore private owned open space (OS2) within and arounding the Shorecliffs mobile home park. Update the land use map to reflect the mobile home park, expanded as part of the Bellota slope repair project	Group A	Map clean up that reflects EIR analysis assumptions

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see for key)	CEQA Comments
32	D2	The land use map shows the designation is Residential Medium Low Density (RML). The 2014 General Plan changed the land use designation from Residential Medium Density (RM) to RML. The change was unintended	Restore the land use designation to Residential Medium density to reflect a 2003 General Plan Amendment (GPA) 03-150. The 2003 GPA changed the land use from RML to RM to reflect the existing use and development density, so the site is conforming	Group A	Map clean up that reflects existing uses and EIR analysis assumptions
33	E2	The land use designation is shown as Privately Owned Open Space (OS2)	Update the land use map to reflect a 1977 General Plan Amendment (GPA No. 30) that changed the land use designation from Open Area Recreational (O-A) to Single Family Residential. The GPA was not included in the 2014 General Plan update by mistake	Group A	Map clean up that reflects existing uses and EIR analysis assumptions
34	F4	The land use designation is Privately Owned Open Space (OS2)	Change the land use designation to Open Space Public (OS1). The lots are owned by the City of San Clemente	Group A	Map clean up that reflects existing use and city ownership of the properties
35	H4	The land use map shows the land use designation is Residential Low Density (RL).	Change the land use designation to Open Space Public (OS1). The lots are owned by the City of San Clemente, function as open space that is part of the shoreline	Group A	Map clean up that reflects existing uses and EIR analysis assumptions
36	F2, F3	The land use designation is Mixed Use 3.1 and Architectural Design Overlay, Pedestrian Overlay and Coastal Overlay	Rename Mixed Use designation as MU1 to distinguish the land use of north beach properties from the downtown MU3.1 area where the GPA allows stand-alone residential uses	Group A	Clerical change, no environmental impact
37	F3	There are two land use designations are on the property: Neighborhood Commercial (NC1.2) and Residential Medium (RM). This is because the commercial and residential areas do not split along the lot lines. The property is in the Coastal Overlay	Move the boundary of the Neighborhood Commercial (NC1.2) area so the lot is entirely commercial. This changes approximately 4,000 square feet of the lot from Residential Medium to NC1.2.	Group A	Map clean up that reflects existing uses and EIR analysis assumptions
38	G3	The land use designation is Mixed Use 3.0 (MU3.0) and is in the Architectural Overlay, Pedestrian Overlay, and Coastal Overlay. Most of the properties are developed as residential. Currently, residential uses on the ground level are prohibited so these properties are nonconforming uses	Create a new Mixed Use designation (MU3.3) and remove the Pedestrian Overlay to allow stand-alone residential uses on the ground level. This would allow properties to be developed with commercial, mixed use, or residential projects to accommodate existing uses and provide more flexibility	Group B	Allows stand-alone residential uses is allowed in lieu of commercial and mixed use

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see for key)	CEQA Comments
39	D4, D5	The land use designation is Light Industrial	Change the land use designation to Private Open Space (OS2) to reflect existing uses. The property is common area open space in the Rancho San Clemente Business Park, such as landscaped medians, pocket parks, hillside buffers, etc.	Group A	Map clean up that reflects existing uses and EIR analysis assumptions
40	F2, F3	Right of Way	Expand Architectural Overlay and Pedestrian Overlays to include alleys and storm channel culvert	Group A	No change in the allowed density, scale, and height of development allowed
41	F3, G4, H4	Right of Way	Expand Architectural Overlay Overlays to include alleys in some areas	Group A	No change in the allowed density, scale, and height of development allowed
42	G5	The land use map shows the land use designation is Residential Low Density (RL)	Change a portion of the properties from RL to a Private Open Space (OS2) land use designation to reflect the existence of open space easements	Group A	Map clean up that reflects existing uses and EIR analysis assumptions
43	C3, D3, F4, H5	The land use designation is shown as Residential Low Density (RL). Prior to the 2014 General Plan update, the properties were partially or entirely designated as Private Open Space (OS2). No land use change was intended	Restore Private Open Space (OS2) areas and expand in some instances to reflect open space easements	Group A	Map clean up that reflects existing uses and EIR analysis assumptions
44	F3, F4	The land use designation is Mixed Use 2 (MU2). The properties are within the Architectural Overlay, Pedestrian Overlay, and Coastal Overlay.	Remove the Architectural Design Overlay (-A) and Pedestrian Overlay (-P). Unlike other sites in the Overlay Zones, the lots have frontage on Calle Los Molinos, not on El Camino Real	Group A	No change in the allowed density, scale, and height of development allowed
45	D3	Two land use designations are shown on the property: Residential Low Density (RL) and Private Open Space (OS2). Prior to the 2014 General Plan update, the properties were entirely designated as RL. No land use changes were intended	Change the land use designation to be entirely Residential Low Density (RL) and move the Private Open Space boundary to lot lines, consistent with the General Plan prior to the 2014 update	Group A	Map clean up that reflects EIR analysis assumptions
46	G3	The land use designation is Residential Medium Density (RM) and Coastal Overlay	Change the land use designation to Public Open Space (OS1) to reflect city ownership and existing use. The properties are part of the shoreline or function as coastal access	Group A	Map clean up that reflects existing uses and EIR analysis assumptions

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see for key)	CEQA Comments
47	D1	The land use map shows the property is located outside the City of San Clemente. However, the Orange County Local Area Formation Commission (OC LAFCCO) indicates the property is in the City of San Clemente	Assign a land use designation of Residential Medium Low Density Residential (RML). This is consistent with surrounding land uses	Group A	Clerical item. No change in development potential
48	E2	The land use designation is shown as Residential Medium Low Density (RML). The Orange County Local Area Formation Commission indicates the properties are not within the City of San Clemente	Remove the properties from the General Plan land use map	Group A	Clerical item. No change in development potential
49	C6	The land use map shows the property is designated as Private Open Space (OS2). The Orange County Local Area Formation Commission indicates the properties are partially or entirely not located within the City of San Clemente	Adjust the City boundary on the land use map to reflect direction on the City boundary line. This removes Private Open Space (OS2) area within the City limits	Group A	Clerical item. No change in development potential
50	D6	The land use map shows the property is designated as Neighborhood Commercial. The Orange County Local Area Formation Commission indicates the property is not located within the City of San Clemente	Remove the properties from the General Plan land use map	Group A	Clerical item. No change in development potential
51	G3	The land use designation is Mixed Use 3.0 (MU3.0) and is in the Architectural Overlay, Pedestrian Overlay, and Coastal Overlay. The properties are developed as residential. Currently, residential uses on the ground level are prohibited so these properties are nonconforming uses	Create a new Mixed Use designation (MU3.3) and remove the Pedestrian Overlay to allow stand-alone residential uses on the ground level. This would allow properties to be developed with commercial, mixed use, or residential projects to accommodate existing uses and provide more flexibility	Group B	Allows stand-alone residential uses is allowed in lieu of commercial and mixed use

**General Plan Amendment (GPA) 15-049
Summary and map key of proposed land use and policy changes**


#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see for key)	CEQA Comments
52	F2	The land use designation is Coastal Recreation Serving Commercial with Coastal Overlay (CRC)	Add property to Pedestrian Overlay. This change was encouraged by the Coastal Commission (in their review of the City's Draft Coastal Land Use Plan) because the intent of the CRC designation and Pedestrian overlay is similar: encourage visitor serving type commercial uses. The land use designation currently allows these uses	Group A	No change in the allowed density, scale, and height of development allowed

NEW SIGNIFICANT ENVIRONMENTAL EFFECTS OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS CEQA DOCUMENT. The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Greenhouse Gases |

DETERMINATION (To be completed by the Lead Agency): On the basis of this initial evaluation:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR adequately discusses the potential impacts of the project without modification.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an ADDENDUM.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT EIR is required.



 Signature

CHRISTOPHER WRIGHT
 Printed Name

8/27/15

 Date

CITY OF SAN CLEMENTE
 For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A finding of “No New Impact/No Impact” means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except "No New Impact/No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No New Impact/No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No New Impact/No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) A finding of “New Mitigation is Required” means that the project have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.
- 3) A finding of “New Potentially Significant Impact” means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.
- 4) A finding of “Reduced Impact” means that a previously infeasible mitigation measure is now available, or a previously infeasible alternative is now available that will reduce a significant impact identified in the previously prepared environmental document.
- 5) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.
 - c) Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.
 - d) Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.
- 7) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 8) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- 9) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 10) The explanation of each issue should identify:
- a) the significance criteria or threshold, if any, used to evaluate each question;
 - b) differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and
 - c) the previously approved mitigation measure identified, if any, to reduce the impact to less than significance.

SAMPLE QUESTION

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>IV. BIOLOGICAL RESOURCES. Would the project:</p>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VI.	GEOLOGY AND SOILS. Would the project:				
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IX. HYDROLOGY AND WATER QUALITY.
Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
X.	LAND USE AND PLANNING. Would the project:				
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XI.	MINERAL RESOURCES. Would the project:				
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XII.	NOISE. Would the project result in:				
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIII. POPULATION AND HOUSING. Would the project:

a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIV. PUBLIC SERVICES. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XV. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVI.	TRANSPORTATION / TRAFFIC. Would the project:				
a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVII. UTILITIES AND SERVICE SYSTEMS.					
	Would the project:				
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXHIBIT C

Section 1: The Table of Contents of the Centennial General Plan and are hereby amended as follows:

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Section 2: The List of Figures and Tables, and Figure references throughout the Centennial General Plan are hereby amended as follows:

List of Figures and Tables

Figures are provided at the end of the element

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Figure LU-2A	Commercial Area (Shorecliffs)
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Table LU-1 General Plan Land Use Designations Summary Table..... LU-5

Section 3: The Land Use Element of the of the Centennial General Plan is hereby amended as follows:



Sea View by Joyce Poisson

Land Use Element

The Land Use Element is an essential tool in achieving San Clemente’s vision, as described in the “2009 Vision San Clemente Final Report” and “2009 Vision and Strategic Plan” for San Clemente. It is one of thirteen chapters, or “elements” that comprise the Centennial General Plan. Traditionally, the Land Use Element is considered the General Plan’s most important policy document because it describes the allowed types and configurations of land uses and where they can be located, including residential, commercial, mixed-use, industrial, open space, recreation and public uses. In combination with the other elements, the Land Use Element guides how we plan, arrange, develop and conduct these land uses and serves as a key tool in ensuring a high quality of life for our citizens. Land use decisions have the potential to add value to our community in terms of safety, convenience, environmental quality, aesthetics and economic benefits.

To help guide land use and development-related decisions, this Element provides:

- 1) a Land Use Plan that graphically depicts where different types of land uses are allowed;
- 2) a description of Land Use Designations that comprise the Land Use Plan, including density and development intensity standards;
- 3) a summary of population and employment buildout estimates for the City; and
- 4) goals and policies that help guide public and private land use actions.

The Land Use Element provides more detailed goals and policies for Focus Areas. Following the 1993 General Plan, which focused on managing growth and development in the City's inland Ranch areas, this General Plan focuses on land use changes in eight geographic areas and on maintaining and enhancing the overall quality of life San Clemente citizens and visitors enjoy.

PRIMARY GOALS: Achieve the City's Vision by establishing and maintaining balance of uses that provides:

- 1) a diversity of residential neighborhoods and housing opportunities;
- 2) distinct and vibrant commercial and industrial areas offering a range of retail, service and employment uses that complement rather than compete with one another;
- 3) a mix of passive and active recreational areas available to all of our residents, employees and visitors;
- 4) access to a host of historic, cultural and social amenities and resources;
- 5) protected open space and natural resource areas that offer solitude and a respite from urban life, recreation and views, diverse and healthy natural habitats for a variety of plant and animal species, and distinct community edges; and
- 6) a mix of public and institutional uses that provide lifelong learning opportunities, places of worship and City facilities offering a wide range of services and cultural amenities.

GOAL AND POLICY SECTIONS:

1. Land Use Plan
2. Residential Land Uses
3. Commercial Land Uses
4. Mixed Use Land Uses
5. Industrial Land Uses
6. Automobile-Related Land Uses
7. Public and Institutional Land Uses
8. Focus Areas
 - a. Camino de Los Mares
 - b. North Beach/North El Camino Real
 - c. Los Molinos
 - d. Rancho San Clemente and Talega Business Parks
 - e. Del Mar/T-Zone
 - f. Pier Bowl and Pier
 - g. South El Camino Real (West of Interstate 5)
 - h. South El Camino Real (East of Interstate 5)

ADDITIONAL LINKS

- [San Clemente Community Profile \[staff to provide link\]](#)
- [San Clemente Vision and Strategic Plan \[staff to provide link\]](#)
- [Zoning Code](#)

- [\[http://library.municode.com/index.aspx?clientId=16606&stateId=5&stateName=California\]](http://library.municode.com/index.aspx?clientId=16606&stateId=5&stateName=California)
- **Government Code Section 65302(a) (Requirement for Land Use Element)**
[<http://codes.lp.findlaw.com/cacode/GOV/1/7/d1/3/5/s65302>]
- **Rancho San Clemente Specific Plan** [<http://san-clemente.org/sc/standard.aspx?pageid=443>]
- **West Pico Corridor Specific Plan** [<http://san-clemente.org/sc/standard.aspx?pageid=443>]
- **Pier Bowl Specific Plan** [<http://san-clemente.org/sc/standard.aspx?pageid=443>]
- **Talega Specific Plan** [<http://san-clemente.org/sc/standard.aspx?pageid=443>]
- **Marblehead Coastal Specific Plan** [<http://san-clemente.org/sc/standard.aspx?pageid=443>]
- **Rancho San Clemente Specific Plan** [<http://san-clemente.org/sc/standard.aspx?pageid=443>]
- **Forster Ranch Specific Plan** [<http://san-clemente.org/sc/standard.aspx?pageid=443>]

Land Use Plan

The [Land Use Plan](#) [[link to Land Use Plan figure](#)] for San Clemente accommodates the full range of uses existing in San Clemente in 2013, as well as uses to be allowed in areas where change is desired. The buildout of land uses contemplated in the 1993 Land Use Plan has essentially been realized. In 2013, most of the City’s expansion areas are built out, with the exception of Marblehead Coastal, and growth will primarily occur on vacant infill parcels or through redevelopment. Consequently, this Land Use Plan anticipates that land use changes will be concentrated within eight [Focus Areas](#) [[link to Focus Area Page which provides a map and list of Focus Areas and links to their respective goals and policies](#)].

This land use plan builds upon a wealth of assets, including: many safe and attractive residential neighborhoods, a variety of commercial and coastal destinations that are unique to the region, unique historic resources that distinguish our community, visual and functional landmarks to our neighborhoods and districts, a thriving business and industrial sector, a historic downtown, convenient multi-modal transportation facilities and access to some of the best beach, ocean and open space resources that Southern California has to offer.

PRIMARY GOALS:

The Land Use Plan seeks to:

- 1) retain and enhance established residential neighborhoods, commercial and industrial districts, recreational resources, community-activity areas and amenities, and open spaces that improve the community’s quality of life, enhance the appeal of our many attractions, maintain our small-town character, and ensure long-term environmental and fiscal health;
- 2) provide for the revitalization, adaptive re-use, and improvement of deteriorated neighborhoods, historic buildings and districts;
- 3) allow for some intensification of commercial and industrial districts, while preserving or enhancing their character;

- 4) provide opportunities for new residential, commercial, and job-generating uses in targeted areas, within the capacities of existing infrastructure and public services;
- 5) preserve and enhance coastal recreation, resources, access and amenities;
- 6) protect and maintain significant environmental resources;
- 7) protect and preserve significant historic resources;
- 8) provide a diversity of land use areas that complement one another and are characterized by differing functional activities and intensities of use;
- 9) locate commercial, public services, recreation, transit opportunities and jobs near residents and businesses; and
- 10) Ensure our policies, programs and actions continue to celebrate and reinforce San Clemente's role as a unique and distinctive place in southern Orange County and in the greater Southern California region.

GENERAL PLAN FIGURES

[Figure LU-1A, Land Use Map](#)

[Figure LU-1B, Overlays Map](#)

[Figure LU-2A, Commercial Area \(Shorecliffs\)](#)

[Figure LU-2B, Commercial Area \(Ave. La Pata at Ave. Vista Hermosa and Ave. Pico\)](#)

[Figure LU-3A, Commercial and Mixed Use Areas \(North Beach/N. El Camino Real\)](#)

[Figure LU-3B, Commercial and Mixed Use Areas \(N. El Camino Real, East of Ave Aragon\)](#)

[Figure LU-3C, Commercial and Mixed Use Areas \(Downtown/Del Mar/T-Zone\)](#)

[Figure LU-3D, Mixed Use Areas \(Pier Bowl\)](#)

[Figure LU-3E, Commercial and Mixed Use Areas \(S. El Camino Real, West of Interstate 5\)](#)

[Figure LU-3F, Commercial and Mixed Use Areas \(S. El Camino Real, East of Interstate 5 to Ave Magdalena\)](#)

[Figure LU-3G, Commercial and Mixed Use Areas \(S. El Camino Real, East of Interstate 5 from Ave Magdalena to City boundary\)](#)

[Table LU-1, Land Use Designations \[link to Land Use Summary page\]](#)

[Table LU-2, General Plan Buildout Estimates \[link to Buildout Estimates page\]](#)

ADDITIONAL LINKS

- [Specific Plans \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- [San Clemente Vision and Strategic Plan](#)

Table LU-1 General Plan Land Use Designations Summary Table			
Land Use Designations	Maximum Density/ Intensity (FAR)	Max. No. of Stories/ Building Height ¹	Intention
Residential			
Residential Very Low (RVL)	1 unit per 20 gross acres or per parcel, whichever is smaller	2 stories; 30 ft.	Single-family detached homes, typically in an estate setting
Residential Low (RL)	4.5 units per gross acre 7.0 units per net acre	25 ft.	Single-family detached homes
Residential Medium Low (RML)	7.0 units per gross acre 10.0 units per net acre	25 ft.	Single-family detached and attached homes, including clustered homes and townhomes
Residential Medium (RM)	15.0 units per gross acre 24.0 units per net acre	25 ft.	Single-family detached and attached homes, including clustered homes and townhomes, and multifamily apartments
Residential High (RH)	24.0 units per gross acre 36.0 units per net acre	45 ft. Coronado Lane properties in Pier Bowl Specific Plan: 30 ft. limit	Single-family attached homes, including townhomes and condominiums, and multifamily apartments
Commercial			
Neighborhood Serving (NC)	NC 1.1: 0.35 Floor Area Ratio (FAR) NC 1.2: 0.35 FAR NC 1.3: 0.35 FAR NC 2: 0.50 FAR	NC1.1:1 story; TOR: 15 ft.; NC1.2:2 stories; TOR: 33 ft.; PL: 26 ft. NC1.3:3 stories; TOR: 45 ft.;	Local-serving retail commercial, personal service, professional office, lodging, cultural facilities and eating and drinking uses

**Table LU-1
General Plan Land Use Designations Summary Table**

Land Use Designations	Maximum Density/ Intensity (FAR)	Max. No. of Stories/ Building Height ¹	Intention
	NC 3: 0.75 FAR	PL: 37 ft. NC2: 2 stories; TOR: 33 ft.; PL: 26 ft. NC3:3 stories; TOR: 45 ft.; PL: 37 ft.	
Community Serving (CC)	CC 1: 0.50 Floor Area Ratio (FAR) CC 2: 0.50 FAR. If hospital use, 2.0 FAR CC3: .70 FAR	CC1: 2 stories; TOR: 33 ft.; PL: 26 ft. CC2: 3 stories; TOR: 45 ft.; PL: 37 ft. If hospital use: 4 stories TOR: 54 ft.; PL: 45 ft. CC3: TOR: 45 ft.; PL: 37 ft.	More intense development of local-serving retail commercial; personal service; professional office; hospital, medical offices, congregate care, and related uses; lodging; cultural uses and eating and drinking uses
Regional Serving (RC)	.35 FAR of project lot area	3 stories TOR: 45 ft. PL: 37 ft. Exceptions granted for a theater and/or clock tower (62 ft. for highest architectural projection; PL: 55 ft.).	Regional-serving retail commercial, entertainment, dining, financial and professional offices
Coastal and Recreation Serving (CRC)	1.00-1.50 FAR	Per existing building height at street elevation	Coastal-oriented retail commercial, recreation, dining, and lodging
Light Industrial (LI)	0.50 FAR	2 stories or 3 stories with office; 45 ft. <i>*Refer to Talega, Rancho San Clemente and West Pico Specific Plans for individual areas.</i>	A mixture of business park, research and development, professional offices, light industrial uses such as light assembly and

**Table LU-1
General Plan Land Use Designations Summary Table**

Land Use Designations	Maximum Density/ Intensity (FAR)	Max. No. of Stories/ Building Height¹	Intention
			manufacturing, and supportive retail. Limited retail and service commercial uses supporting these areas are allowed
Heavy Industrial (HI)	0.75 Floor Area Ratio (FAR)	2 stories; 35 ft. <i>*Refer to Rancho San Clemente and West Pico Specific Plans for individual areas.</i>	Industrial uses including vehicle storage, manufacturing, warehousing, and wholesaling
Mixed Use			
MU 1	24.0 units per gross acre 36.0 units per net acre Commercial projects: 1.00 FAR Mixed use projects: 2.00 FAR	Commercial projects and mixed use projects on lots 12,000 s.f. or smaller: 2 stories; TOR: 33 ft.; PL: 26 ft. (Exception with Conditional Use Permit: 3 stories, TOR: 45 ft., PL: 37 ft.) Mixed use projects on lots 12,000 square feet or larger: 3 stories; TOR: 45 ft.; PL: 37 ft.	A vertical or horizontal mix of Neighborhood Serving Commercial (NC) and Community Serving Commercial (CC), and multifamily housing on the second floor or higher
MU 2	24.0 units per gross acre 36.0 units per net acre Commercial projects: 0.50 FAR Mixed Use: 1.5 FAR	Commercial projects: 2 stories; TOR: 33 ft.; PL: 26 ft. Mixed use projects: 3 stories; TOR: 45 ft.; PL: 37 ft.	A vertical or horizontal mix of Neighborhood Serving Commercial (NC), Community Serving Commercial (CC), and multifamily housing

**Table LU-1
General Plan Land Use Designations Summary Table**

Land Use Designations	Maximum Density/ Intensity (FAR)	Max. No. of Stories/ Building Height¹	Intention
MU 3.0	24.0 units per gross acre 36.0 units per net acre Commercial projects: 1.00 Floor Area Ratio (FAR) Mixed use projects: 2.00 FAR	2 stories*; TOR: 33 ft.*; PL: 26 ft. *City Council exception possible to allow third story with TOR: 35 ft. on sites with sloping topography.	Applies to Downtown Core. A vertical or horizontal mix of Neighborhood Serving Commercial (NC) and Community Serving Commercial (CC). Attached and multifamily housing is permitted on the second floor or higher.
MU 3.1	Stand-alone residential use or residential maximum for mixed use projects: 24.0 units per gross acre 36.0 units per net acre Commercial projects:1.00 FAR Mixed use projects: 2.00 FAR	Residential and Commercial projects: 2 stories; TOR: 33ft; PL: 26ft Mixed use projects on lots 12,000 sf or smaller: 2 stories; TOR: 33 ft.; PL: 26 ft. (Exception with Conditional Use Permit: 3 stories, TOR: 45 ft., PL: 37 ft.) For mixed use projects on lots greater than 12,000 sf: 3 stories TOR: 45 ft. PL: 37 ft.	A vertical or horizontal mix of Neighborhood Serving Commercial (NC), Community Serving Commercial (CC), and multifamily housing. Also, stand-alone residential uses are allowed
MU 3.2	10 units per gross acre 24.0 units per net acre Commercial projects: 1.00 FAR Mixed use projects: 1.50 FAR	Two story limit facing S. El Camino Real. Facing the rear and alley, there is no limit on stories. Instead, height limits apply so buildings appear to be three stories and transition to two stories abutting the alley. The most restrictive height limit below applies: Height ceiling;* Top-of-Roof: 33 ft.	A vertical or horizontal mix of Neighborhood Serving Commercial (NC) and multifamily housing

**Table LU-1
General Plan Land Use Designations Summary Table**

Land Use Designations	Maximum Density/ Intensity (FAR)	Max. No. of Stories/ Building Height ¹	Intention
		<p>Plate Line: 28 ft.</p> <p>*Exception with Conditional Use Permit; Top-of-Roof: 35 ft. Plate Line: 30 ft.</p> <p>Average height limit; Top-of-Roof: 45 ft Plate Line: 37 ft.</p> <p>Alley transition height limit: Top-of-Roof: 28 ft. within the first 13 feet of the alley.</p> <p><i>See S. El Camino Real Focus Area for additional policies.</i></p>	
MU3.3	<p>Stand-alone residential use or residential maximum for mixed use projects:</p> <p>24.0 units per gross acre</p> <p>36.0 units per net acre</p> <p>Commercial projects:</p> <p>1.00 Floor Area Ratio (FAR)</p> <p>Mixed use projects: 2.00 FAR</p>	<p>2 stories*; TOR: 33 ft.*; PL: 26 ft.</p> <p>*City Council exception possible to allow third story with TOR: 35 ft. on sites with sloping topography.</p>	<p>Applies to Downtown Core.</p> <p>A vertical or horizontal mix of Neighborhood Serving Commercial (NC) and Community Serving Commercial (CC). Attached and multifamily housing is permitted on the second floor or higher. Also, stand-alone residential uses are allowed</p>
MU 4	<p>24.0 units per gross acre</p> <p>36.0 units per net acre</p> <p>Commercial or mixed use projects: 1.00-2.00 FAR</p>	30 feet	<p>A vertical or horizontal mix of Neighborhood Serving Commercial (NC) and Community Serving Commercial (CC). Multifamily housing is permitted on the second floor or higher</p>

**Table LU-1
General Plan Land Use Designations Summary Table**

Land Use Designations	Maximum Density/ Intensity (FAR)	Max. No. of Stories/ Building Height¹	Intention
MU 5	Commercial projects: 0.35 FAR Residential projects: 24.0 units per gross acre 36.0 units per net acre	Commercial projects: 2 stories; TOR: 33ft.; PL: 26 ft. Residential projects: 2 stories; TOR: 33 ft. PL: 26 ft.	Neighborhood Serving Commercial (NC) commercial uses or multifamily housing

**Table LU-1
General Plan Land Use Designations Summary Table**

Land Use Designations	Maximum Density/ Intensity (FAR)	Max. No. of Stories/ Building Height¹	Intention
Public and Institutional			
Civic Center (CVC)	0.35 FAR	2 stories; TOR: 33ft; PL: 26 ft.	Government offices
Institutional (INST)	FAR/density not specified	To be determined on an individual basis.	Private institutions and religious facilities
Public (P)	FAR/density not specified	To be determined on an individual basis	Government offices, utilities, schools, public and private parking
Open Space			
Open Space (OS 1) (Public)	N/A	To be determined on an individual basis.	Publicly owned existing and dedicated parklands, passive open space areas, recreational facilities, and golf courses
Open Space (OS 2) (Private)	N/A	To be determined on an individual basis.	Privately owned parklands, recreational facilities, passive open space areas and golf courses
Overlays			
Architectural Design (-A)	As specified in underlying land use designation.	As specified in the underlying land use zone.	Spanish-styled architecture that follows specific Design Guidelines and standards pursuant to the Urban Design Element, Design Guidelines and Zoning Code
Affordable Housing (-AH)	As specified in underlying land use designation.		Refer to goals and policies of the Housing Element
Coastal (-CZ)	As specified in underlying land use designation.	As specified in the underlying land use zone.	Refer to goals and policies of the Coastal Element and standards in the Local Coastal Plan (LCP)

**Table LU-1
General Plan Land Use Designations Summary Table**

Land Use Designations	Maximum Density/ Intensity (FAR)	Max. No. of Stories/ Building Height¹	Intention
Emergency Shelter (-ES)	As specified in underlying land use designation.	Two stories/25 feet	Allows emergency shelters to meet State goals and policies for homeless service needs ,pursuant to limitations in the Zoning Code
Medical Office Overlay (-MO)	Medical office uses: North of Mira Costa: .75 FAR. South of Mira Costa: 1.0 FAR. Requires Master Plan	As specified in the underlying land use zone.	Provides additional medical office capacity with Master Plan. Ancillary retail and service uses allowed. Community Commercial uses are still permitted as underlying land use (Community Commercial).
Mixed Use Overlay (-MU)	24.0 units per gross acre 36.0 units per net acre Commercial projects:1.00 FAR Mixed use projects: 2.00 FAR	Commercial projects: 2 stories; TOR: 33ft; PL: 26ft For mixed use projects with lots greater than 12,000 sf: 3 stories TOR: 45 ft. PL: 37 ft. Mixed use projects 2 stories; TOR: 33 ft.; PL: 26 ft. (Exception with Conditional Use Permit: 3 stories, TOR: 45 ft., PL: 37 ft.)	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.
Pedestrian (-P)	As specified in underlying land use designation.	As specified in the underlying land use zone.	Promotes the development of pedestrian-oriented land uses, building and site designs. Refer to the Urban Design Element,

Table LU-1 General Plan Land Use Designations Summary Table			
Land Use Designations	Maximum Density/ Intensity (FAR)	Max. No. of Stories/ Building Height ¹	Intention
			Design Guidelines, and Zoning Code
Planned Residential District (-PRD)	As specified in underlying land use designation.		Provides flexible land use regulations to foster creative design, environmental sensitivity, variety, innovation, and amenities
Professional Business Overlay (-PB)	Office and institutional uses: .75 FAR with Master Plan	As specified in the underlying land use zone.	Provides additional office capacity and institutional uses (e.g., small university, college or trade school) with Master Plan. Ancillary retail and service uses allowed. Community Commercial uses are still permitted as underlying land use (Community Commercial).

Note: Land uses densities and standards within adopted Specific Plan areas are guided by the Specific Plans. The General Plan Land Use Plan for these areas is only intended for graphic purposes.

¹ Refer to Zoning Code (San Clemente Municipal Code Title 17) for allowances to have certain architectural details project above the height limit and the applicable review processes required.

Residential Land Uses

San Clemente is home to diverse residential neighborhoods, from the planned communities of Talega, Forster Ranch, Rancho San Clemente and Marblehead to the older neighborhoods and subdivisions generally located along the east side of Interstate 5 and the areas west to the Pacific Ocean. Neighborhoods offer a number of single-family and multifamily housing opportunities in a number of settings (e.g., along golf courses, overlooking the Pacific Ocean, in master planned communities with amenities like swimming pools and tennis courts, or in mixed use developments).

While the [Focus Areas](#) [link to the Focus Areas page] section of the General Plan provides more specific direction for neighborhoods within these areas, this section of the Land Use Element provides overall direction for residential land uses throughout the City.

Additional policies related to housing, including housing for those with special needs, such as senior citizens and the physically challenged, are included in the [Housing Element](#) [link to separately adopted Housing Element pdf; this element was not prepared with the rest of the General Plan].

GOAL:

Achieve a mix of residential neighborhoods and housing types that meets the diverse economic and physical needs of residents, that is compatible with existing neighborhoods and the surrounding environmental setting, and that reflects community expectations for high quality.

POLICIES:

- LU-1.01. **General.** We accommodate the development of a variety of housing types, styles, tenure and densities that are accessible to and meet preferences for different neighborhood types (e.g., mixed use pedestrian environments and traditional suburban neighborhoods), physical abilities and income levels, pursuant to the [Land Use Plan](#) [link to the Land Use Plan page] and [Housing Element](#) [link to the pdf file].
- LU-1.02. **Access to Amenities.** We require residential developments to be designed to promote safe and convenient access to nearby commercial centers, community facilities, parks, open space, transit facilities, bikeways, trails and other amenities, as applicable.
- LU-1.03. **Maintenance of Neighborhood Character.** We maintain elements of residential streets that unify and enhance the character of neighborhoods, including parkways, street trees, and compatible setbacks.
- LU-1.04. **Single-Family Residential Uses.** We require that single-family houses and sites be designed to convey a high level of architectural and landscape quality in accordance with the Urban Design Element and Zoning Code, and in consideration of the following:
 - a. Varied and distinct building elevations, facades, and masses (avoiding undifferentiated "box-like" structures);
 - b. building scale and massing that is compatible with existing development;
 - c. use of extensive site landscaping to complement the architectural designs of structures;

- d. reduced area and width of paving in front yards for driveway and garage access; and
- e. location and design of garages so that they do not dominate the appearance of the dwelling from the street.

LU-1.05. **Multi-Family Residential Uses.** We require that multi-family residential projects be designed to convey a high level of quality and distinctive neighborhood character in accordance with the Urban Design Element and Zoning Code. New multi-family housing development projects shall:

- a. use building materials, colors, and forms which complement the neighborhood, while allowing flexibility for distinctive, high-quality design solutions;
- b. design all building elevations to convey the visual character of individual units rather than a single, continuous building mass and volume;
- c. visually hide or buffer subterranean parking garages;
- d. use a well-defined roofline;
- e. include separate, well-defined entries to convey the visual character of individual identity of each residential unit. Entries may be developed onto exterior facades, interior courtyards, and/or common areas;
- f. locate and design parking areas and garages to be architecturally integrated with and complementary to the main structure;
- g. use generous site landscaping, consistent with City Landscape Standards;
- h. include setbacks, consistent with the surrounding neighborhood, along the street frontage containing landscaping. Building entries shall be connected to public sidewalks to encourage safe and convenient pedestrian access; and
- i. minimize the total area of driveway paving in relation to landscaping.
- j. provide on-site open space amenities that are accessible and of sufficient size to be usable by tenants, in common areas and/or with individual units pursuant to the Zoning Code.

LU-1.06. **Residential Infill.** We require that new residential development be compatible with adjacent structures and land uses and we require:

- a. mitigation of noise, traffic (automobile and truck), and lighting impacts of abutting commercial uses, where applicable;
- b. use of complementary building materials, colors, and forms, while allowing flexibility for distinguished design solutions.

LINKS TO OTHER GENERAL PLAN INFORMATION

- [Land Use Plan](#) [link to the Land Use Plan page]
- [Land Use Designations Table](#) [link to the Land Use Summary page]
- [Housing Element](#) [link to the pdf file]
- [Urban Design Element](#) [link to the UDE Homepage]

ADDITIONAL LINKS

- [Zoning Code Residential Districts](#)
[http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.32REZOST.html]

Commercial Land Uses

San Clemente offers a full spectrum of retail, service, professional, office, medical, tourist-related, and entertainment uses at a range of intensities to meet the daily needs of our residents and employees and attract visitors to our key destination areas. In addition to providing jobs, amenities and services, commercial uses generate tax revenues that are essential for maintaining our community's quality of life.

The City's key commercial areas are discussed in detail in the [Focus Areas](#) [link to Focus Areas page] section of the Land Use Element.

GOAL:

Achieve and maintain a healthy employment base with diverse retail, office, and service uses that: 1) meet citizens' needs; 2) help generate municipal revenues that improve quality of life; 3) are compatible with adjacent residential neighborhoods; and 4) support the goals and policies of the [Economic Development Element](#) [link to EDE Homepage].

POLICIES:

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.

LU-2.02. **Identification of Commercial Areas.** We require distinctive entry and informational signage, street trees, street furniture, pedestrian-scaled lighting, and other improvements to uniquely identify individual commercial districts, including: the Downtown Core, North Beach, South El Camino Real, Pico Plaza, Los Molinos, Camino de los Mares, Avenida Pico, Marblehead Coastal, Shorecliffs, and "La Pata" commercial district, which includes Talega, Plaza Pacifica, and the commercial properties at the intersection of Avenida La Pata and Avenida Vista Hermosa.

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.

LU-2.04. **Maintenance.** We require proper maintenance of commercial areas to ensure they reflect community expectations for a quality environment and remain competitive with commercial facilities located outside of the City.

LU-2.05. **Pedestrian, Bicycle and Transit Access.** We require commercial projects to be designed to promote convenient access to and from nearby neighborhoods, transit facilities, bikeways, and other amenities.

LU-2.06. **Multi-Use of Public Alleys.** We consider alleys as multi-use public spaces that buffer commercial uses from residential areas and serve circulation, parking, utilities, loading areas and trash receptacles. They may also provide access to paseos, rear commercial entries, multiple storefronts and public use areas.

LU-2.07. **Environmental Compatibility and Quality.** We require commercial districts and uses to be compatible with their environmental setting, promote City environmental goals and be designed and operated to avoid or mitigate environmental impacts.

LU-2.08. **Drive-Through Facilities.** We regulate the locations of fast food outlets and drive-through restaurants by establishing standards for the spatial distribution of such uses.

LINKS TO GENERAL PLAN CONTENT

- [Land Use Plan](#) [link to Land Use Plan page]
- [Land Use Designations](#) [link to Land Use Summary page]
- [Focus Areas](#) [link to Focus Areas page]
- [Economic Development Element](#) [link to EDE homepage]

LINKS TO OTHER DATA AND BACKGROUND INFORMATION

- [Zoning Code Commercial Districts](http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.36COZOST.html)
[http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.36COZOST.html]

Mixed Use

Mixed use zoning, as it is applied in San Clemente, refers to the vertical or horizontal mixing of commercial and residential uses. The Land Use Plan provides for the development of single or combined parcels for mixed commercial and residential development. Vertically mixed structures typically incorporate retail, office, and/or parking on the lower floors and residential units above. Areas that allow a horizontal mix

also allow stand-alone uses and provide greater flexibility as to where specific uses are located on a site. While the Plan does not mandate the development of mixed-use projects, it does permit these in key commercial areas.

Areas designated as mixed use are concentrated in six of the eight Focus Areas of the General Plan: Los Molinos (Pico Plaza area), North Beach/North El Camino Real, Del Mar/T-Zone, Pier Bowl, South El Camino Real (West of Interstate 5), and South El Camino Real (East of Interstate 5). The development standards that apply to Mixed Use zoning may vary by district. Several mixed-use zones are established, depending upon the land use intensity, arrangement and relationship of residential and commercial uses on a site. These relationships are summarized in [Table LU-1 \[link to Land Use Plan Summary page\]](#) and graphically shown on [Figures LU-3A, LU-3B, LU-3C, LU-3D, LU-3E, and LU-3G \[links to figures\]](#). Mixed use zones create enhanced vitality and pedestrian activity in areas where residents have convenient access to retail, services, jobs and other amenities. They can also help reduce vehicle trips and associated air pollution, provide “built-in” customers for businesses and encourage development of convenient and affordable housing opportunities.

GOAL:

Promote and support development in areas designated for Mixed Use that is attractively designed, adds vitality and pedestrian activity, enhances economic opportunities, reduces vehicle trips and associated air pollution and offers convenient and affordable housing opportunities for all income levels.

POLICIES:

- LU-3.01. ***Horizontal and Vertical Mix.*** We permit a range of horizontally and vertically mixed uses appropriate to key areas of the City.
- LU-3.02. ***Flexibility.*** We apply flexible development standards to respond to changing market demands, where it can be demonstrated that by doing so, the proposed development or land use will help achieve General Plan goals.
- LU-3.03. ***Ground Floor Retail.*** In pedestrian-oriented environments, we require retail uses to be located on the ground floor to provide convenience and good visibility for shoppers. Whenever possible, we require off-street parking to be screened and located on the side or at the rear of buildings.
- LU-3.04. ***Upper Floors.*** Where buildings over two stories are allowed, we require building facades above the second floor to be set back from lower, street-facing facades to minimize building height and bulk, pursuant to the Design Guidelines and applicable Specific Plans.
- LU-3.05. ***Stand Alone Residential Uses.*** In Mixed Use areas MU3.1, MU3.3, and MU5, 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.

LINKS TO GENERAL PLAN INFORMATION

- [Land Use Plan](#) [link to Land Use Plan page]
- [Land Use Designations](#) [link to Land Use Summary page]
- [Focus Areas](#) [link to Focus Areas page]

ADDITIONAL LINKS

- [Zoning Code Mixed Use Districts](#)
[http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.40MIEZOST.html]

Industrial Land Uses

Industrial uses in San Clemente are concentrated in three areas: the [Rancho San Clemente Business Park](#) [link to this Focus Area page] and [Los Molinos Focus](#) [link to this Focus Area page] Areas, and the [Talega Specific Plan](http://san-clemente.org/sc/standard.aspx?pageid=443) [http://san-clemente.org/sc/standard.aspx?pageid=443] Area.

A wide range of employment-generating land uses are provided within these areas, including manufacturing, research and development, offices, and in designated areas, automobile, truck, boat, RV and motorcycle sales and services. The allowable mix and intensity of uses within these areas provide significant job opportunities for residents and allows development to respond to changing market conditions and commercial space needs. The industrial areas also allow a range of compatible or complementary, non-industrial uses that benefit from the location and type of facilities, such as restaurants, religious facilities, specialized schools, emergency shelters, and other public assembly uses.

For specific guidance for the areas, please refer to their respective Focus Areas and applicable Specific Plan documents identified below.

GOAL:

Create and maintain diverse employment opportunities located in areas that provide strategic advantages for employers to locate in San Clemente, provide head-of-household jobs, generate municipal revenues, and improve quality of life, while minimizing impacts on surrounding neighborhoods.

POLICIES:

All General Plan guidance for Industrial Land Uses and their surrounding areas are contained within the Land Use Designations descriptions and in the Focus Areas noted below. Additional guidance for these areas is provided by Specific Plans for each area.

LINKS TO GENERAL PLAN INFORMATION

- [Land Use Plan](#) [link to the Land Use Plan page]
- [Land Use Designations](#) [link to the table]
- [Rancho San Clemente Business Park Focus Area](#) [link to this Focus Area page]
- [Los Molinos Focus Area](#) [link to this Focus Area page]
- [Economic Development Element](#) [link to the EDE Homepage]

ADDITIONAL LINKS

- [Rancho San Clemente Specific Plan](#)
[<http://san-clemente.org/sc/standard.aspx?pageid=443>]
- [Los Molinos Specific Plan \(area formerly included in the West Pico Specific Plan\)](#)
[until new SP is prepared, link to W. Pico SP; to be provided by staff][<http://san-clemente.org/sc/standard.aspx?pageid=443>]
- [Talega Specific Plan](#) [<http://san-clemente.org/sc/standard.aspx?pageid=443>]

Automobile-Related Land Uses

Given San Clemente's location along Interstate 5, the main route between Orange and San Diego Counties, San Clemente has a long history of providing automobile-oriented services, particularly along the historic El Camino Real Corridor.

El Camino Real has long provided various automotive repair services, auto-related retail businesses and fueling stations for San Clemente residents, employees, visitors and travelers. As residential neighborhoods adjacent to the corridor developed, concerns increased about the compatibility of automobile-related uses along El Camino Real with adjacent neighborhoods and with the surrounding community character.

The long range intent for automobile-related uses is that these uses are gradually relocated from El Camino Real to industrial areas and business parks in the City. In the meantime, General Plan policies allow automobile-related uses that are existing at the

time of adoption of this General Plan to continue. The policies are intended to improve the compatibility of such uses with surrounding uses.

GOAL:

Encourage the relocation of automobile-related uses to industrially-designated lands and business parks and permit the continuation of automobile-related uses, existing as of the date of adoption of this General Plan, that do not detract from the aesthetics, character and function of the surrounding area.

POLICIES:

LU-5.01. ***New Fueling Stations and Supporting Service Facilities.*** We permit the development of new fueling stations and support facilities in commercial and business park districts, provided they are:

- a. Designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City, as specified in the Urban Design Element; and
- b. Limited to a single corner of a street intersection and located at a limited number of key activity intersections, as designated in the Specific Plans for the Ranches.
- c. Consistent with the Zoning Ordinance and Design Guidelines.

LU-5.02. ***Existing Fueling Stations and Supporting Service Facilities.*** We permit the continuation of fueling stations and supporting service facilities existing as of the date of adoption of this General Plan and located along major streets and highways. Expansion or modification of such facilities shall be designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City as specified in the Urban Design Element.

LU-5.03. ***New Automobile-Related Service and Repair Uses.*** We permit the development of automobile-related service and repair uses (e.g., tire shops, lube and tune, and other similar uses) in certain commercial and business park districts and designated sites within specific plan areas. Such uses shall be designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City as specified in the Urban Design Element. New car rental businesses on El Camino Real are allowed if the new business is limited to an office use and up to five (5) rental cars on site at any time.

LU-5.04. ***El Camino Real and Other Mixed Use and Pedestrian-Oriented Areas.*** With the exception of automobile-related parts sales with no onsite 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.

LU-5.05. **Existing Auto Related Service and Repair Uses along El Camino Real.** We consider automobile-related service and repair uses located along El Camino Real, existing as of the date of adoption of this General Plan, to be conforming land uses which may continue. Expansion of such uses or structures shall not be allowed. Modification of such facilities shall be designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City as specified in the Urban Design Element.

LINKS TO GENERAL PLAN INFORMATION

- [Urban Design Element \[link to UDE Homepage\]](#)

LINKS TO OTHER DATA AND BACKGROUND INFORMATION

- [Zoning Code Commercial Districts \[http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.36COZOST.html\]](#)
- [Talega Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](#)
- [Rancho San Clemente Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](#)
- [West Pico Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](#)

Public and Institutional Land Uses

Public and institutional uses include governmental offices, hospitals, social services, recreational and cultural facilities, schools and libraries. To effectively serve the public, such uses are located throughout the City.

GOAL:

Provide a variety of public and institutional uses, such as governmental, administrative, recreation, cultural, religious, social services and educational uses that help meet the broader community's needs and that are designed to be compatible with surrounding neighborhoods, and with the architectural character of the areas in which they are located.

POLICIES:

LU-6.01. **Existing and New Uses.** We allow the continuation of public recreational, cultural (libraries, museums, etc.), educational, institutional (governmental, police, fire, etc.), and health and social service uses at their locations as of the date of adoption of this General Plan. We also allow the development of new Public and Institutional uses in areas designated as Institutional and in other land use zones where they complement and are compatible with adjacent land uses.

- LU-6.02. ***New Private and Non-profit Uses.*** We allow compatible private and non-profit recreation, cultural, educational, institutional, and health and social services and other similar uses in areas designated for commercial or business park uses.
- LU-6.03. ***Religious Facilities.*** We allow for the continuation of existing and development of new religious facilities in any land use zone where they are compatible with adjacent uses.
- LU-6.04. ***Child and Adult Day Care.*** We allow for the continuation of existing and development of new child and adult day-care facilities in any land use zone where they are compatible with adjacent uses.
- LU-6.05. ***Public Buildings and Sites.*** We establish standards for City-owned facilities and coordinate with other public agencies to ensure that public buildings and sites are designed to be compatible in scale, mass, character, and architecture with adjacent buildings and to ensure they follow design standards in this General Plan and in the Design Guidelines for the district or neighborhood in which they are located, including the use of landscaped setbacks, walls, and other appropriate elements to mitigate operational and visual impacts on adjacent land uses.

LINKS TO GENERAL PLAN INFORMATION

- [Land Use Plan \[link to Land Use Plan page\]](#)
- [Land Use Designations \[link to Land Use Summary page\]](#)

ADDITIONAL LINKS

- [Zoning Ordinance, Public Zones and Standards](#)
[http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.48PUZOST.html#TOPTITLE]

Focus Areas

San Clemente is known as the “Spanish Village by the Sea” and is comprised of various neighborhoods and communities that vary in terms of their uses, types of development and architectural character. When the City began the process of preparing a new General Plan in 2009, the community identified eight Focus Areas considered to have the most potential for change. These areas are identified below and their locations are depicted on the [Focus Area Overview Map \[link to Figure LU-4A\]](#).

Focus Area policies provide specific direction above and beyond those policies that are applicable Citywide. Additional direction is provided in the Zoning Code, Design Guidelines and applicable Specific Plans.

GOAL AND POLICY SECTIONS:

9. [Camino de Los Mares](#)
10. [Rancho San Clemente Business Park](#)
11. [Los Molinos](#)

12. North Beach/North El Camino Real
13. Del Mar/T-Zone and Downtown Core
14. Pier Bowl and Pier
15. South El Camino Real (West of Interstate 5)
16. South El Camino Real (East of Interstate 5)

GENERAL PLAN FIGURES

- [Figure LU-4A, Focus Area Overview Map \[link to Figure LU-4A\]](#)
- [Figure LU-4B, Camino de Los Mares Focus Area](#)
- [Figure LU-4C, Rancho San Clemente and Talega Business Parks Focus Areas](#)
- [Figure LU-4D, Calle Los Molinos, North Beach, and North El Camino Real Focus Areas](#)
- [Figure LU-4E, Del Mar/T-Zone/Downtown Core and Pier Bowl Focus Areas](#)
- [Figure LU-4F, South El Camino Real \(West and East of Interstate 5\) Focus Areas](#)

LINKS TO REFERENCE MATERIALS AND BACKGROUND INFORMATION

- [Focus Areas Land Use Alternatives Package \[staff to provide link to pdf\]](#)
- [Rancho San Clemente Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- [West Pico Corridor 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)
- [San Clemente Vision and Strategic Plan \[http://san-clemente.org/sc/standard.aspx?pageid=558\]](http://san-clemente.org/sc/standard.aspx?pageid=558)
- [San Clemente Community Profile \[http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile_FINAL.pdf\]](http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile_FINAL.pdf)

Camino de Los Mares Focus Area

As the City's northern gateway from Interstate 5, the Camino de Los Mares Focus Area serves as one of the primary community commercial areas and is also a medical office hub. The area extends along Camino de Estrella from Avenida Vaquero and underneath Interstate 5 to Vista Del Mar at the border with Dana Point. It offers retail sales and commercial services for the local community and surrounding neighborhoods and medical services for south Orange County.

While the area will continue to provide retail and commercial services for residents, the area is also envisioned to provide expanded opportunities for medical offices and services

that respond to changing patient needs and demands, and to a rapidly changing health care industry.

GOAL

Maintain and improve the Area as a community hub that provides diverse retail opportunities and commercial services for local residents and high quality medical services and related employment opportunities for San Clemente and surrounding communities.

POLICIES

- LU-7.01. **Commercial Areas.** We support the continuation and enhancement of commercial centers that meet the needs of community residents, are compatible with adjacent residential neighborhoods, and are well-maintained.
- LU-7.02. **Medical Office Uses.** We support the expansion of health care facilities and related medical offices that are consistent with the Land Use Plan and Zoning Code and are compatible with surrounding neighborhoods.
- LU-7.03. **Collaboration with Health Care Providers.** We collaborate with local health care providers and facilities to understand their changing requirements and help meet the needs of our residents.
- LU-7.04. **Entryways and Landscaped Corridors.** We maintain entryways and an attractive, well-defined landscaped edge along Caminos Estrella and de Los Mares to signify arrival to the City of San Clemente and the Camino de Los Mares area.
- LU-7.05. **Bike and Pedestrian Environment.** We provide a high quality bicycle and pedestrian environment with “living street [link to Glossary]” designs, consistent landscaping, lighting, sidewalks, bikeways and trails, consistent with the Bicycle and Pedestrian Master Plan, Tree Ordinance and Design Guidelines.
- LU-7.06. **Design Treatment.** Within the Camino de los Mares Focus Area, development projects, including major remodels, shall have a Spanish architectural design, consistent with the Design Guidelines.

LINKS TO OTHER GENERAL PLAN CONTENT

- [Medical Office Overlay Designation \[link to Land Use Summary page\]](#)
- [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)

Rancho San Clemente and Talega Business Parks Focus Area

The Rancho San Clemente and Talega Business Parks are the primary hub for large-scale industrial and office uses, and for vehicle (to include marine) sales and services. It is located in a choice location for those businesses seeking access to both Orange County and San Diego County markets. The area is developed in accordance with the Rancho San Clemente and Talega Specific Plans and is defined by the developable areas along Avenida Pico between Calle Amanacer and Camino Celosia and on both sides of Avenida La Pata, between Avenida Pico and the San Diego County border. The area allows a variety of office and industrial uses to be developed and grow in an area where such uses do not conflict with residential neighborhoods.

While most of this Focus Area is built out, several large vacant, developable parcels remain in 2013. This General Plan provides for additional intensity and development potential that can attract and accommodate new businesses and allow business expansion.

GOAL:

Maintain and promote the Rancho San Clemente and Talega Business Parks as a premier office and industrial location for start-up businesses, expanding businesses, and for businesses relocating to San Clemente.

POLICIES:

- LU-8.01. **Priorities.** Pursuant to the [Economic Development Strategy*](#), we assign a high priority to those initiatives, investments, and development approvals that contribute to our vision of the Rancho San Clemente Business Park as a premier office and industrial employment center that capitalizes on San Clemente's access to the Orange County and San Diego County markets.
- LU-8.02. **Vehicle Sales and Services.** We permit vehicle sales and services in the Rancho San Clemente Business Park and Industrial Park consistent with the Rancho San Clemente Specific Plan.
- LU-8.03. **Existing Businesses and Property Owners.** We periodically survey property owners and businesses to understand and plan for their needs so that businesses can remain and flourish in San Clemente.
- LU-8.04. **Partnerships.** We collaborate with the Rancho San Clemente Business Park Association, Talega Merchants Association, San Clemente Chamber of Commerce, other business groups, and the Orange County Workforce Investment Board to implement the General Plan and Specific Plan, to respond to changing property

owner, business owner and workforce needs, and to help ensure the long-term success of the Business Park.

LU-8.05. ***Development Monitoring and Maintenance.*** We monitor development to ensure anticipated Business Park buildout and infrastructure capacities are not exceeded.

LU-8.06. ***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.

LINKS TO GENERAL PLAN INFORMATION

- [Economic Development Element \[link to EDE Homepage\]](#)
- [Competitive Employment Centers \[link to EDE, Competitive Employment Centers section\]](#)

ADDITIONAL LINKS

- [Rancho San Clemente Business Park Specific Plan \[staff to provide pdf link\]](#)
- [Economic Development Strategy*](#)

**Note: the Economic Development Strategy is one of the priority implementation programs for the Economic Development Element.*

Los Molinos

The Los Molinos Focus Area is a special industrial district in the community. It celebrates its history as the industrial center for the surfing industry, local arts and crafts, and as an area where business incubation is encouraged. At the same time, the area continues to allow successful small businesses to maintain and expand their operations. Los Molinos is primarily an industrial and commercial neighborhood located north of the western end of North El Camino Real, bounded on the east by Interstate 5, on the west by the Avenida Pico and Marblehead Coastal, on the north by Marblehead Coastal, and on the south by Los Obreros lane and residential neighborhoods.

The area generally west of Calle Industrias and southeast of Avenida Pico is primarily an industrial area. It is envisioned as the heart of a thriving, creative business incubator district that builds upon its industrial and surf heritage. Vehicle and marine sales and services are also accommodated in this Area. The largely commercial area east of Calle Industrias and adjacent to Interstate 5 is envisioned as an institution-anchored employment center offering learning, employment and housing opportunities.

GOAL:

A vibrant business incubator district that respects, protects, and builds upon the area's eclectic character and land uses, and that provides new educational and employment opportunities for San Clemente's residents and employees.

POLICIES:

- LU-9.01. ***Existing Industrial Property Owners and Businesses.*** Recognizing the industrial heritage of the area and its economic benefits to the community, we allow property owners and business to maintain and expand their operations, consistent with the General Plan and Zoning Code.
- LU-9.02. ***Los Molinos Public/Private Partnership.*** We routinely communicate and collaborate with existing property owners and businesses to understand their needs, identify strategies to improve their businesses and properties, and ensure compliance with City standards and regulations.
- LU-9.03. ***Institutional, Residential and Office Uses.*** We encourage the transition of the Pico Plaza commercial center through means of a [Professional/Office Overlay \[link to Land Use Summary Page\]](#) that requires a master plan for employment and or educational/institutional uses. The Pico Plaza is also identified in the Housing Element as having potential for mixed, residential and commercial uses with an affordable housing component. Existing uses, including residential uses that are consistent with the underlying Community Commercial land use designation, will continue to be allowed.
- LU-9.04. ***Transit Opportunities.*** As part of planning efforts to redevelop the existing Pico Plaza commercial center, we encourage the reservation of an adequate portion of the site to accommodate a transportation center in the event that coastal railroad tracks are relocated inland.
- LU-9.05. ***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-9.06. ***Design Treatment.*** We encourage an eclectic mix of architectural styles, colors, materials, landscaping and public art throughout the area, consistent with City Design Guidelines and the Urban Design Element.
- LU-9.07. ***Nearby Residential Neighborhoods.*** We work with property owners, businesses and nearby residents to avoid, and where they possible, resolve conflicts between industrial operations and residents' quality of life.

LU-9.08. **Entryways/Corridor Landscaping.** We maintain entryways and an attractive, well-defined landscaped edge along Avenida Pico and Calle de Los Molinos to signify arrival to the City of San Clemente and the Los Molinos area.

LINKS TO OTHER GENERAL PLAN INFORMATION

- [Economic Development Element \[link to EDE Homepage\]](#)
- [Urban Design Element, Architecture and Landscaping \[link to Architecture and Landscaping section\]](#)

ADDITIONAL LINKS

- [West Pico Specific Plan* \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- [Bicycle and Pedestrian Master Plan \[staff to provide pdf link\]](#)
- [Design Guidelines \[http://san-clemente.org/sc/standard.aspx?pageid=438\]](http://san-clemente.org/sc/standard.aspx?pageid=438)

North Beach/North El Camino Real Focus Area

The North Beach/North El Camino Real Focus Area is a unique, community- and coastal visitor-oriented entertainment hub and recreation area. It is an important City gateway along the historic El Camino Real/Pacific Coast Highway from beach cities to the north. The area's on-going revitalization is based on the community's desire to preserve and enhance its key assets. The Area's assets include: views of the ocean, convenient beach access, a rich inventory of historic buildings, access to passive and active recreational amenities and numerous visitor-serving shops and services.

With access to the Metrolink rail station, the Beach Trail, numerous bikeways and pedestrian paths, and the historic El Camino Real corridor that connects many of the City's activity areas, the NB/NECR area is a key multimodal transportation hub. There is a health-giving balance between automobile, bicycle and pedestrian orientation, and the Area is well connected to adjacent neighborhoods.

GOAL:

Re-establish and maintain a vibrant community- and visitor-serving, mixed use entertainment center which capitalizes on its proximity to the beach and significant historic resources.

POLICIES:

LU-10.01. **Historic Preservation.** We preserve North Beach historic resources, through measures such as considering the establishment of a historic district, ensuring new development is consistent with the Historic Preservation and Urban Design Elements, providing historic preservation incentives and enforcing the protective measures of the Zoning Ordinance.

- LU-10.02. **Miramar Theater Rehabilitation.** We encourage the rehabilitation and adaptive reuse of the historic Miramar Theatre.
- LU-10.03. **Gateways.** We enhance and maintain attractive gateways and informational signage signifying arrival to the North Beach/North El Camino Real area at the following locations along North El Camino Real: 1) the northern entrance to North Beach, 2) the historic entryways to Max Berg Plaza Park at El Portal, and 3) the southern entryway to the area at Avenida Palizada.
- LU-10.04. **Beach Access.** We preserve and enhance safe, convenient pedestrian, vehicle, and bicycle linkages to the shoreline for community and visitor access.
- LU-10.05. **Ocean Views.** We preserve the General Plan-designated public view corridor from Avenida Pico through North Beach and encourage new development along El Camino Real to take advantage of ocean vistas.
- LU-10.06. **Quality Development.** We require that site, building and landscape development be of high quality design and materials and that promote pedestrian activity, in accordance with the Urban Design Element, North Beach Specific Plan and Zoning Ordinance.
- LU-10.07. **Public Streetscape.** We provide a distinctive visual and physical environment for the public streetscape, in accordance with the Urban Design Element, including standards for the consistent use of street trees, landscaping, street furniture (benches, trash receptacles, news racks, etc.), decorative street and crosswalk paving, pedestrian-scaled lighting, public and entry signage and other appropriate streetscape elements.
- LU-10.08. **Maintenance.** We work to achieve a built environment that is clean and well-maintained through coordination with property owners, local businesses and residents and adequately staffed code enforcement.
- LU-10.09. **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-10.10. **Alleys/Paseos.** We consider improvements to our alleyways to provide automobile and electric vehicle access as well as alternative pedestrian and bicycle routes, where appropriate.

LU-10.11. **Parking Opportunities.** Through a combination of parking standards, provision of public parking spaces and incentives, we ensure adequate parking for residents, employees and visitors.

LU-10.12. **Shared Parking.** We encourage the development of shared parking facilities and shared parking management techniques.

LU-10.13. **Parking Incentives.** We use parking incentives (e.g., subsidies or provision of public parking) to stimulate historic preservation or other public purposes and reserve the right to subsidize parking to provide community-wide economic benefits.

LU-10.14. **Parks and Recreation.** Consistent with the Parks and Recreation Element and North Beach Specific Plan*, we provide ample recreational facilities and programs for residents and visitors.

LU-10.15. **Automobile-Related Land Uses.** We support the conversion of automobile-related land uses in the area to conforming uses, such as recreation, entertainment and retail sales. We prohibit new automobile-related uses and proactively work with property owners of existing automobile-related land uses to improve the appearance and compatibility of such properties.

LU-10.16. **Residential Buffers.** While entertainment and cultural uses are focuses of the Area's revitalization, we require new development to be compatible with nearby residential uses through horizontal distance requirements and building and site design standards established by the Zoning Ordinance and Specific Plan.

LU-10.17. **Art in Public and Private Places.** We encourage the incorporation of art in public and private spaces that reflects the area's historic and small town beach character.

LU-10.18. **Partnerships.** We create public-private business partnerships to develop City owned property and encourage the development of privately-owned land and to help transform the district into an active, mixed-use, recreation and entertainment hub.

LU-10.19. **Property Improvements.** We encourage property owners to renovate or upgrade their properties through a combination of incentives, grants and other programs (e.g., façade improvement programs).

LINKS TO OTHER GENERAL PLAN INFORMATION

- [Economic Development Element \[link to EDE Homepage\]](#)
- [Historic Preservation Element \[link to HPE Homepage\]](#)

- [Urban Design Element, Architecture and Landscaping \[link to Architecture and Landscaping section\]](#)

ADDITIONAL LINKS

- [North Beach Specific Plan \[link unavailable until specific plan is prepared and adopted\]](#)
- [Bicycle and Pedestrian Master Plan \[staff to provide pdf link\]](#)
- [Design Guidelines \[http://san-clemente.org/sc/standard.aspx?pageid=438\]](http://san-clemente.org/sc/standard.aspx?pageid=438)

**Note: the North Beach Specific Plan has not been created and is one of the priority implementation programs for the Land Use Element.*

Del Mar/T-Zone Focus Area and Downtown Core

The [Del Mar/T-Zone \[link to Del Mar/T-Zone Focus Area and Downtown Core map\]](#) is the City's historic core and the heart of the Downtown area. It is the City's most diverse, pedestrian-oriented commercial district, offering retail shops, commercial services, eating and drinking places, offices and dwellings – a true mixed-use district. It is, as stated in the General Plan Guiding Principles, "the heart of the Spanish Village by the Sea—it is everybody's neighborhood." As a successful retail, restaurant and entertainment center, it attracts locals and visitors with activities throughout the day and evening and with festive street fairs and festivals throughout the year. The Area exhibits a balance between economic and cultural vitality and village character through its Spanish Colonial Revival architecture, pedestrian-orientation and ocean views that provide a unique sense of place. The retail core is well connected to residential neighborhoods within and adjacent to the area, and it serves as one of the primary community gathering places.

The vision for the T-Zone is to maintain its overall character, scale and massing of buildings, while creating opportunities for improvements, enhancements and refinements to the physical environment.

GOAL:

Preserve and where appropriate, improve the Del Mar/T-Zone so that it serves as the symbolic, functional, historic and physical center of the City; emphasizing its use as a pedestrian-oriented commercial and residential "village" providing for the needs of residents and visitors.

POLICIES:

- LU-11.01. **Historic Preservation.** We preserve historic resources in the Del Mar/T-Zone area by implementing policies and programs in the Historic Preservation Element, providing historic preservation incentives, and by enforcing the Zoning Ordinance. Development and redevelopment within the Area should exhibit high quality design and materials, linking it to the City's historical roots and reinforcing its role as the heart of San Clemente.

- LU-11.02. **Land Uses.** We prioritize and guide land uses, particularly retail uses, to the locations identified in the [Del Mar/T-Zone Mixed Use Guide \[link to Figure LU-4\]](#) and consistent with the Land Use Plan and Zoning Ordinance.
- LU-11.03. **Flexibility.** We allow flexibility to accommodate market changes for the mix of uses identified in the [Del Mar/T-Zone Mixed Use Guide \[link to Figure LU-4\]](#), if doing so promotes achieving the Area’s vision and improves livability, reduces vehicular trips, creates community gathering places and activity nodes, or helps strengthen the its character and identity.
- LU-11.04. **Outdoor Dining.** We encourage the development of outdoor dining and other similar uses which do not impede pedestrian use of the sidewalks.
- LU-11.05. **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-11.06. **Public Streetscape.** We maintain a distinctive visual and physical environment for the Del Mar/T-Zone area's public streetscape, in accordance with the Urban Design Element, including the use of consistent street trees, landscape (planters), street furniture (benches, trash receptacles, news racks, etc.), street and crosswalk paving, pedestrian-scaled lighting, public and entry signage, and other appropriate elements
- LU-11.07. **Access Between Buildings.** Where feasible, we require new development to link buildings and sites with adjacent development and public alleys through the use of walkways or paseos, in addition to street-abutting sidewalks.
- LU-11.08. **Parking.** We provide adequate and accessible parking for visitors, employees and residents through a comprehensive program of: 1) paseos and signage that provide better linkage between parking lots, structures and the core commercial area; 2) more efficient use of the public and private parking facilities around the district that improve circulation and district patronage; 3) provision of adequate off-street parking for employees; 4) the identification of shared use opportunities; and 5) enforcement of parking standards.
- LU-11.09. **Public Spaces and Plazas.** We provide public spaces, such as courtyards, plazas and paseos, flexible parkways and streets for community gatherings and civic events through a combination of development standards, incentives and the use of public property (e.g., adjacent to community facilities or the temporary use of Avenida Del Mar).

LU-11.10. **Unique Commercial Character.** We encourage unique, locally-based businesses and services that help maintain and enhance Downtown’s unique village character (define term).

LU-11.11. **Art in Public and Private Places.** We encourage the incorporation of art in public and private spaces that reflects the area’s historic and small town beach character.

LINKS TO OTHER GENERAL PLAN INFORMATION

- [Figure LU-4, Del Mar/T-Zone Mixed Use Guide \[link to pdf figure\]](#)
- [Economic Development Element \[link to EDE Homepage\]](#)
- [Historic Preservation Element \[link to HPE Homepage\]](#)
- [Urban Design Element \[link to UDE Homepage\]](#)
- [Urban Design Element, Architecture and Landscaping \[link to Architecture and Landscaping section\]](#)
- [Architectural Overlay \[link to Land Use Summary page\]](#)

ADDITIONAL LINKS

- [Economic Development Strategy*](#)
- [Design Guidelines \[http://san-clemente.org/sc/standard.aspx?pageid=438\]](http://san-clemente.org/sc/standard.aspx?pageid=438)

Pier Bowl and Pier Focus Area

The Pier Bowl and Pier is a high activity, pedestrian-oriented, coastal activity center serving residents and visitors. It capitalizes on its exceptional ocean views, ocean-side location, and abutting historic Municipal Pier. The former home of the City’s founder, Ole Hanson (now the [Casa Romantica Cultural Center and Gardens \[link to http://www.casaromantica.org/\]](http://www.casaromantica.org/)) is located here, plus many other historic resources. The Pier Bowl and Pier is another key destination area of the City with a rich heritage.

The Pier Bowl and Pier is defined by its exceptional beach experience, rich history, nearby amenities and its own Amtrak/Metrolink station. It is an ocean-side recreation area with a mix of housing types, lodging beach- and community-serving retail uses, small-scale supporting services, and strong connections to other the Del Mar/T-Zone and North Beach areas. One of the City’s most recognizable landmarks—the San Clemente Municipal Pier—is a destination in its own right, offering dining, sightseeing, fishing and other recreation opportunities.

In addition to the General Plan Land Use Plan, development in the area is guided by the [Pier Bowl Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443).**

GOAL:

Preserve and where appropriate, revitalize the Area to maintain an attractive and easily accessible, pedestrian-oriented center of resident and visitor activities which capitalizes

on its history and coastal location, and which embodies much of the small-town, beach-oriented lifestyle enjoyed by San Clemente residents.

POLICIES:

LU-12.01. **Views/Scenic Corridors.** We preserve public view corridors consistent with the [Urban Design Element \[link to UDE Homepage\]](#). Ocean views are among the most valued assets in the Pier Bowl and Pier area. New development should take advantage of, and not detract from, these important view corridors.

LU-12.02. **Infill Development.** We accommodate development that is compatible with coastal-oriented and community-serving commercial uses (including overnight accommodations), mixed residential and commercial uses, residential uses, and public recreational uses whose function or scale are compatible with the Area's recreational character.

LU-12.03. **Parking.** To address parking constraints during peak season and peak hour demand, we give high priority to parking strategies that reexamine improved efficiencies at existing parking lots, encourage shared parking, explore greater use of and access to remote parking facilities, and minimize impacts to existing view corridors. We avoid structures as parking solutions.

LU-12.04. **Connectivity to the Del Mar/T-Zone.** We provide effective visual and transportation connections to the Del Mar/T-Zone area with visual cues such as signage, landscaping and lighting and work with property owners and businesses to provide transit options for visitors seeking to visit both the Pier Bowl, Pier and Del Mar/T-Zone destinations.

LU-12.05. **Wayfinding Signage.** We provide clear wayfinding signage at key locations throughout the area (e.g., train station, Pier Bowl and Pier parking lot, Casa Romantica, etc.) to direct visitors to local amenities

LU-12.06. **Historical Resource Preservation and Character.** We preserve Pier Bowl and Pier historic resources and historic character through enforcement of the policies of the Historical Preservation and Urban Design Elements and enforcement of the Zoning Ordinance, including the Spanish Colonial Revival Architectural Overlay.

LU-12.07. **Economic Development.** We leverage Del Mar/T-Zone and Pier Bowl and Pier economic development efforts and special events to enhance regional appeal and encourage visitors to visit both destinations. The City will support efforts to develop tools that aid in the Area's revitalization.

LU-12.08. **Public Streetscape.** We provide a distinctive visual and physical environment for the Pier Bowl's public streetscape in accordance with the Urban

Design Element, including the use of consistent street trees, landscape (planters), street furniture (benches, trash receptacles, news racks, etc.), street and crosswalk paving, pedestrian-scaled lighting, public and entry signage, and other appropriate elements.

LU-12.09. ***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-12.10. ***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 historic, small town beach and maritime character.

LINKS TO OTHER GENERAL PLAN INFORMATION

- [Economic Development Element \[link to EDE Homepage\]](#)
- [Historic Preservation Element \[link to HPE Homepage\]](#)
- [Urban Design Element, Architecture and Landscaping \[link to Architecture and Landscaping section\]](#)

ADDITIONAL LINKS

- [Economic Development Strategy*](#)
- [Pier Bowl Specific Plan** \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- [Design Guidelines \[http://san-clemente.org/sc/standard.aspx?pageid=438\]](http://san-clemente.org/sc/standard.aspx?pageid=438)

**Note: the Economic Development Strategy is one of the priority implementation programs for the Economic Development Element.*

***Note: the Pier Bowl Specific Plan must be amended to ensure consistency with the General Plan and is one of the priority implementation measures for the new General Plan.*

South El Camino Real (West of Interstate 5)

The South El Camino Real Area extends along El Camino Real, west of Interstate 5, from Avenida Rosa to Avenida Valencia and the Interstate 5 overpass. Interstate 5 borders the Area on the east and residential neighborhoods border it on the west.

This portion of the South El Camino Real (SECR-W) Area is envisioned as a transitional corridor from the Del Mar/T-Zone Area to the I-5 freeway that provides employment and residential opportunities anchored by neighborhood-serving retail uses. Unlike the Del Mar/T-Zone, which offers a unique retail experience tailored to both residents and visitors, the SECR-W area caters primarily to residents’ retail and commercial service

needs. The area is anchored by a grocery store serving this area of San Clemente and a concentration of neighborhood retail uses between Avenida Cadiz and Esplanade, the center of SECR-W. New development, including mixed use and residential uses on the west side of the corridor, are designed to maximize views of the Pacific Ocean.

GOAL:

Create a transitional area between Interstate 5 and the Del Mar/T-Zone, featuring spectacular ocean views, attractive mixed-use housing with local-serving commercial uses, restaurants and hotels. The district strikes a balance between automobile, bicycle and pedestrian orientation and is well connected to adjacent neighborhoods.

POLICIES:

LU-13.01. **Alleys/Paseos.** We consider improvements to our alleyways to provide automobile and electric vehicle access as well as alternative pedestrian and bicycle routes, where appropriate.

LU-13.02. **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-13.03. **Automobile-Related Uses.** We support the conversion of [automobile-related uses \[link to glossary\]](#) in the area to legal, conforming uses. We prohibit new automobile-related uses and proactively work with property owners of existing automobile-related uses to improve their properties’ appearance and compatibility.

LU-13.04. **Views.** New development shall be designed to minimize obstructions of ocean views from the I-5 freeway.

LU-13.05. **Screening buildings.** We require new development to provide visual screening and/or architectural treatments on rear building facades and rooftops to buffer views from adjacent and hillside neighborhoods.

LU-13.06. **Gateways.** We enhance and maintain gateways that are designed to be safe for pedestrians, bicyclists and motorists, well-landscaped and litter-free. These gateways signify arrival to the Area at the following locations along South El Camino Real: 1) the southern entrance at the I-5 freeway off-ramp and Avenida Valencia, 2) Avenida Presidio, the gateway between South El Camino Real and the Del Mar/T-Zone, and 3) the intersection of South El Camino Real and Esplanade, signifying the core neighborhood commercial area.

LU-13.07. **Art in Public and Private Places.** We encourage the incorporation of art in public and private spaces that reflects the City’s heritage and small town beach character.

LU-13.08. **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.
- d. New development standards for Professional Business and Medical Office Overlays.
- e. New standards to reflect the increases in Floor Area Ratios (FARs) in commercial areas along El Camino Real.
- f. Amending the Forster Ranch Specific Plan to change the zoning of the former hotel site from CRC2 to RH and to require the property be used for senior housing. Establish design standards for automobile repair, fueling stations, outdoor storage, and similar uses which provide for their physical and visual compatibility with the district in which they are located; including standards for building character and design, materials, colors, landscape, signage, lighting, and other pertinent elements.
- g. Consider a community-serving shuttle or trolley type transit system that connects San Clemente's key destination areas (e.g., North Beach, Del Mar/T-Zone, Marblehead, Pier Bowl and Pier) and residential areas with public transit and bicycle routes.
- h. Evaluate the locations of fast food outlets and drive-through restaurants and where applicable, establish standards for the spatial distribution of such uses.

CAMINO DE LOS MARES

- 2. Meet with medical office professionals and hospital administration to better understand their needs and use of City resources and to help them better accomplish their goals and objectives.

RANCHO SAN CLEMENTE AND TALEGA BUSINESS PARKS

- 3. Update the Rancho San Clemente Business Park Specific Plan to strengthen policies to encourage light manufacturing and business-oriented uses, and to protect employment-oriented businesses.
- 4. Amend the Zoning Ordinance, Design Guidelines and Rancho San Clemente Specific Plan to accommodate automobile, truck, motorcycle, watercraft, and RV sales and services.

LOS MOLINOS

- 5. Update the West Pico Specific Plan to reflect the vision, land uses and policies for the Los Molinos Focus Area.

- a. Foster and support local efforts to attract arts and design businesses to the Los Molinos district.
- b. Meet with higher education administrators, trade school organizations and local businesses to better understand the opportunities to attract an educational or occupational training anchor in the Professional Business Overlay area.
- c. Work with U.S. Postal Service to explore opportunities to relocate the post office located on Avenida Pico to a more appropriate location to provide opportunities for improved circulation and new development opportunities with a master plan for the Pico Plaza area.

DEL MAR/T-ZONE

6. Identify opportunities (e.g., sites and programming) for new or improved public spaces along or near Avenida Del Mar to provide areas for socializing or relaxing.
7. Develop new flexible use standards in the Zoning Ordinance to accommodate changing market demands. Consideration should be given, however, to preserving “experiential retail uses” in key shopping areas along Avenida Del Mar and El Camino Real. Future changes in use must be sensitive to adjacent residential uses. [Experiential retail uses are those that enhance consumer interaction, drive repeat visits and purchases, and create distinction. This experience can only be achieved in “brick and mortar” retail establishments—not online.]

NORTH BEACH/NORTH EL CAMINO REAL

8. Prepare a specific plan, zoning overlay or similar planning mechanism for North Beach to reflect the changes in the North Beach/North El Camino Real Focus Area.
9. Consider establishing a historic district to ensure new and remodeled buildings are architecturally compatible with the area’s Spanish Colonial Revival character, provide historic preservation incentives, and enforce historic preservation measures in the Zoning Ordinance.
10. Consider improvements to our alleyways and paseos to provide alternative pedestrian and bicycle routes.

PIER BOWL AND PIER

11. Update the Pier Bowl Specific Plan for consistency with the new General Plan or retire the Plan by relocating its unique development standards to the Zoning Ordinance, including residential building heights.
12. Develop strategies to improve transit, pedestrian and bicycle access and reduce congestion, possibly including shuttle services and bicycle facilities.

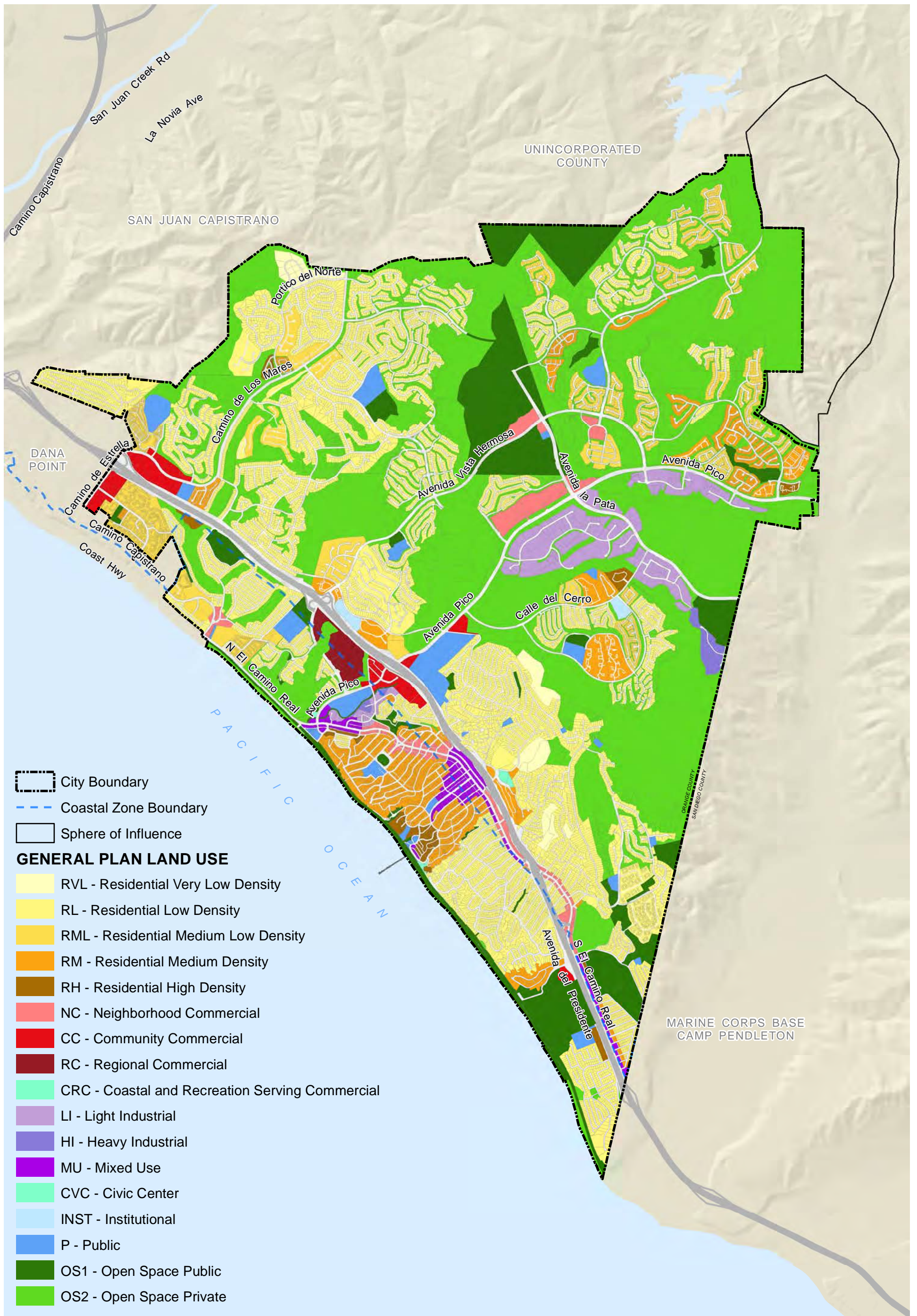
13. Working with the Chamber of Commerce, Downtown Business Association, Pier Bowl Merchants' Association, property owners, businesses and other groups, support efforts to develop economic development tools to aid in the area's continued revitalization.

SOUTH EL CAMINO REAL (WEST OF INTERSTATE 5)

14. Meet with developers who specialize in mixed use and residential infill development to better understand changing opportunities and constraints (physical, regulatory and financial).
15. Create new development standards for mixed use.
16. Develop a Downtown Improvement Plan to improve sidewalk quality and consistency and to encourage the construction and expansion of public spaces such as courtyards, plazas and paseos.
17. Consider traffic calming strategies in the area.
18. Staff will prepare and implement a public view corridor plan that will be used to help maintain and restore ocean views from the I-5 Freeway, by reviewing development for its visual effects, including, but not limited to new buildings, signs, and noise walls.

SOUTH EL CAMINO REAL (EAST OF INTERSTATE 5)

19. Develop a new streetscape and landscaping plan and Safe Routes to School program to implement the Mobility and Complete Streets Element and Bicycle Pedestrian Master Plan.



 **Figure LU-1A**
Land Use

0 1,375 2,750 5,500 Feet



6/30/2015




Figure LU-1B
Overlays

0 900 1,800 3,600 Feet



8/25/2015

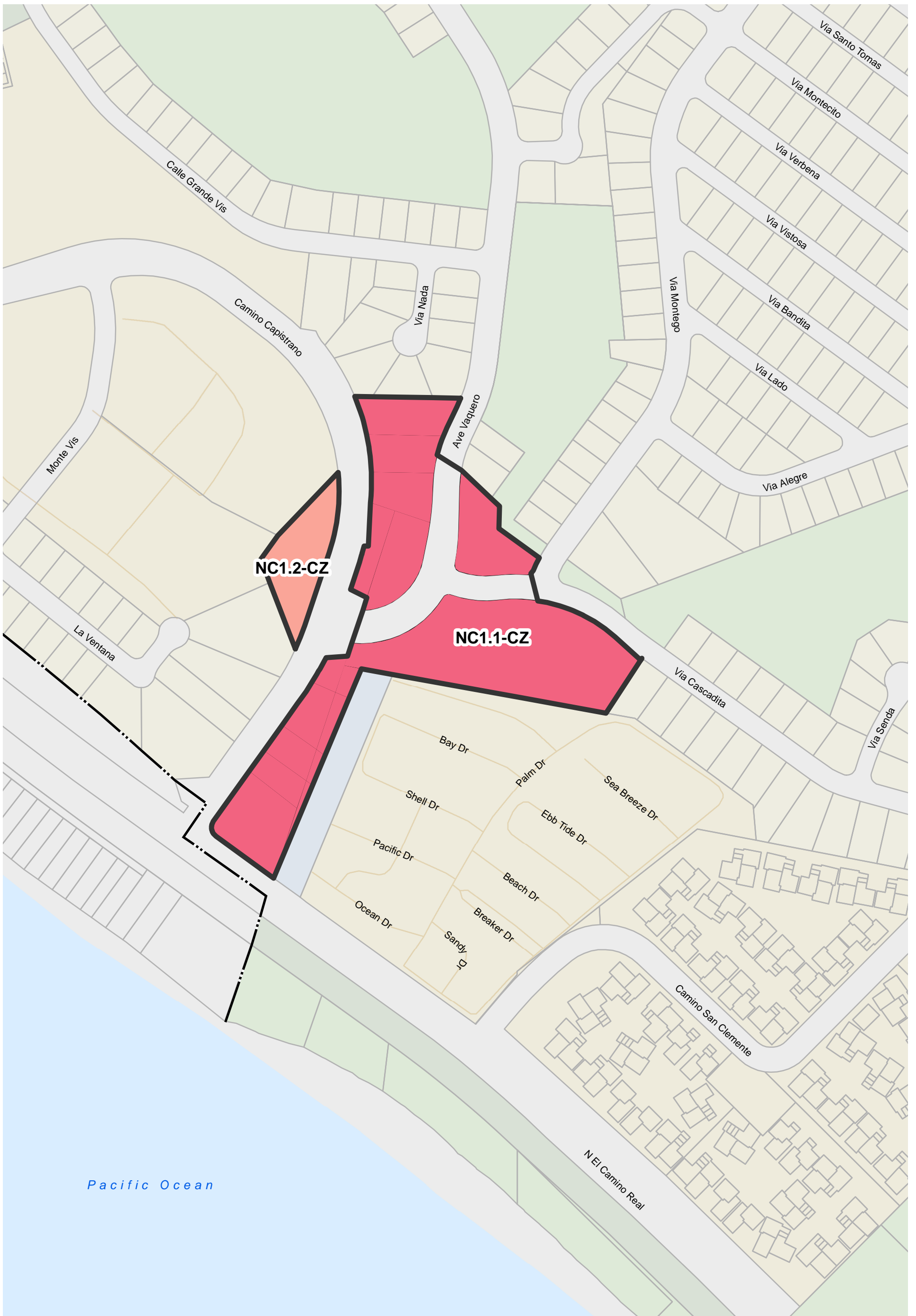
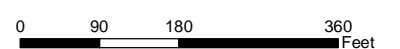


Figure LU-2A
 Neighborhood Commercial - Shorecliff



7/1/2015

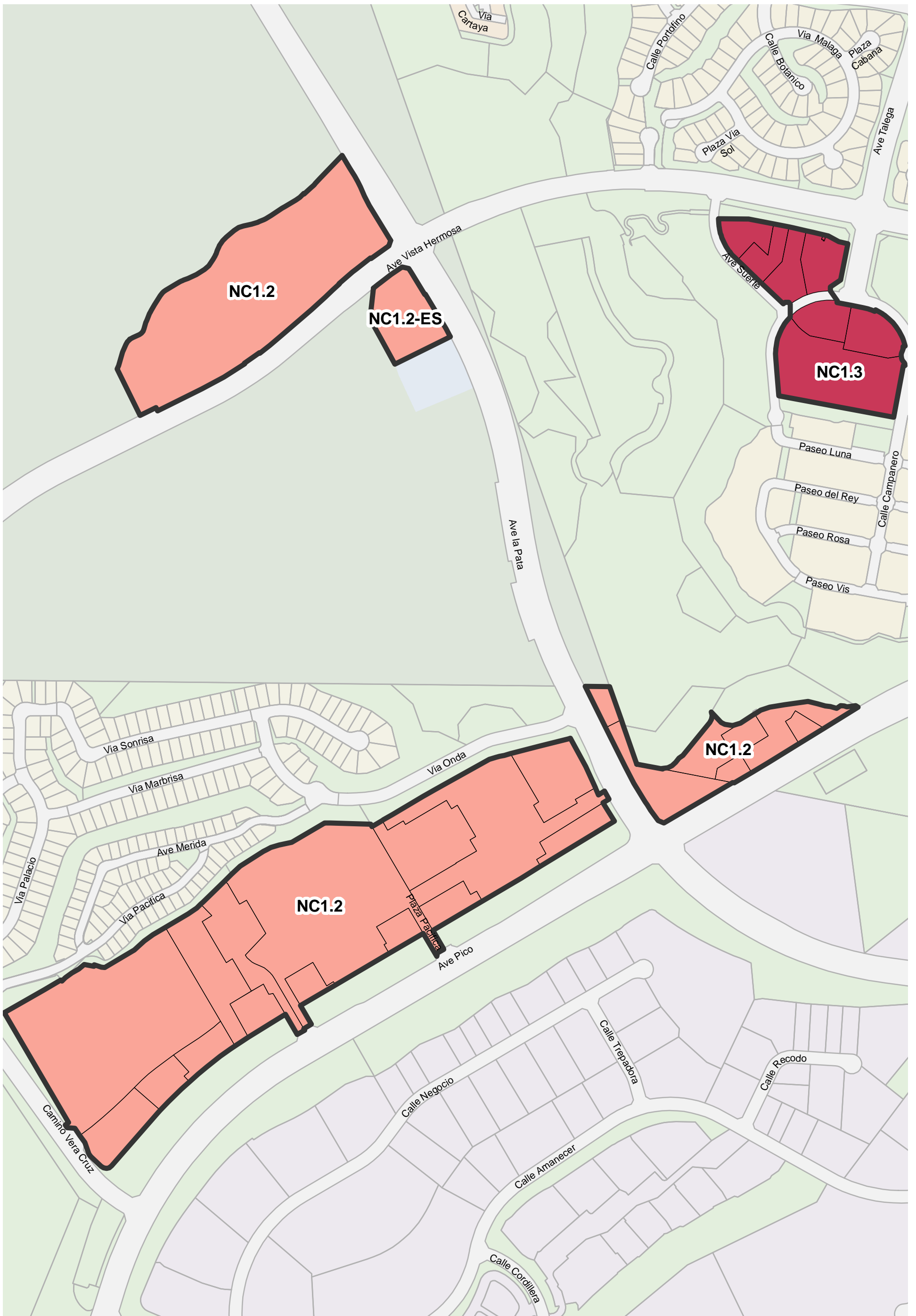
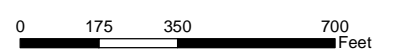


Figure LU-2B

Neighborhood Commercial - Avenida La Pata at Avenida Vista Hermosa and Avenida Pico



6/30/2015

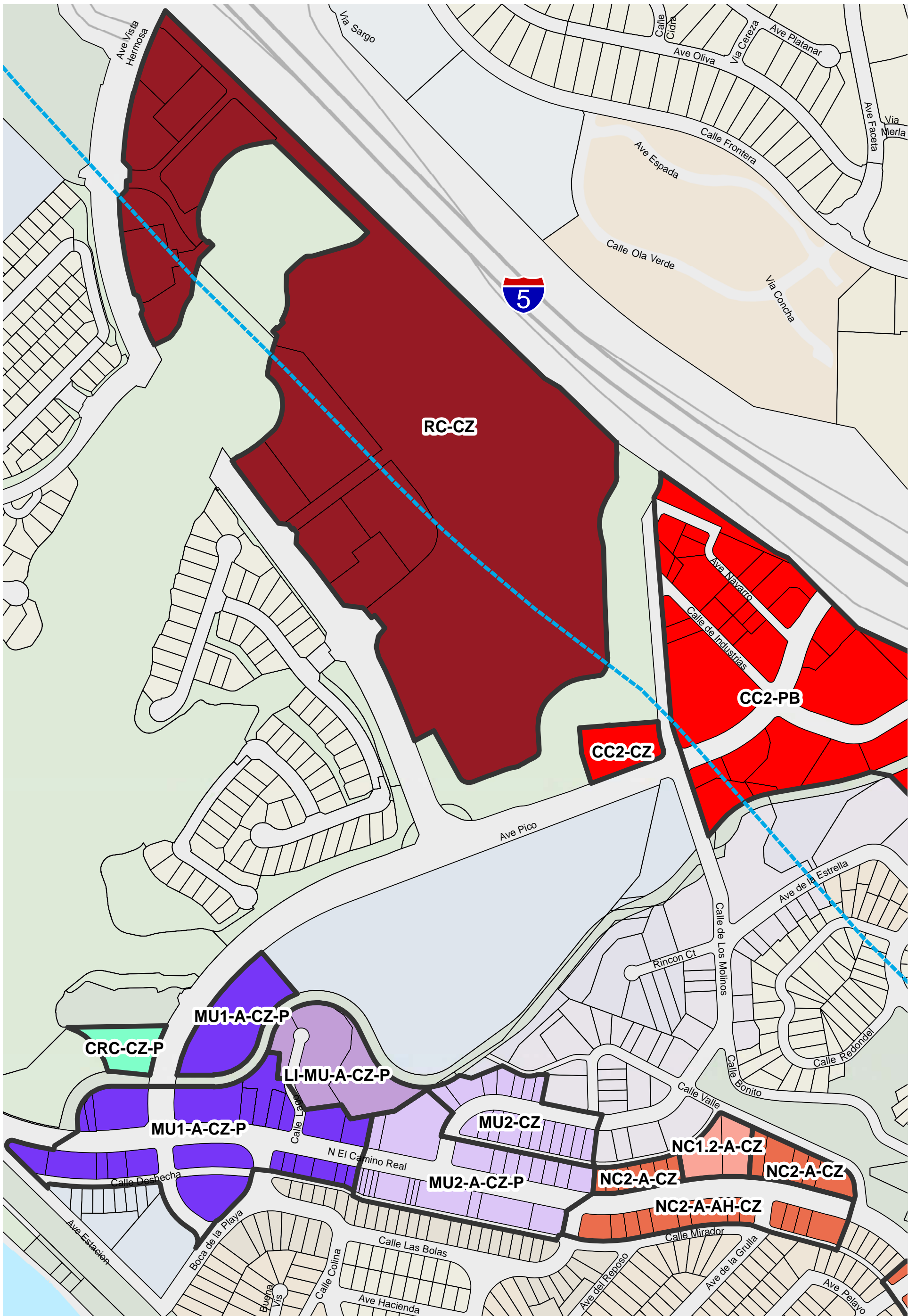


Figure LU-3A

Commercial and Mixed Use - North Beach and North El Camino Real



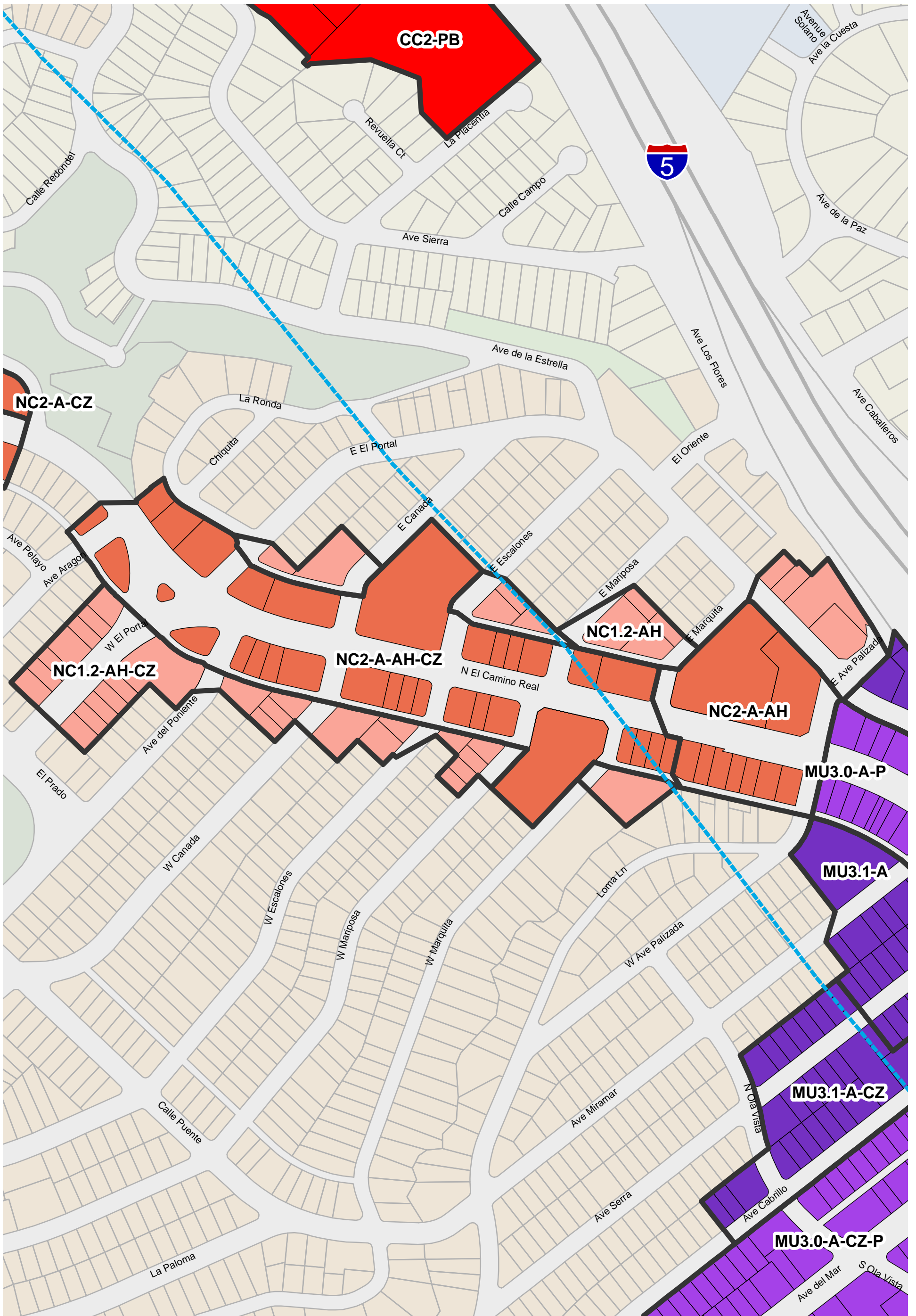
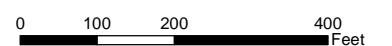


Figure LU-3B

Commercial and Mixed Use - North El Camino Real, East of Avenida Aragon



6/30/2015

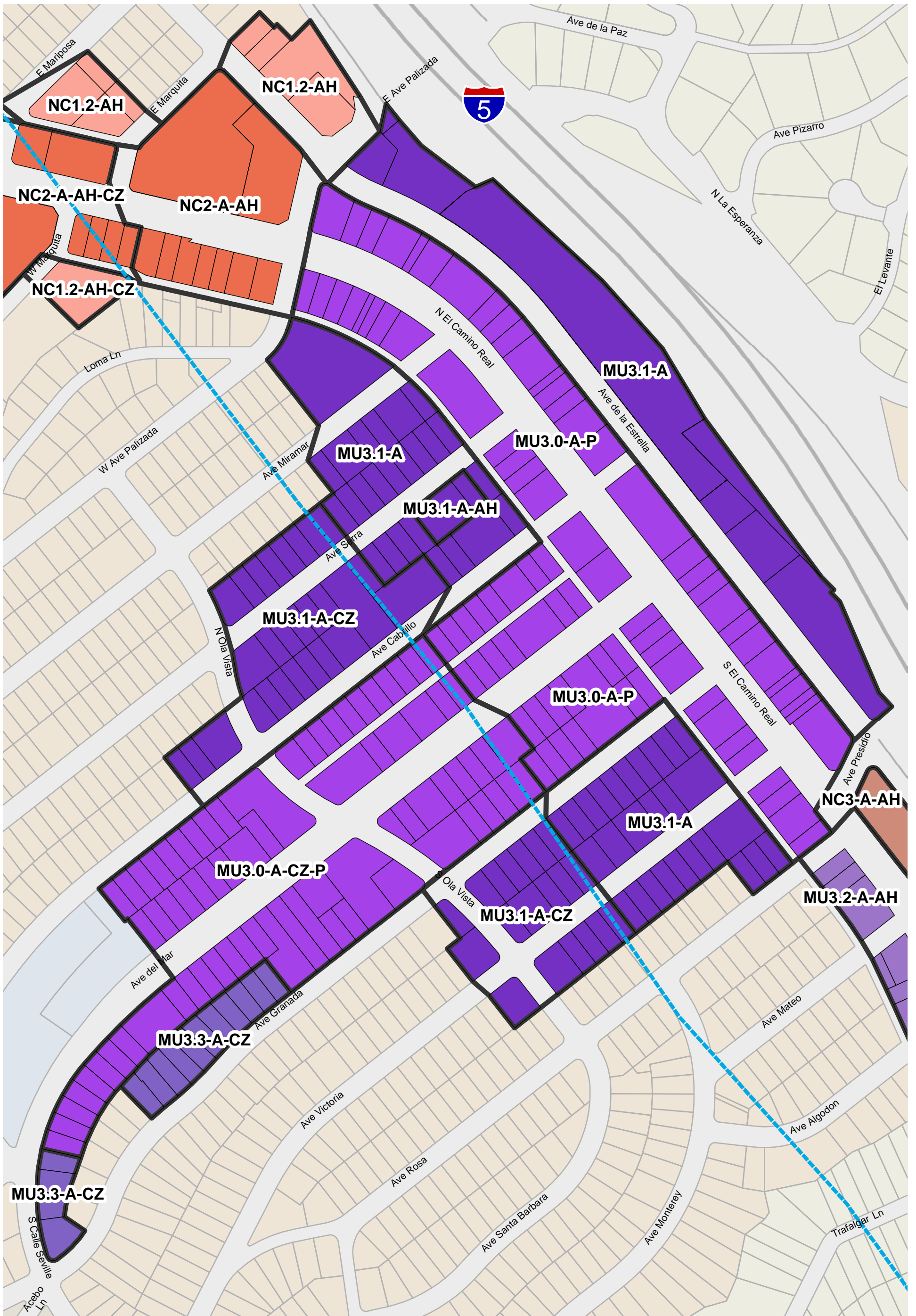
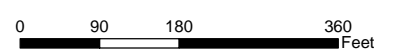
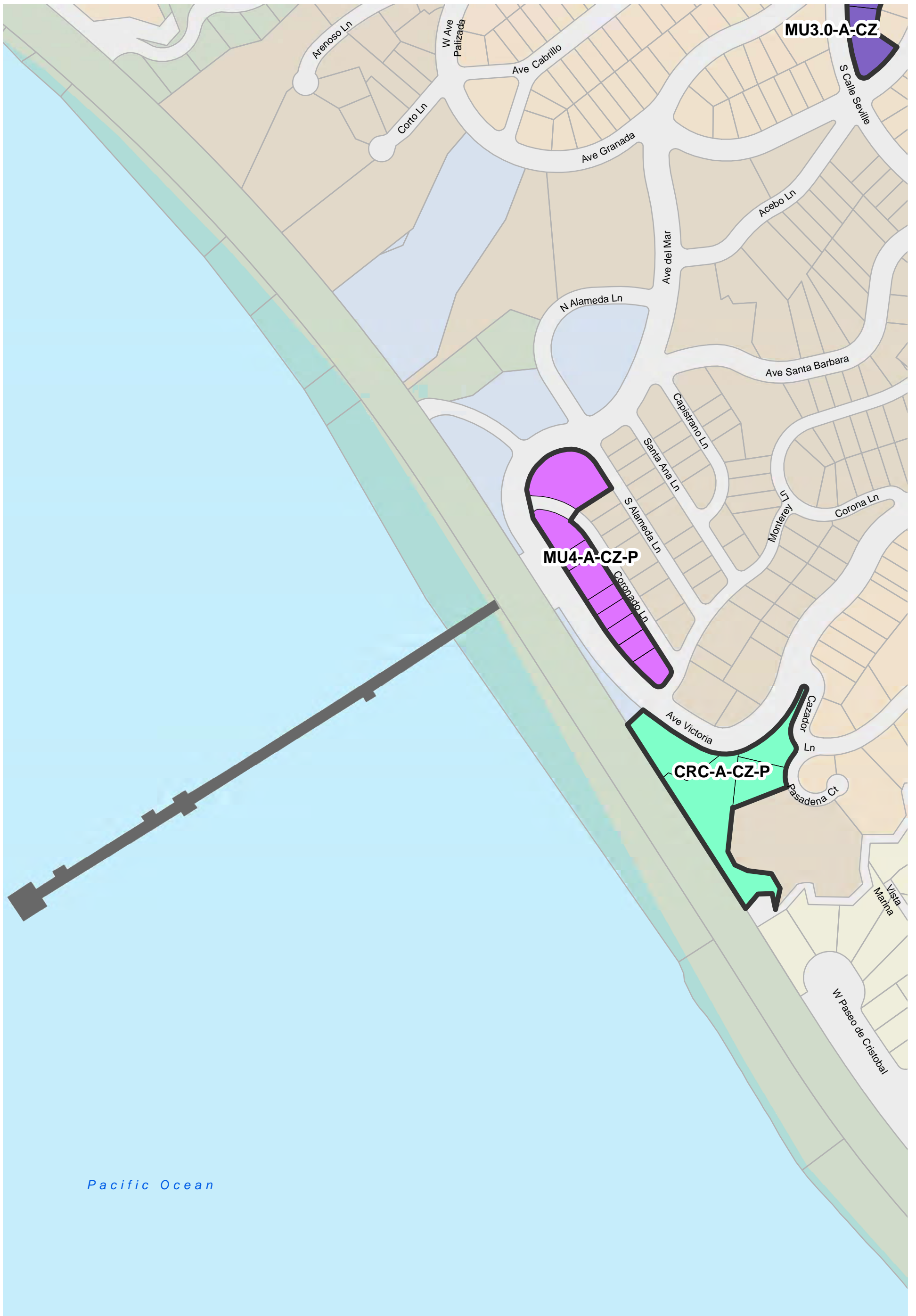


Figure LU-3C

Commercial and Mixed Use - Downtown/Del Mar/T-Zone



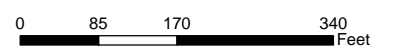
8/25/2015



Pacific Ocean



Figure LU-3D
Commercial and Mixed Use - Pier Bowl



8/25/2015

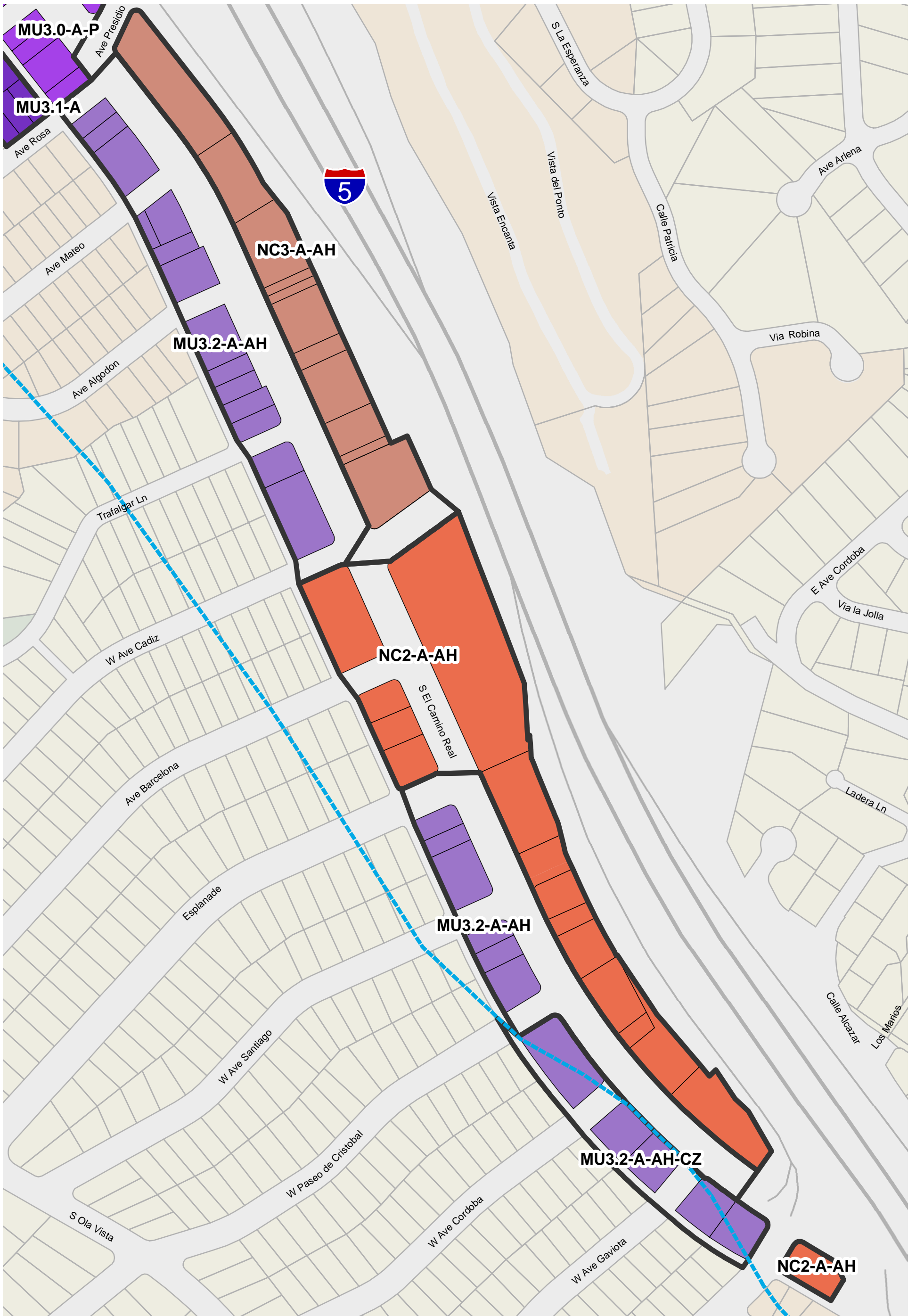
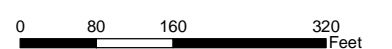


Figure LU-3E

Commercial and Mixed Use - South El Camino Real, West of Interstate 5



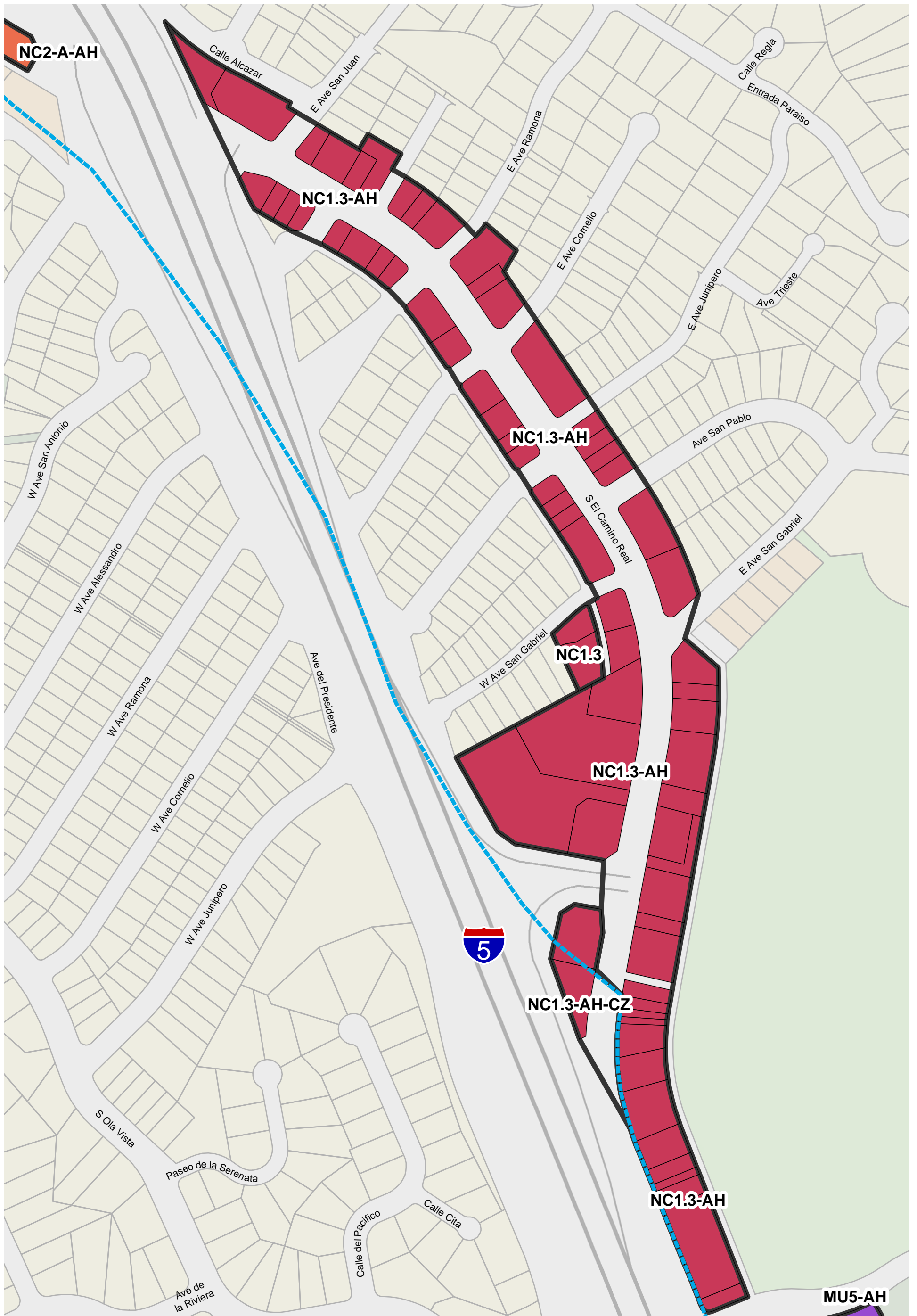
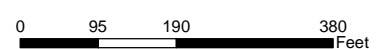


Figure LU-3F

Commercial and Mixed Use - South El Camino Real, East of Interstate 5



7/1/2015



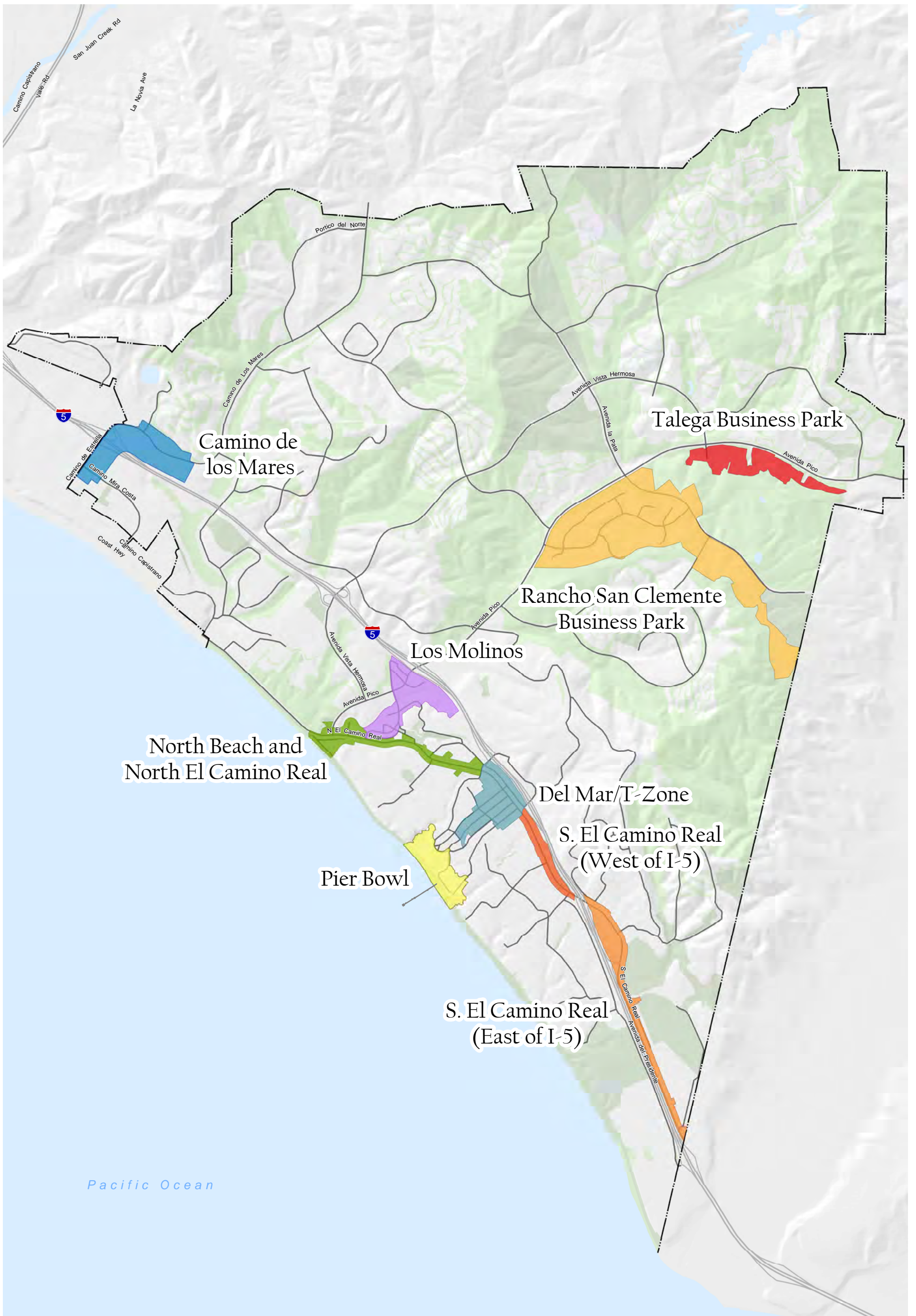
Figure LU-3G


Commercial and Mixed Use - South El Camino Real, East of Interstate 5 from Avenida Magdalena to City Boundary

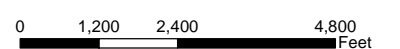
0 130 260 520 Feet



7/1/2015



 **Figure LU-4A**
FOCUS AREAS



8/25/2015

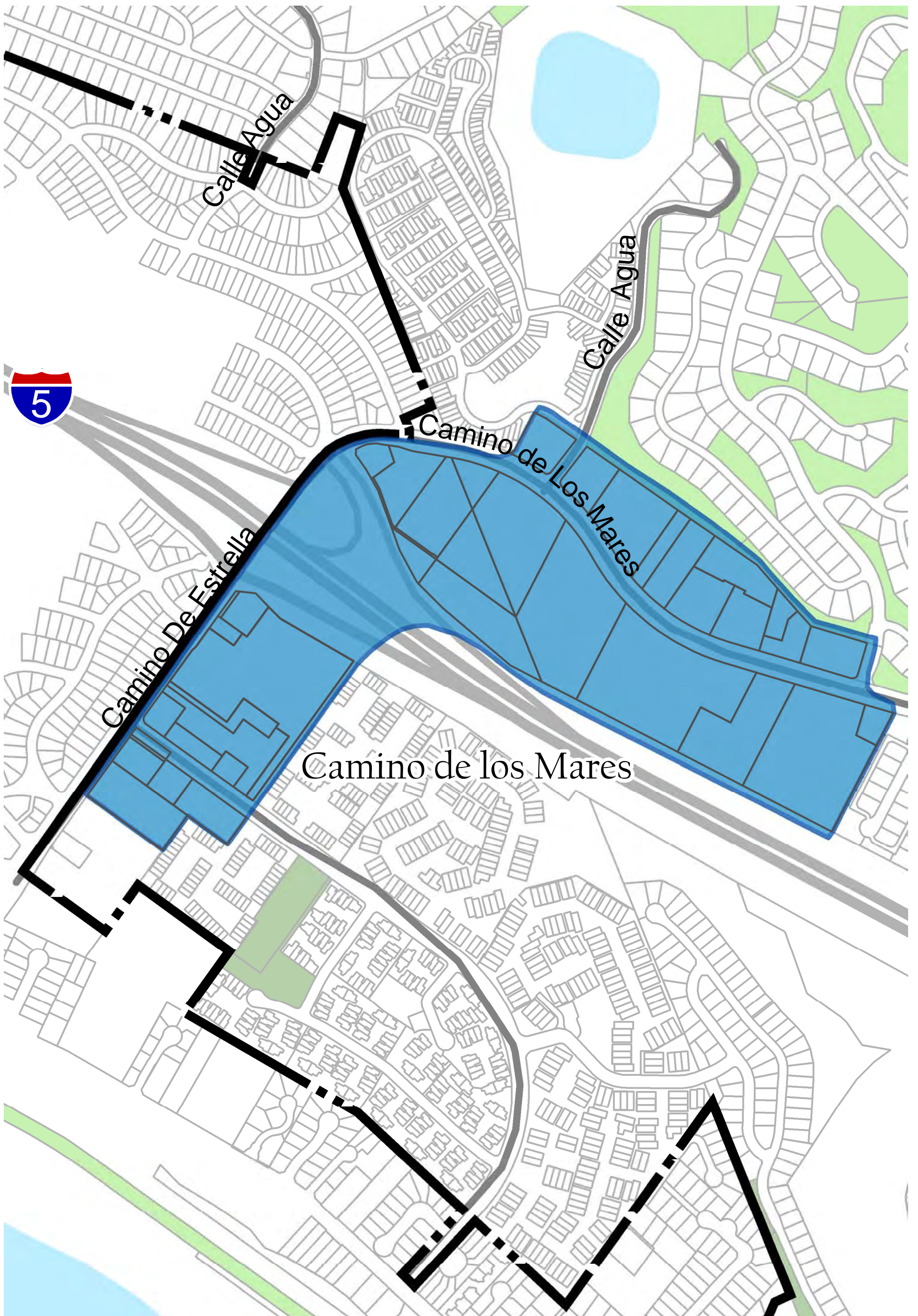
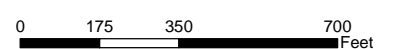


Figure LU-4B
FOCUS AREAS - Camino de los Mares



6/29/2015

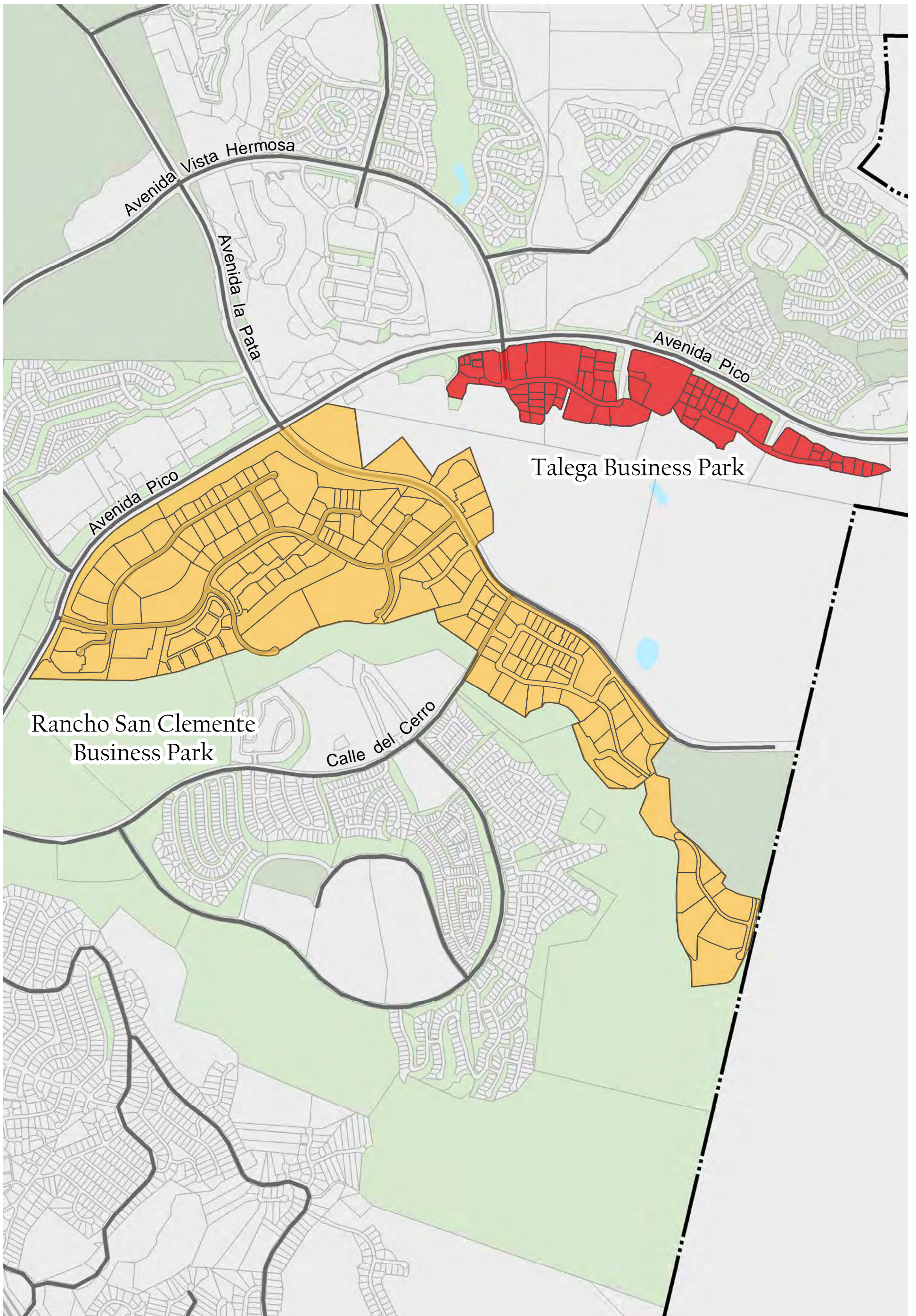
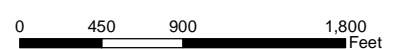
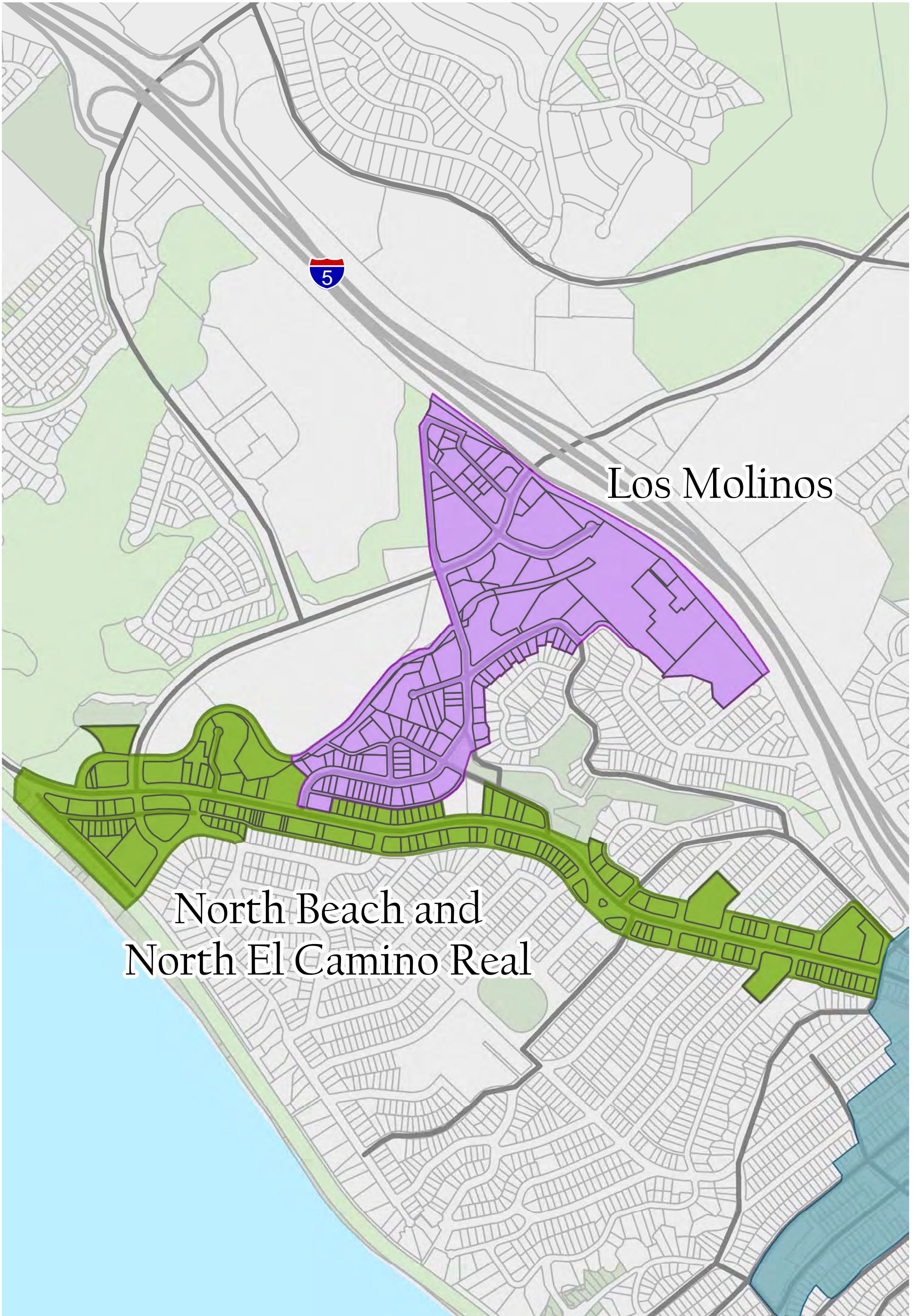


Figure LU-4C

FOCUS AREAS - Rancho San Clemente and Talega Business Parks



6/30/2015



North Beach and
North El Camino Real

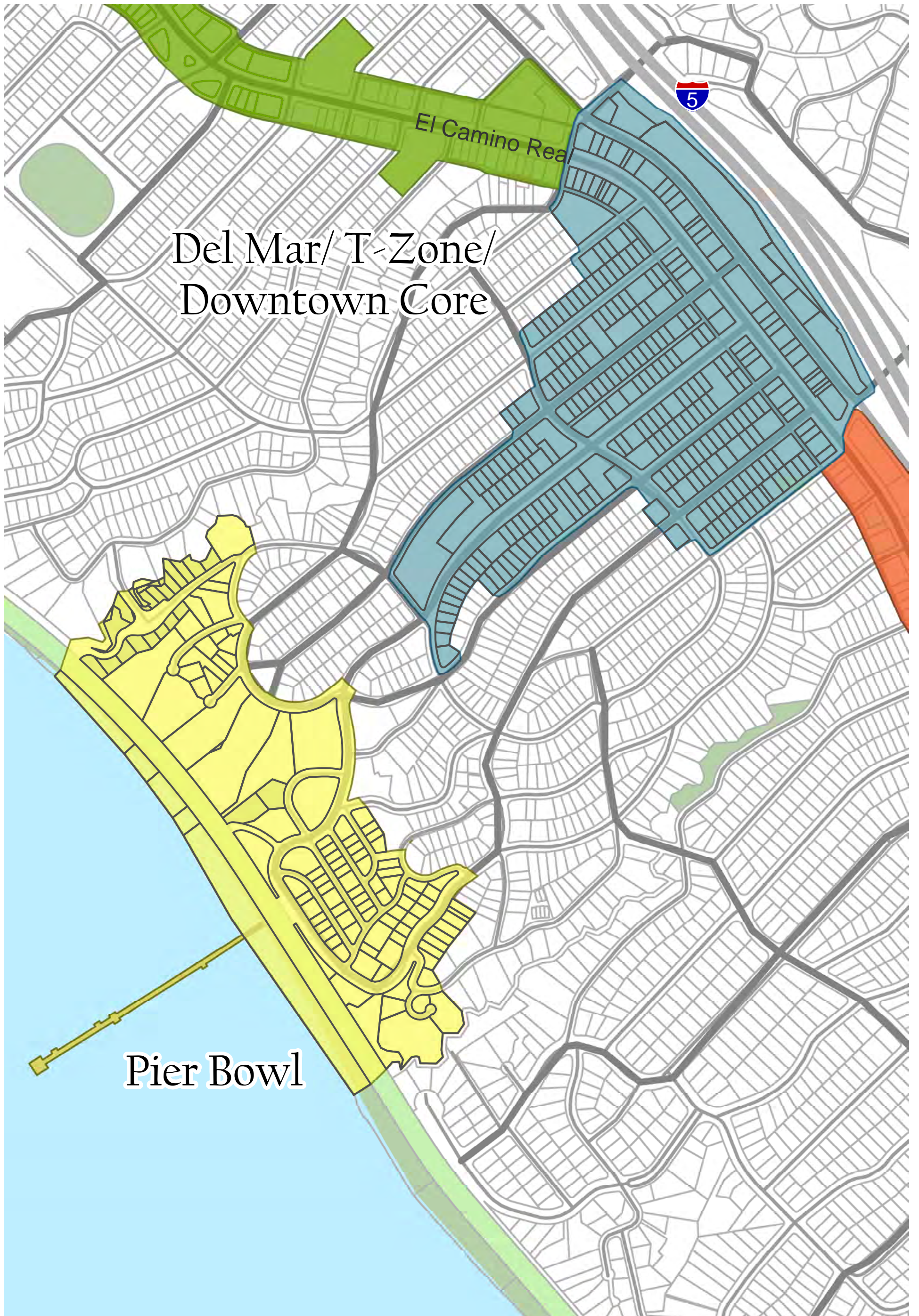
Los Molinos



Figure LU-4D
FOCUS AREAS - Los Molino, North Beach, and North El Camino Real



6/30/2015



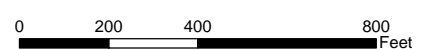
Del Mar/ T-Zone/
Downtown Core

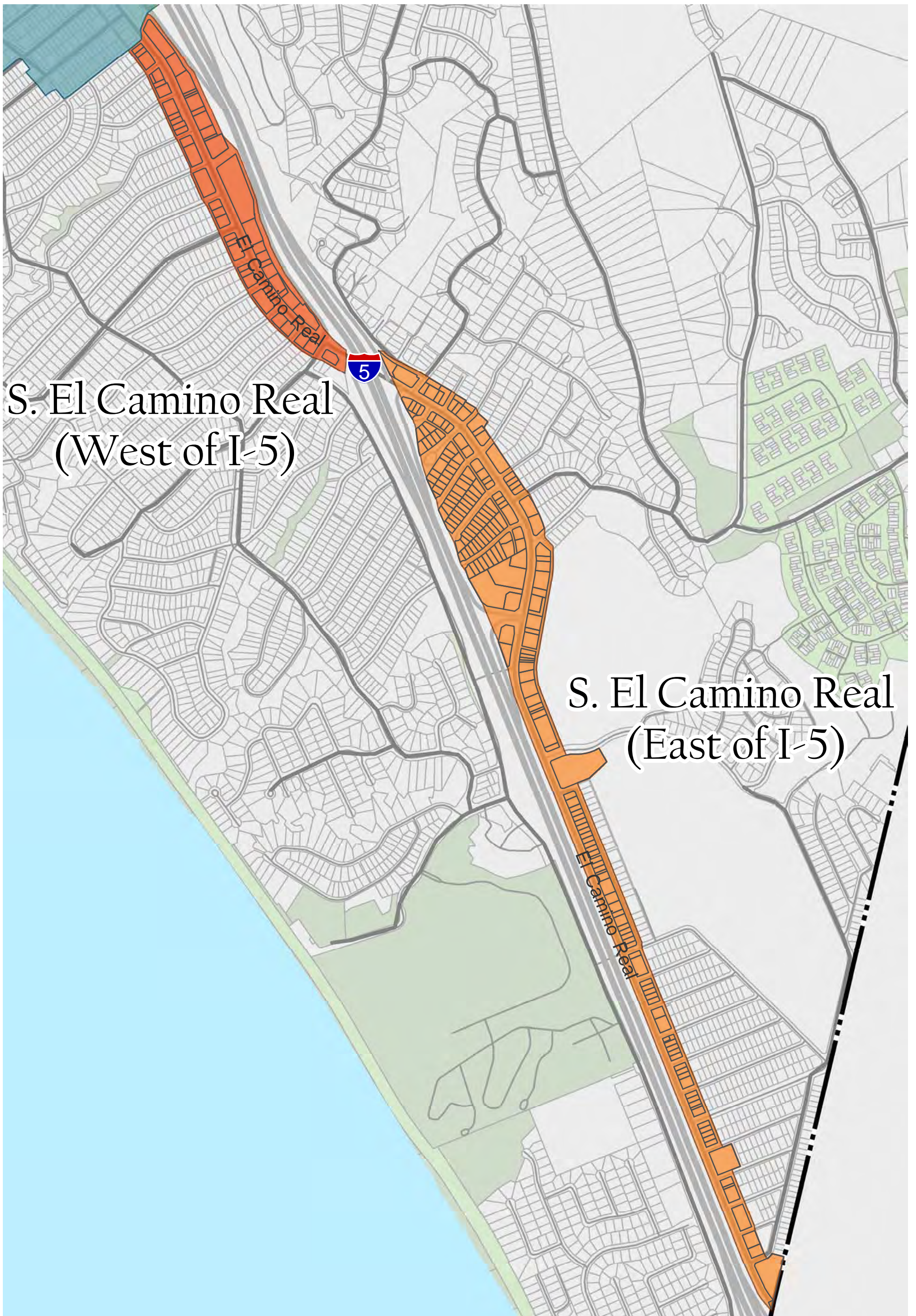
Pier Bowl



Figure LU-4E

FOCUS AREAS - Del Mar/ T-Zone/ Downtown Core and Pier Bowl





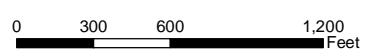
S. El Camino Real
(West of I-5)

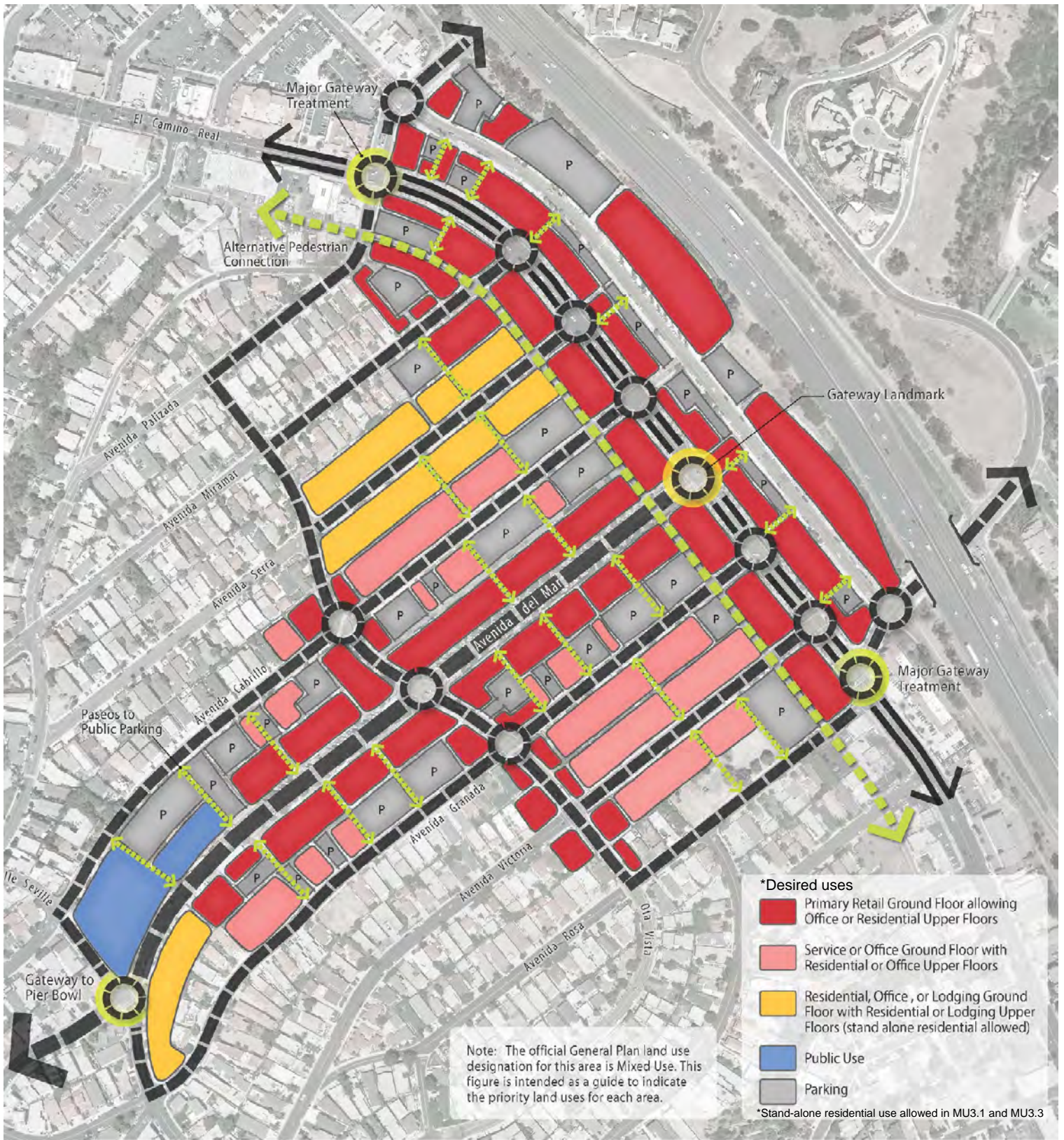
S. El Camino Real
(East of I-5)

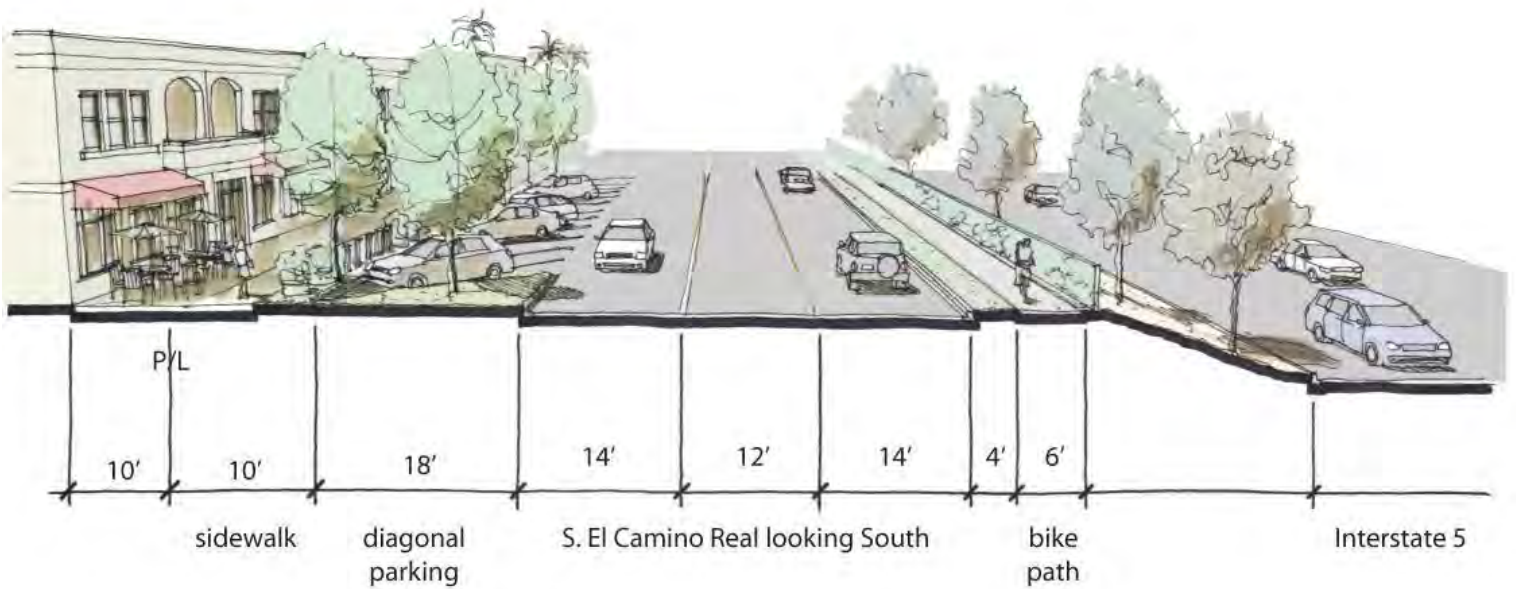


Figure LU-4F

FOCUS AREAS - South El Camino Real (West and East of Interstate 5)







Several streetscape improvements are proposed. Providing greater sidewalk space will allow outdoor dining to flourish, diagonal parking will reduce the need for on-site parking, and creating a designated bike path will provide safe passage for the cycling community, including those coming and going from the beach. The overall goal of these changes is to energize the corridor, make it safer for all modes of transport, and foster a unique sense of place.

Note: This figure is only a concept and does not prescribe specific improvements.

Note: This figure is only a concept and does not prescribe specific improvements.



Figure LU-6
DESIGN CONCEPT (S. El Camino Real, East of Interstate 5)



Section 4: The “Links to Other General Plan Information” portion of the Architecture and Landscaping section of the Urban Design Element is hereby amended as follows:

- Historical Preservation Element [link to HPE Homepage]
- Figure UD-2, Architectural Overlay Map

Section 5: Urban Design Element Policy UD-5.07 of the Centennial General Plan is hereby amended as follows:

UD-5.07. **Other Spanish Architecture.** New buildings and major building remodels may utilize either Spanish Colonial Revival or other Spanish Architecture on North El Camino Real between West Avenida Palizada and Calle Los Bolas, and on South El Camino Real between Avenida Rosa and Interstate-5, per the Design Guidelines.

Section 6: Urban Design Element Policy UD-5.11 of the Centennial General Plan is hereby amended as follows:

UD-5.11. **Building Height and Stories in the Downtown Core.** In the Downtown Core, building height shall not exceed 33 feet or two stories. On sloping sites, the City Council may grant an exception to allow three-story buildings up to 35 feet in height. To grant an exception, the City Council must make each of these findings:

- a. The proposed building façade, as viewed from the public sidewalk located immediately adjacent to the site, would not exceed 35 feet or two stories.
- b. The site’s topography allows a “stepped” building design to reduce apparent height, especially when viewed from Avenida Del Mar or El Camino Real.
- c. The proposed building’s design is consistent with Design Guidelines and the General Plan Urban Design Element’s requirements.
- d. The development project is consistent with the Zoning Ordinance.

Section 7: Figure UD-2 (attached as Exhibit D) is hereby added to the Urban Design Element of the Centennial General Plan.

Section 8: Safety Element Policy S-3.06 of the Centennial General Plan is hereby amended as follows:

S-3.01. **Balance Between Goals.** We balance the need for fire safety and defensible landscape perimeters with biological and open space preservation, consistent with the Coastal Conservation Plan, where applicable.

Section 9: Safety Element Policy S-4.01 of the Centennial General Plan is hereby amended as follows:

S-4.01. **Street Design.** We consider noise impacts when designing new streets.

Section 10: Figures S-4, S-5, S-6 of the Safety Element of the Centennial General Plan are hereby amended and replaced with Exhibit E.

Section 11: Add Policy BPR-4.09 to the Beaches, Parks, and Recreation Element of the Centennial General Plan, incorporating and referencing the City Council’s adoption of Ordinance No. 1475 on September 18, 2007, and voter approval of the “Measure V” initiative, as follows:

BPR-4.09 **Measure V Initiative.** We require voter approval of City Council actions related to changing an Open Space land use designation to a Non-Open Space designation, according to Ordinance 1475 (“Measure V” Voter Initiative), adopted by the City Council in September 2007 (accessed by link below)

Section 12: Beaches, Parks, and Recreation Element Policy BPR-5.01 of the Centennial General Plan is hereby amended as follows:

BPR-5.01. **Shorecliffs Golf Course.** Land uses in the Shorecliffs Golf Course property shall be consistent with Forster Ranch Specific Plan policies to provide and maintain open space and recreational amenities. We will require any development submittal to enhance the entrance, parking and clubhouse facilities and the Course design to promote the ongoing successful operations of the Shorecliffs Golf Course.

Section 13: The description of the Coastal Zone in the Coastal Zone Section of the Coastal Element is hereby amended as follows:

Our shoreline stretches over four and one-half linear miles; however the Coastal Zone includes more than simply the beach. It also includes a wide variety of residential, commercial, industrial, public and visitor-serving uses in an area west of Interstate 5, comprising approximately three square miles. The official boundaries of our Coastal Zone are shown on Figure LU-1A.

Section 14: The “General Plan Information” portion of the Fire section of the Safety Element is hereby amended as follows:

- Community Design Element [link to CDE Homepage]
- Emergency Services Section, Safety Element [link to Emergency Services page]
- Figure S-6, Critical Facilities Map

Section 15: The “General Plan Information” portion of the Radio section of the Safety Element is hereby amended as follows:

- Figure S-4, Existing Roadway and Rail Noise Contour Map
- Figure S-5, Future Roadway and Rail Noise Contour Map
- Urban Design Element [link to UDE Homepage]
- Mobility and Complete Streets Element [link to ME Homepage]

Section 16: Public Services, Facilities, and Utilities Element Policies PS-5.08 and PS-5.09 of the Centennial General Plan are hereby amended as follows:

PSFU-5.08. **Recycled Water.** We encourage, and in some cases require, the use of recycled water when available through a Mandatory Use Ordinance.

PSFU-5.09. **Efficient Water Usage.** The City will continue to expand its recycled water program and seek new and improved technologies and best practices to use water more efficiently.

Section 17: Figure GM-1 in the Governance Element of the Centennial General Plan is hereby amended and replaced with Exhibit F.

Section 18: Definition of “Coastal Zone” in the Centennial General Plan Glossary is hereby amended as follows:

Coastal Zone. Refers to the land and water area of the State of California from the Oregon border to the border of the Republic of Mexico, extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards (from the Coastal Act). The Coastal Zone boundary in San Clemente is included in General Plan Figure LU-1A.

Section 19: Definition of “Plate line” is hereby added to the Centennial General Plan Glossary as follows:

The top of the highest horizontal framing member or solid wall of a building or structure upon which roof beams or ceiling rafters rest.

Section 20: Definition of “Stand alone residential” is hereby added to the Centennial General Plan Glossary as follows:

“The use of a lot or joined lots exclusively for residential and residential ancillary purposes.”

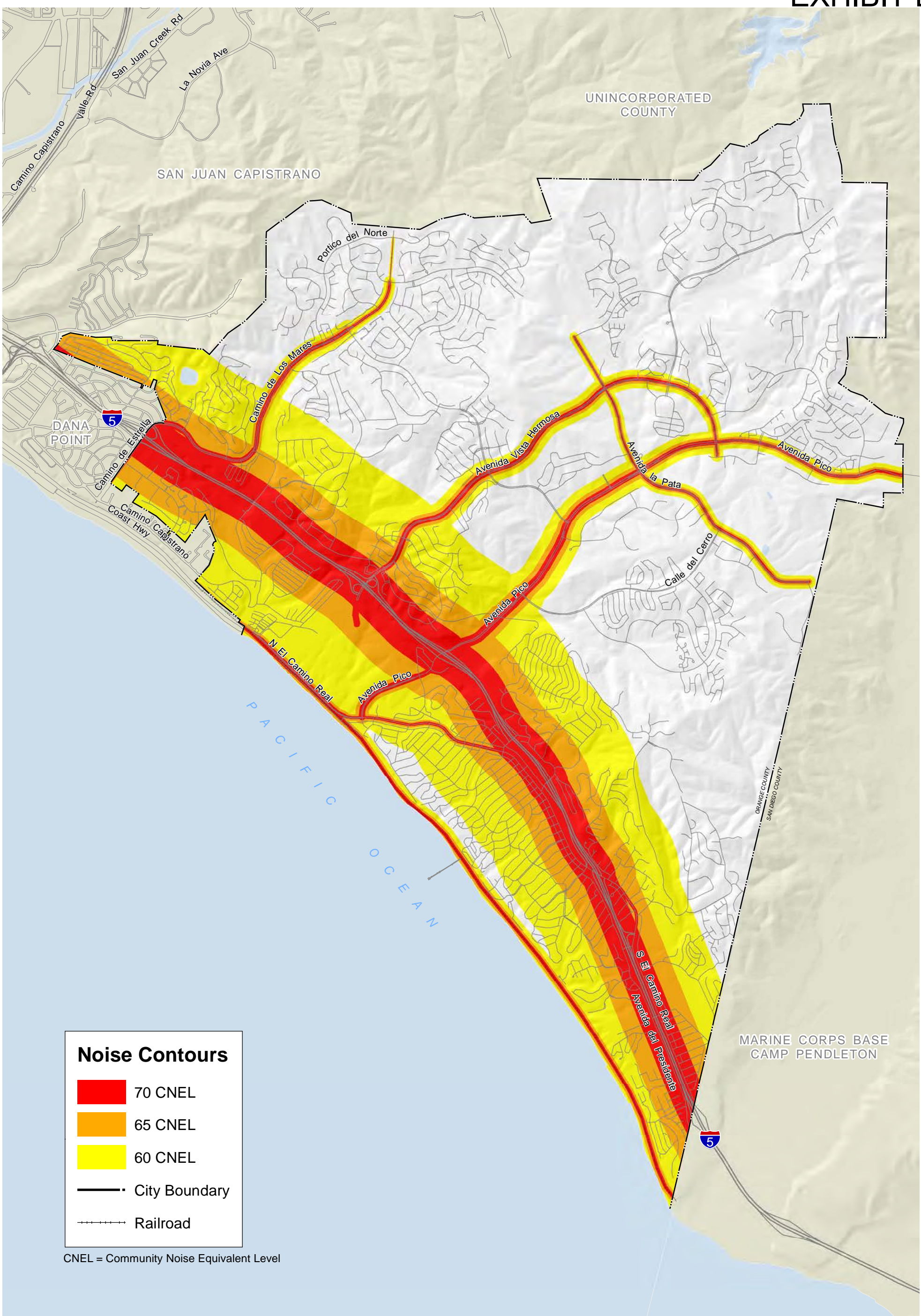
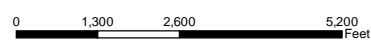


Figure S-4
EXISTING ROADWAY AND RAIL NOISE CONTOUR MAP



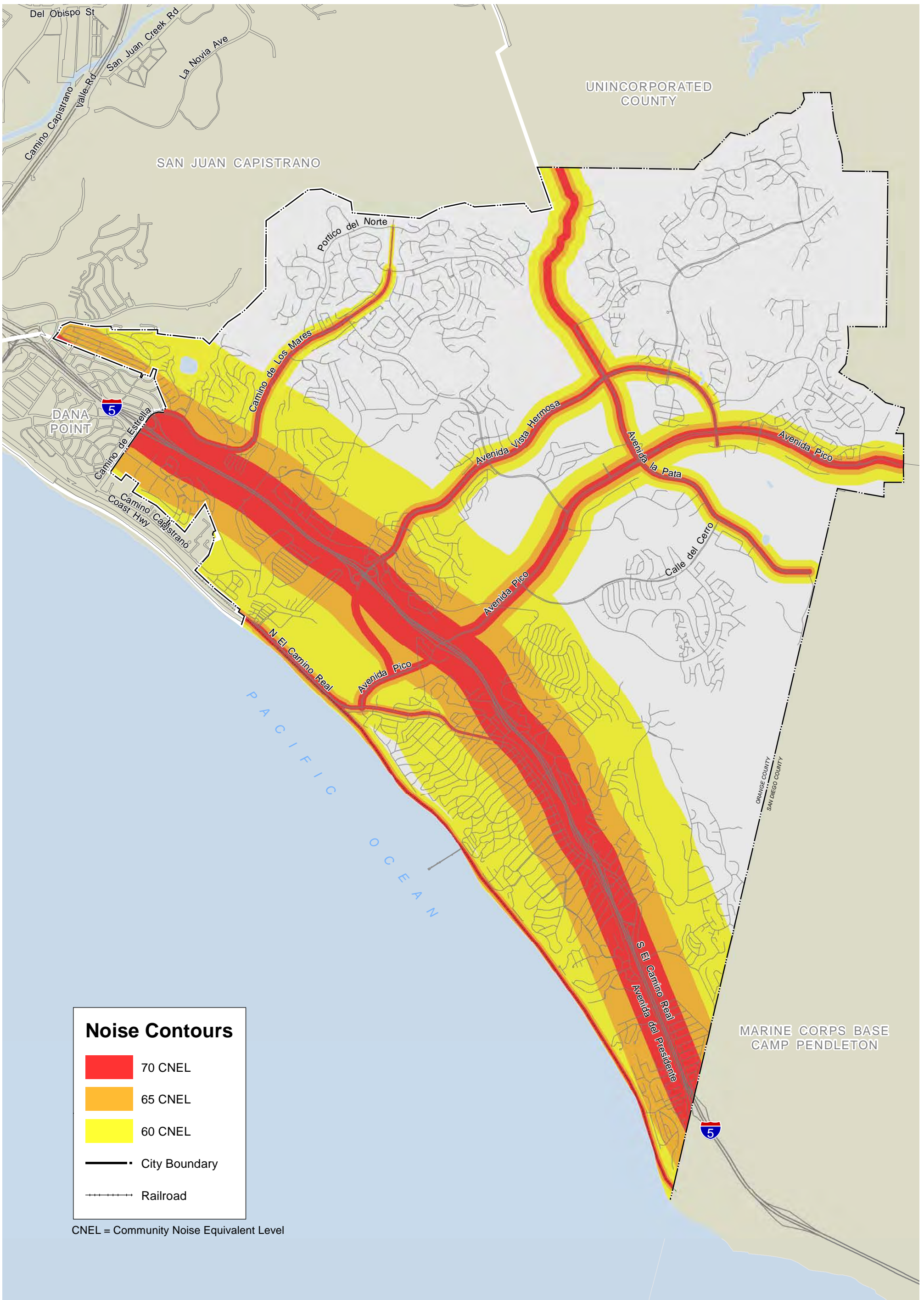


Figure S-5
FUTURE ROADWAY AND RAIL NOISE CONTOUR MAP

0 1,250 2,500 5,000 Feet



7/1/2015

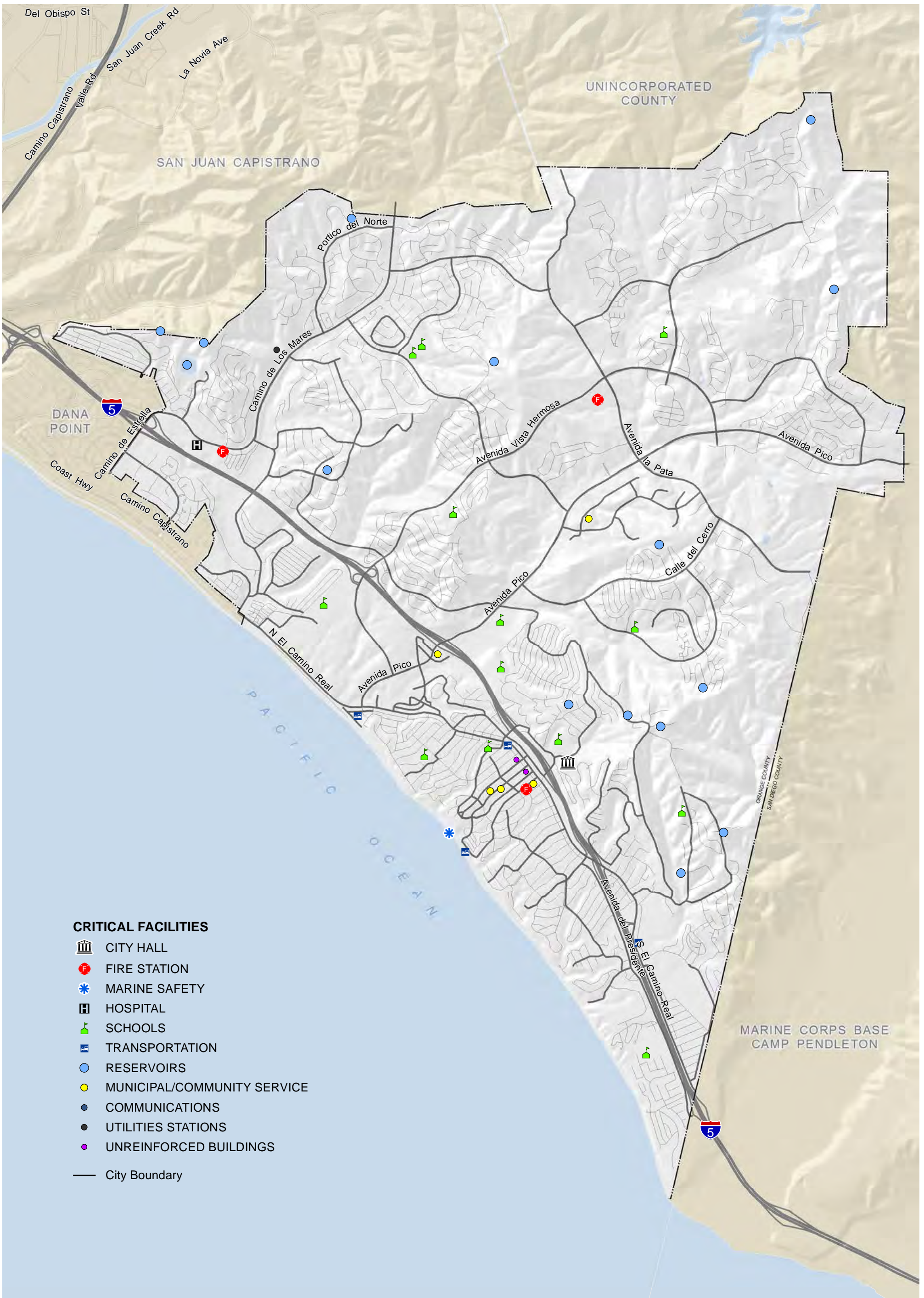


Figure S-6
CRITICAL FACILITIES

0 1,250 2,500 5,000
Feet



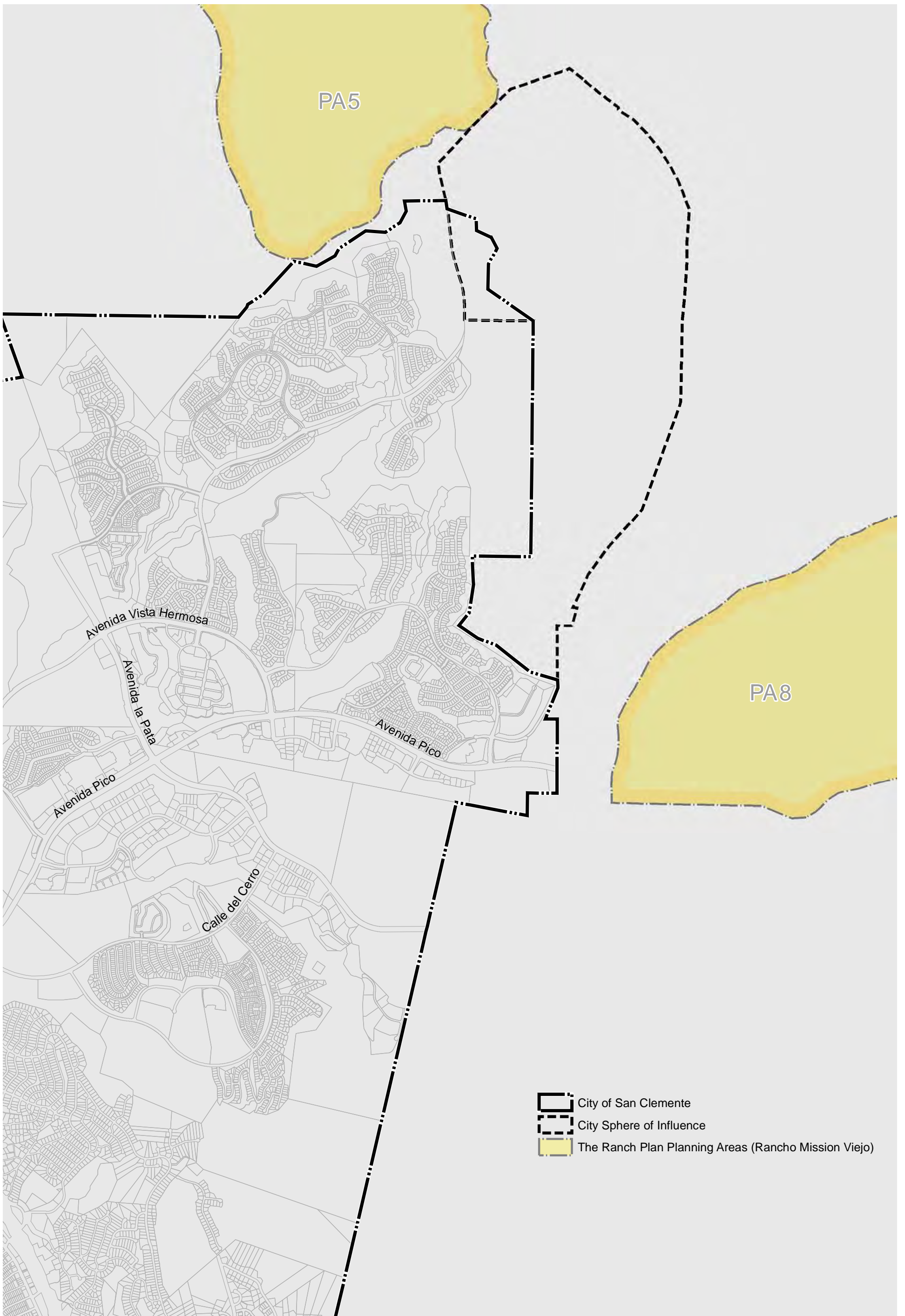
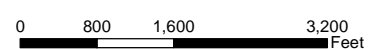


Figure GM-1
SPHERE OF INFLUENCE



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SAN CLEMENTE, CALIFORNIA, ADOPTING
AMENDMENTS TO THE ZONING MAP OF THE CITY OF
SAN CLEMENTE AND ADOPTING ZONING AMENDMENT
14-456

WHEREAS, on February 4, 2014, the City Council of the City of San Clemente adopted the Centennial General Plan, which, among other provisions, included changes in the areas comprising the various categories of Mixed Use and Commercial land use designations, as well as changes to the particular uses and development criteria for certain categories of those designations; and

WHEREAS, as part of its consideration and action on the Centennial General Plan, the City Council made Environmental Impact Report Findings including a Statement of Overriding Considerations, certified Final Environmental Impact Report (FEIR), State Clearing House (SCH) No. 2013041021, and approved mitigation monitoring measures pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, on February 3, 2015 the City Council gave further direction and initiated amendments to the Centennial General Plan to address cleanup items, make clarifications, and make land use changes. The City is processing General Plan Amendment (GPA) 15-049 and Addendum No. 1 to Centennial General Plan FEIR in conjunction with this project; and

WHEREAS, on February 3, 2015, the City Council directed staff to expedite zoning updates of Mixed Use and Commercial in light of opportunities presented by pending or possible private development proposals. This includes updates to the particular uses and development criteria for certain categories of those designations amendments. In addition, the project updates the Zoning Map to be consistent with the Centennial General Plan. The proposed Zoning Map amendments are summarized on Exhibit A and shown on maps attached under separate cover titled "Zoning Changes" (dated August 10, 2015). The zoning updates of Mixed Use and Commercial are part of a work program to update the Zoning Ordinance to be consistent with the Centennial General Plan; and

WHEREAS, on April 22, 2015, the Planning Commission held a duly noticed public hearing on amendments to the Zoning Map of the City of San Clemente and to amend the San Clemente Municipal Code at Chapter 17.36 [Commercial Zones], Chapter 17.40 [Mixed Use Zones], Chapter 17.88 [Definitions] and, Section 17.24.110.B [Measurement of Height], hereinafter Zoning Amendments 14-456 ("the project"), and considered the written staff report, along with public testimony, and thereafter continued the matter with the public hearing held open to May 6, 2015; and

WHEREAS, on May 6, 2015 the Planning Commission, at the request of staff and in order to provide notice to property owners affected by additional proposals for action related

to the establishment of the MU 3.3 Zone, and amendments to the Zoning Map of the City of San Clemente for certain parcels; tabled the matter to a date uncertain to provide additional time necessary for staff to complete an environmental assessment per the California Environmental Quality Act (CEQA), create and edit maps, and finish drafting amendments; and

WHEREAS, on June 3, 2015, the Planning Commission held a duly noticed and continued public hearing on Zoning Amendments 14-456. Due to an unavoidable scheduling issue, the Commission had a discussion focused on Mixed Use 3.2 area standards, and the Commission continued the matter with the public hearing held open to June 17, 2015; and

WHEREAS, on June 17, 2015, the Planning Commission opened the continued public hearing on Zoning Amendments 14-456, considered a staff presentation and public testimony, and provided direction on Zoning Amendments 14-456; and further continued the matter to July 8, 2015; and

WHEREAS, on July 8, 2015, the Planning Commission opened the continued public hearing on Zoning Amendments 14-456, considered a staff presentation and public testimony, and provided direction; tabled the item to a date uncertain; and directed staff to schedule a study session to discuss Mixed Use 3.2 standards; and

WHEREAS, on August 10, 2015, the Planning Commission had a held a duly noticed study session to discuss the Mixed Use 3.2 portion Zoning Amendments 14-456, considered a staff presentation and public testimony, and provided direction; and

WHEREAS, on September 2, 2015, the Planning Commission held a duly noticed public hearing on Zoning Amendments 14-456, considered evidence presented by City staff including a draft ordinance and exhibits attached thereto, and heard other interested parties and made a recommendation to the City Council as fully set forth herein; and

WHEREAS, the Planning Commission, among other actions, made findings and recommended to the City Council that it adopt Zoning Amendments 14-456; and

WHEREAS, the City conducted an environmental review in conformance with the CEQA and the State CEQA Guidelines, and determined the project does not require further environmental study. The Zoning Amendment is proposed to make the Zoning Ordinance and Zoning Map consistent with the Centennial General Plan, and amendments being processed (GPA 15-049). The project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the certified FEIR for the Centennial General Plan and Addendum No. 1; and

WHEREAS, on [Date], 2015, the City Council held a duly noticed public hearing on the subject recommendation, and considered evidence presented by City staff, and other interested parties and the recommendation of the Planning Commission; and,

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

Section 1: The City Council finds that further environmental studies are not required as the project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the certified FEIR for the Centennial General Plan and Addendum No. 1; and

Section 2: The following findings are made regarding the amendments to the Zoning Ordinance, as set forth in Section 3, Section 4, Section 5, Section 6, Section 7, and Section 8 herein:

- A. The proposed amendments are consistent with the General Plan, since they are direct implementation of the Centennial General Plan as adopted on February 14, 2014 and subsequent amendments thereto adopted on [date], pursuant to Government Code section 65860(c), by placing zones on parcels mirroring the maps contained in the Land Use Element of the Centennial General Plan as adopted and subsequently amended, and by reflecting use provisions and development criteria from the Centennial General Plan as adopted and subsequently amended, particularly including but not limited to, such use provisions and development criteria found in Table LU-1.
- B. The rezoning of the areas and the adoption of the use provisions and development criteria as proposed will not adversely impact the public health, safety, and welfare since they further the Centennial General Plan objectives of, (1) meeting community values, needs and conditions; (2) guiding long-term public and private land use, transportation, economic development, resource preservation, urban design and other public policy actions; and (3) reflecting the City Council's review, direction and independent judgement regarding land use, circulation and transportation, economic development, environmental protection, recreation, public safety and services, coastal issues, historic preservation, natural resources, urban design, and governance and growth management policies.

Section 3: San Clemente Municipal Code Zoning Map is hereby amended to be consistent with the Centennial General Plan with changes of zones applied to particular parcels, described in Exhibit A and incorporated herein. The amended Zoning Map (titled "Zoning Map", dated August 10, 2015) is attached under separate cover.

Section 4: San Clemente Municipal Code Chapter 17.36 [Commercial Zones] is hereby amended to read in its entirety as set forth in the attached Exhibit B and incorporated herein.

Section 5: Chapter 17.40 [Mixed Use Zones] is hereby amended to read in its entirety as set forth in the attached Exhibit C and incorporated herein.

Section 6: In order to implement parts of the amendments set forth within Section 4 and Section 5, above, two further amendments within Title 17 are made, as follows:

- A. Within Section 17.88 [Definitions] at the appropriate alphabetical insertion point, add: “Stand Alone Residential. The use of a lot or joined lots exclusively for residential and residential ancillary purposes.”
- B. Within Section 17.24.110.B.2. [Height Limit to Plate Line], add inset subparagraph iii, to read in its entirety: “Plate Line is defined as the top of the highest horizontal framing member or solid wall of a building or structure or part thereof, upon which roof beams or ceiling rafters rest. Features excluded from measurement under this definition shall include gable ends, sloping roofs, parapet walls and other vertical extensions which are normally controlled by limits on roof height as set forth in this Section.”

Section 7: Section 17.16.60(C) [Conditional Use Permit Applicability], of the San Clemente Municipal Code is hereby amended in its entirety as follows:

- C. **Applicability.** Conditional Use Permits are required as indicated by the use tables in Chapters 17.32, Residential Zones and Standards, through 17.48, Public Zones and Standards, in this Title. Conditional Use Permits are also required for the following requests:

Use/Modifications	As Provided for in:
Antennas, new, on City property	Section 17.28.070(C), Review Requirements
Chimneys which exceed the height limit of the zone in which they are located by more than two feet	Table 17.24.080(B), Maximum Encroachments into Setbacks and Height Limits
Density bonus requests	Section 17.24.070(E), Review Procedures
Development standards, determination of, for development in the following zones: RVL Zone, Open Space Zones, Public Zone	Table 17.32.040, Residential Zone Development Standards; Table 17.44.030, Open-Space Zone Development Standards; Table 17.48.030, Public Zone Development Standards
Development standards, exceptions for commercial and mixed-use projects on lots 12,000 (twelve thousand) square feet and smaller in Mixed Use zones	Section 17.40.050(C), Exceptions to the Development Standards for Lots of 12,000 Square Feet or Smaller in Mixed Use zones
Elevator towers which exceed the height limits of the zone in which they are located by more than six feet	Table 17.24.080(B), Maximum Encroachment into Setbacks and Height Limits

Fences, hedges, and walls exceeding six feet in height for specific purposes in residential zones	Section 17.24.090((C)(2)(b), Review Procedures
Flag poles and church steeples in residential zones that exceed the height limits of the zone where they are located	Table 17.24.080(B), Maximum Encroachments into Setbacks and Height Limits
Flag poles, antennas (other than satellite antennas or antennas on City property), church steeples, cupolas, and monuments, and similar structures in nonresidential and mixed-use zones that exceed the height limits of the zone where they are located	Table 17.24.080(B), Maximum Encroachments into Setbacks and Height Limits
Storage tanks and similar structures in nonresidential zones that exceed the height limits of the zone where they are located	Table 17.24.080(B), Maximum Encroachments into Setbacks and Height Limits
Grading requests not accompanying development requests	Section 17.28.130(B), Review Requirements
Historic Structures, exceptions to the minimum commercial floor area for mixed-use projects in Mixed Use zones	Section 17.40.050(D), Exceptions to the Minimum Floor Area Requirements for the Commercial Portion of Mixed-use Projects for Buildings on the City's Designated Historic Structure List
Home occupations conducted outside enclosed structures	Section 17.28.160(B), Review Requirements
Mixed Use 3.2 Top of Roof Height Ceiling Increase	Table 17.40.045, Row "Height Limitations", Subsection 1
Nonconforming uses: change from prohibited use to a different prohibited use	Section 17.72.060(C)(3), Changes of Use.
Nonresidential uses allowed in the zone located on the same level as residential uses in the MU1, MU2, MU3.0, and MU3.2 zones	Section 17.40.030(A)(2)(c), Special Use Regulations for the MU1, MU2, MU3.0, and MU3.2 zones

Outdoor dining areas	Section 17.28.205(C), Review Requirements
Parking modifications for: Bed and Breakfast Inns; Uses in and out of the Downtown Parking Study Area; Historic nonresidential and mixed-use structures; Historic structures in the RM and RH Zones; Relocation of historic structures; Hotels; Off-site parking for nonresidential uses; Public utilities, Shared parking	Section 17.28.090(D), Minimum Standards for Bed and Breakfast Inns in All Zones; Section 17.64.125, Waivers of parking requirements; Section 17.64.110, Off-Site Parking; Section 17.28.240(C)(2)(d), Minor Utilities; Section 17.64.120, Shared Parking
Patio covers, detached, exceeding 15 feet in height and located within certain setback areas	Table 17.24.080(B), Maximum Encroachments into Setbacks and Height Limits
Public utilities, major, initiated by outside agencies	Section 17.28.240(B)(2)(a), Projects Initiated by Outside Agencies/Applicants
Residential uses on the street level, buildings on the City's Designated Historic Structure List	Section 17.40.030(A)(2)(c), Location of Residential Uses
Urban Private Storage in Mixed-Use Zones	Section 17.28.305, Urban Private Storage
Height exceptions for residential development on Lots 46 through 64 of Tract 4938 in the RL-11 special residential overlay zone	Appendix A, Subsection (K.4.B) in this Title

Section 8: Section 17.16.60(F)(2) [Conditional Use Permit Specific Findings] of the San Clemente Municipal Code is hereby amended in its entirety as follows:

2. Specific Findings. In addition to the general findings required in Subsection (F)(1), above, specific findings shall be made prior to the approval of an application for a Conditional Use Permit for the following requests, as follows:

Use/Modifications	As Provided for in:
New antennas on City property	Section 17.28.070(F), Required Findings for Conditional Use Permits
Density bonus requests	Section 17.24.070(F), Required Findings

Development standards, exceptions for commercial and mixed-use projects on lots 12,000 (twelve thousand)square feet and smaller in Mixed Use zones	Section 17.40.050(C), Exceptions to the Development Standards for Lots of 12,000 Square Feet or Smaller, in Mixed Use zones
Fences, hedges, and walls exceeding six feet in height for specific purposes in residential zones	Section 17.24.090(D)(2), Required Findings
Grading requests not accompanying development requests	Section 17.28.130(C), Required Findings
Mixed Use 3.2 Top of Roof Height Ceiling Increase	Table 17.40.045, Row “Height Limitations”, Subsection 1
Historic Structures, exceptions to the minimum commercial floor area for mixed-use projects in Mixed Use zones	Section 17.40.050(D)(2), Required Findings
Home occupations conducted outside enclosed structures	Section 17.28.160(B), Review Requirements
Nonconforming structures: replace structures in non-residential zones that are damaged by an accident with repair costs that are 50 percent or greater than a structure’s replacement cost	Section 17.72.070(B)(3)(b), Structures damaged by 50 percent or greater of replacement cost
Nonconforming uses: change from prohibited use to a different prohibited use	Section 17.72.060(C)(3), Changes of Use.
Outdoor dining areas	Section 17.28.205(E), Required Findings
Parking waivers for the Downtown Parking Study Area, and certain projects and land uses outside the Downtown Parking Study Area, such as: historic nonresidential and mixed-use structures; historic structures in the RM and RH Zone; and hotel uses. Parking modifications for off-site parking for nonresidential uses, and shared parking	Section 17.64.125(A), Waivers of Parking Requirements in the Downtown Parking Study Area; Section 17.64.125(B),Waivers of Parking Requirements Outside the Downtown Parking Study Area; Section 17.64.110, Off-Site Parking; Section 17.64.120(C), Shared Parking

Public utilities	Section 17.28.240(C)(2)(d), Minor Utilities
Residential uses on the street level, buildings on the City's Designated Historic Structure List	Section 17.40.030(A)(2)(c), Location of Residential Uses
Height exceptions for residential development on Lots 46 through 64 of Tract 4938	Appendix A, Subsection (K.4.B.2) of this Title

Section 9: If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be invalid or unenforceable, such decision shall not affect the validity or enforceability of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases would be declared invalid or unenforceable.

Section 10: The City Clerk shall certify to the passage of this Ordinance and publish the same in the manner required by law, and this Ordinance shall take effect as provided by law.

APPROVED, ADOPTED AND SIGNED this _____ day of _____, 2015.

 Mayor of the City of
 San Clemente, California

APPROVED AS TO FORM:

 City Attorney

ATTEST:

CITY CLERK of the City of
San Clemente, California

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

I, _____, City Clerk of the City of San Clemente, California, do hereby certify that Ordinance No. _____ was introduced at the meeting of _____, 2015, the reading in full thereof unanimously waived, and was adopted at a regular meeting of the City Council held on the _____ day of _____, 2015, by the following vote:

AYES:
NOES:
ABSENT:

CITY CLERK of the City of San Clemente, California

Zoning Amendment (ZA) 14-456, Update of Commercial and Mixed Use zones
Summary and map key of proposed zoning changes

EXHIBIT A

#	Map pages	Existing Zoning	Proposed Zone Changes (to be consistent with General Plan with amendments (GPA15-049))
1	D1, D2	Regional Commercial (RC2)	Zone change to Community Commercial 2 (CC2). Update CC2 zoning standards and allowed uses to reflect the General Plan and the current RC2 zoning standards
2	D1, I4	Community Commercial (CC2)	Update standards to reflect the General Plan
3	D1	Community Commercial (CC2)	Add Medical Office Overlay (-MO)
4	E2, F3, G3	Neighborhood Commercial (NC2) and Coastal Overlay	Rename the zone as Neighborhood Commercial 1.2 (NC1.2). No change in standards
5	E2	Neighborhood Commercial (NC1) and Coastal Overlay	Rename the zone as Neighborhood Commercial 1.1 (NC1.1). No change in standards
6	F3	Regional Commercial (RC1)	Zone change to Community Commercial 2 (CC2). Update standards to reflect the General Plan
7	F2, F3	Commercial (C-2) and Coastal Overlay	Zone change to Mixed Use 1 (MU1). Add Architectural Overlay (-A) and Central Business Overlay (-CB). Add standards consistent with the General Plan
8	F3	Manufacturing (M-2) and Coastal Overlay	Zone change to Mixed Use 1 (MU1). Add Architectural Overlay (-A), Central Business Overlay (-CB), and Mixed Use Overlay (-MU). Add standards consistent with the General Plan
9	F3	The property has two zoning designations: Commercial (C-2) and Manufacturing (M-2), since the zoning boundary doesn't align with lot lines. The properties are in the Coastal Overlay (-CZ)	Zone change to Light Industrial (MU1) and add Architectural Overlay (-A), and Central Business Overlay (-CB). Add standards consistent with the General Plan

Zoning Amendment (ZA) 14-456, Update of Commercial and Mixed Use zones
Summary and map key of proposed zoning changes

#	Map pages	Existing Zoning	Proposed Zone Changes (to be consistent with General Plan with amendments (GPA15-049))
10	F3	The property has two zoning designations: Commercial (C-2) and Manufacturing (M-2), since the zoning boundary doesn't align with lot lines. The properties are in the Coastal Overlay (-CZ)	Zone change to Light Industrial (LI) and add Architectural Overlay (-A), Central Business Overlay (-CB), and Mixed Use Overlay (-MU). Add standards consistent with the General Plan
11	F3	Commercial (C-3) and Coastal Overlay (-CZ)	Zone change to Light Industrial (LI) and add Architectural Overlay (-A), Central Business Overlay (-CB), and Mixed Use Overlay (-MU). Add standards consistent with the General Plan
12	F3	Manufacturing (M-2) and Coastal Overlay (-CZ)	Zone change to Light Industrial (LI) and add Architectural Overlay (-A), Central Business Overlay (-CB), and Mixed Use Overlay (-MU). Add standards consistent with the General Plan
13	F3	Commercial (C-2) and Coastal Overlay (-CZ)	Zone change to Mixed Use 2 (MU2). Add Architectural Overlay (-A) and Central Business Overlay (-CB). Add standards consistent with the General Plan
14	F3	The property has two zones: Commercial (C-2) and C-3, since the zoning boundary doesn't align with lot lines	Zone change to Mixed Use 2 (MU2). Adjust zoning boundary to align with lot lines. Add Architectural Overlay (-A) and Central Business Overlay (-CB). Add standards consistent with the General Plan
15	F3, G3, G4	Commercial (C-3) and Coastal Overlay (-CZ)	Zone change to Mixed Use 2 (MU 2). Add standards consistent with the General Plan
16	F3, G3, G4	Neighborhood Commercial (NC2) and Coastal Overlay	Update standards to reflect density increase in General Plan (from .35 Floor Area Ratio to .50). Add Architectural Overlay
17	I4	Residential High Density (RH) and Coastal Overlay (-CZ)	Zone change to Public (P) Zone to reflect General Plan
18	F3	Neighborhood Commercial (NC2) and Coastal Overlay	Zone change to Residential Medium Density (RM)

Zoning Amendment (ZA) 14-456, Update of Commercial and Mixed Use zones
Summary and map key of proposed zoning changes

#	Map pages	Existing Zoning	Proposed Zone Changes (to be consistent with General Plan with amendments (GPA15-049))
19	F3, G3	Neighborhood Commercial (NC2) and Coastal Overlay	Zone change to Residential Medium Density (RM)
20	F3	Residential Medium Density (RM) and Coastal Overlay	Zone change to Neighborhood Commercial 1.2 (NC1.2)
21	G4	Residential Medium Low Density (RM)	Zone change to Residential Medium Density (RM) and add Affordable Housing Overlay (-AH)
22	G3, G4	Mixed Use 3 (MU3) and Architectural Overlay (-A) and Coastal Overlay (-CZ)	Rename zone as Mixed Use 3.1 (MU3.1). Specify stand alone residential is allowed. Update standards to reflect the General Plan
23	F3, G3, G4	Mixed Use 3 (MU3) and Architectural Overlay (-A), Central Business Overlay (-CB), and Coastal Overlay (-CZ)	Rename zone as Mixed Use 3.3 (MU3.3) to reflect the General Plan. Remove the Central Business (-CB) Overlay
24	G3	Mixed Use 3 (MU3) and Architectural Overlay (-A) and Coastal Overlay (-CZ)	Zone change to Residential Medium Density (RM)
25	G4, H4	Neighborhood Commercial (NC2). Some properties are located in the Coastal Overlay	Zone change to new Mixed Use 3.2 (MU3.2) district. Add standards to reflect General Plan. Add Architectural Overlay.
26	G4	Neighborhood Commercial (NC2). Some properties are located in the Coastal Overlay	Zone change to Neighborhood Commercial 3 (NC3). Update standards to reflect density increase in General Plan (from .35 Floor Area Ratio to .75). Add Architectural Overlay
27	H4	Neighborhood Commercial (NC2). Some properties are located in the Coastal Overlay	Rename zone to Neighborhood Commercial (NC1.3)
28	H4, I4, I5	Mixed Use 5.1 (MU5.1) and Coastal Overlay (-CZ)	Rename zone to Mixed Use 5 (MU5)
29	H4	Residential Low Density (RL) and Coastal Overlay (-CZ)	Zone change to Public Open Space Shoreline (OSS1) to reflect city ownership and existing use

Zoning Amendment (ZA) 14-456, Update of Commercial and Mixed Use zones
Summary and map key of proposed zoning changes

#	Map pages	Existing Zoning	Proposed Zone Changes (to be consistent with General Plan with amendments (GPA15-049))
30	D2, G5	The zoning designation is Residential Low Density (RL)	For a portion of the property, change the zoning from RL to Private Open Space (OS3) areas to reflect the existence of open space easements and the General plan land use
31	F4, G4	Two zoning designations are on the property: Residential Low Density (RL) and Private Open Space (OS2)	Move the boundary and area of the Private Open Space zone (OS2) to be consistent with the General Plan
32	E2	The zoning designation is shown as Privately Owned Open Space (OS2)	Zone change to Residential Low Density and Special Residential Overlay No. 11 (RL-11). This updates the zoning map to reflect a 1977 General Plan Amendment (GPA No. 30) and Zoning Amendment that changed the land use designation from Open Area Recreational (O-A) to Single Family Residential. The GPA/ZA was not included in the zoning map by mistake
33	G3	The zoning designation is Residential High Density (RH) and Coastal Overlay (-CZ). A portion of the properties are in the Architectural Overlay.	Enlarge the Architectural Overlay to include the entirety of each property
34	C2, D2	Two zoning designations are on the property: Residential Medium Low Density (RML) and Private Open Space (OS2). And, there is a Planned Residential Development Overlay on the property (-PRD)	Move the boundary and area of the RML-PRD and OS2 zones to be consistent with the General Plan
35	F2, F3	No zoning designation. The property is shown as Right-of-Way	Expand Architectural Overlay (-A) and Central Business Overlays (-CB) to include alleys and storm channel culvert
36	F3, H4, G4	No zoning designation. The property is shown as Right-of-Way	Expand Architectural Overlay Overlays to include alleys

Zoning Amendment (ZA) 14-456, Update of Commercial and Mixed Use zones
Summary and map key of proposed zoning changes

#	Map pages	Existing Zoning	Proposed Zone Changes (to be consistent with General Plan with amendments (GPA15-049))
37	H4	Residential Low Density and Special Residential Overlay No. 3 (RL-3)	Change the Special Residential Overlay designation from RL-3 to RI-5. The property is not in the residential tract that was developed according to RL-3 standards
38	H4	Residential Low Density (RL) and Special Residential Overlay No. 5 (RL-5)	Remove the Special Residential Overlay. The property isn't part of a tract developed according to standards that significantly vary from RL zoning standards. Therefore, a Special Residential Overlay designation is unnecessary
39	D2	The zoning designation is Private Open Space with an Inland Canyon Overlay (OS3-1C)	Update the zoning map to reflect a previously approved expansion of the Shorecliffs mobile home park that is being completed as part of the Bellota slope repair project. For that project, the zoning was changed to Residential Medium Low Density and Planned Residential Development (RML-PRD)
40	J4	Private Open Space Shoreline (OSS2)	Zone change to Public Open Space Shoreline (OSS1) to reflect property ownership and use. The property is part of the State park
41	H4	Residential Low Density (RL) and Coastal Overlay (-CZ)	Zone change to Public Open Space (OS1) to reflect City ownership and the existing land use. The site functions as a coastal access to Public Shoreline zoned open space (OSS1)
42	G5	Residential Low Density (RL) and Special Residential Overlay No. 15 (RL-15)	Zone change to Public Open Space (OS1) to reflect City ownership and the existing land use. The site provides access to a public park
43	J5	No zoning designation. The property is shown as Right-of-Way	Zone change to Public Open Space (OS2) to reflect private ownership and the existing land use. The site is common private open space on a hillside
44	H4	Public Open Space Shoreline (OSS1)	Zone change to Private Open Space Shoreline (OSS2) to reflect private ownership and the existing land use

Zoning Amendment (ZA) 14-456, Update of Commercial and Mixed Use zones
Summary and map key of proposed zoning changes

#	Map pages	Existing Zoning	Proposed Zone Changes (to be consistent with General Plan with amendments (GPA15-049))
45	D2, D5, G5	Two zoning designations are on the properties: Residential Low Density (RL) and Private Open Space (OS3)	Move the boundary and area of the Private Open Space zone (OS3) to be consistent with the General Plan land use map
46	C3, C5, D3, G4, G5	Two zoning designations are on the properties: Residential Low Density (RL) and Private Open Space (OS3). And, a portion of the properties are in the Inland Canyon Overlay	Proposed changes: 1) move the boundary of the Private Open Space zone to be consistent with the General Plan land use map; and 2) move the Inland Canyon (-IC) Overlay to align with lot lines and private open space easements. This does not change development standards
47	C2	Residential Low Density (RL)	Zone change to Private Open Space (OS2) to reflect the General Plan
48	F4	The zoning designation is shown as Residential Low Density (RL-22). Prior to the 2014 General Plan update, the properties were partially or entirely designated as Private Open Space (OS2). The property functions as an access road to a public utility facility	Zone change to Private Open Space (OS2) to reflect the General Plan
49	F4	Residential Low Density (RL) and Special Residential Overlay No. 11 (RL-11)	Zone change to Public Open Space (OS1) to reflect City property ownership and the existing land use (vacant hillside)
50	F4	The zoning map identifies the area is a Public zone within the Rancho San Clemente Specific Plan. The area is not in the Specific Plan, according to the Specific Plan map.	Change the zoning from Rancho San Clemente Specific Plan to Public (-P)
51	H4	The property has two zoning designations: Neighborhood Commercial (NC2) and Residential Medium (RM). This is because the commercial and residential areas do not split along the lot lines. The property is in the Coastal Overlay	Proposed changes: 1) move the boundary of the Neighborhood Commercial zone so the lot is zoned entirely commercial; 2) rename zone as Neighborhood Commercial (NC1.2) to reflect General Plan designation

Zoning Amendment (ZA) 14-456, Update of Commercial and Mixed Use zones
 Summary and map key of proposed zoning changes

#	Map pages	Existing Zoning	Proposed Zone Changes (to be consistent with General Plan with amendments (GPA15-049))
52	H4	The property has two zoning designations: Neighborhood Commercial (NC3) and Residential Low Density (RL). This is because the commercial and residential areas do not split along the lot lines	Proposed changes: 1) move the boundary of the Neighborhood Commercial zone so the lot is zoned entirely commercial; 2) rename zone as Neighborhood Commercial (NC1.3) to reflect General Plan designation
53	G3	Residential Medium Density (RM) and Coastal Overlay	Zone change to Public Open Space Shoreline (OSS1) to reflect city ownership and existing use
54	F3	Residential Medium Density (RM)	Zone change to Private Open Space (OS2) to reflect the General Plan
55	D1	The land use map shows the property is located within the City of Dana Point. The Orange County Local Area Formation Commission indicates the property is in the City of San Clemente	Assign a land use designation of Residential Medium Low Density Residential. This is consistent with surrounding land uses
56	E2	The land use map shows the land use designation is Residential Medium Low Density (RML). The Orange County Local Area Formation Commission indicates that the property is in the City of Dana Point	Remove the properties from the General Plan land use map
57	G3	Mixed Use 3 (MU3) and Architectural Overlay (-A), Central Business Overlay (-CB), and Coastal Overlay (-CZ)	Rename zone as Mixed Use 3.3 (MU3.3) to reflect the General Plan. Remove the Central Business (-CB) Overlay

Section 1: Chapter 17.36 of the San Clemente Municipal Code is hereby amended in its entirety as follows:

CHAPTER 17.36 COMMERCIAL ZONES AND STANDARDS

Sections:

17.36.010 Purpose and intent.

17.36.020 Commercial use regulations.

17.36.030 Commercial zone general development standards.

17.36.040 Commercial zone special development standards.

17.36.010 Purpose and intent.

The General Plan details the goals, objectives and policies for the City's commercial zones, including provisions for a range of retail and office uses necessary to support the daily needs of residents of and visitors to San Clemente. It is the purpose of this chapter to implement the General Plan's vision for the commercial zones through development regulations that allow for a variety of retail and office uses, while creating distinct commercial areas that are compatible with their surrounding environment.

- A. **Neighborhood Commercial (NC) Zones.** Neighborhood Commercial Zones are intended to be less intense than community or regionally oriented commercial zones in San Clemente. There are five neighborhood commercial zones: NC1.1, NC1.2, NC 1.3, NC2 and NC3. The General Plan restricts the intensity of the Neighborhood Commercial Zones primarily through the floor area ratio limit for the zones. The maximum floor area ratio allowed in the NC Zones—0.35—is smaller than those allowed in other commercial zones. The uses prescribed by the General Plan for the Neighborhood Commercial Zones are essentially the same as those prescribed by the General Plan for the Community Commercial Zones, which are described below.
- B. **Community Commercial (CC) Zones.** Community Commercial Zones are more intense than Neighborhood Commercial Zones. The General Plan allows for this additional intensity by allowing higher floor area ratio limits in the Community Commercial Zones. There are three Community Commercial Zones: CC 1, CC 2 and CC 3. The maximum floor area ratio limits for these districts range from 0.5 to 0.7. The General Plan allows the same uses in the Community Commercial Zones as it allows in the Neighborhood Commercial Zones, with the exception of provisions for an automobile center on the 400—500 block of Camino de Estrella and hospital uses within the CC 2 zone.

(Ord. 1172 § 3 (part), 1996)

(Ord. No. 1536, § 4(Exh. A), 6-21-2011)

17.36.020 Commercial use regulations.

A. **Permitted and Conditionally Permitted Uses.** Tables 17.36.020, Commercial Zone Uses, list uses which shall be the primary uses allowed to occur on a property. All uses except for those provided for in Sections 17.28.210, Outdoor Display Areas, and 17.28.300, Temporary Uses and Structures, of this title shall be conducted within enclosed structures. The primary uses identified in Table 17.36.020, Commercial Zone Uses, shall be permitted or conditionally permitted as indicated:

P —	Where the symbol "P" appears, the use shall be permitted.
MC —	Where the symbol "MC" appears, the use shall be permitted subject to the issuance of a Minor Conditional Use Permit, in accordance with Section 17.16.070, Minor Conditional Use Permits, of this title.
C —	Where the symbol "C" appears, the use shall be permitted subject to the issuance of a Conditional Use Permit, in accordance with Section 17.16.060, Conditional Use Permits, of this title.
O —	Where the symbol "O" appears, the use is subject to an alternative review process described in a subsequent footnote.

B. **Prohibited Uses.** The following uses are prohibited:

1. Uses that are listed in Table 17.36.020, Commercial Zone Uses, but are not identified as either permitted—"P"—or conditionally permitted—"MC or C"; and
2. Uses that have been excluded from Table 17.36.020, Commercial Zone Uses, unless they are found by the City to be similar to permitted or conditionally permitted uses.
3. Uses where a blank cell appears within Table 17.36.020.
4. The following uses are not permitted in any commercial zone:
 - a. Medical Marijuana Dispensaries.

**Table 17.36.020
Commercial Zone Uses**

Use	Zones								
	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	NOTE
Antiques (Retail Sales)	P	P	P	P	P	P	P	P	

Art Galleries	P	P	P	P	P	P	P	P	
Bakery Goods/Sales (No Wholesale Distributors)	P	P	P	P	P	P	P	P	
Barber Shops	P	P	P	P	P	P	P	P	
Bicycle Shops	P	P	P	P	P	P	P	P	
Bookstores	P	P	P	P	P	P	P	P	
Carpet Sales	MC	MC	P	P	P	P	P	P	
Ceramics (Retail Sales)	MC	MC	P	P	P	P	P	P	
Cleaners and Laundromats (No Linen Service)	P	P	P	P	P	P	P	P	
Clothing (Retail Sales)	P	P	P	P	P	P	P	P	
Confectionery Stores (Small Scale Production with Retail Sales)	P	P	P	P	P	P	P	P	
Convenience Stores	C	C	C	C	C	C	C	C	1
Drugstores/Pharmacies	P	P	P	P	P	P	P	P	
Electronics (Retail Sales and Repair)	P	P	P	P	P	P	P	P	
Fabric Stores	P	P	P	P	P	P	P	P	
Florists (Retail Sales)	P	P	P	P	P	P	P	P	
Floor Covering Stores	MC	MC	P	P	P	P	P	P	
Furniture Stores (Retail Sales)	MC	MC	P	P	P	P	P	P	
Glass/Mirror Sales	MC	MC	P	P	P	P	P	P	
Grocery/Food Stores (Not Convenience Stores)	P	P	P	P	P	P	P	P	
Gunsmith/Gun Shops			C	C	C	C	C	C	
Hardware Stores	P	P	P	P	P	P	P	P	

Home Appliance Stores (Retail Sales and Repair)	MC	MC	P	P	P	P	P	P	
Ice Cream Parlors (Retail Sales with Small Production)	P	P	P	P	P	P	P	P	
Interior Decorating Stores	MC	MC	P	P	P	P	P	P	
Janitorial Supplies			P	P	P	P	P	P	
Jewelry Stores	P	P	P	P	P	P	P	P	
Lawnmower Sales/Service	MC	MC	P	P	P	P	P	P	
Liquor Sales:									
a. Hard Alcohol	C	C	C	C	C	C	C	C	
b. Beer and Wine (Off-Site Consumption Only)	MC	MC	MC	MC	MC	MC	MC	MC	
Locksmith Shops	MC	MC	P	P	P	P	P	P	
Mail-Order Stores	MC	MC	P	P	P	P	P	P	
Medical/X-Ray Equipment (Sales Only)			P	P	P	P	P	P	
Medical Marijuana Dispensaries									
Music Sales	P	P	P	P	P	P	P	P	
Newsstands (On Private Property)	P	P	P	P	P	P	P	P	
Nurseries (Indoor Garden Retail Sales)	MC	MC	P	P	P	P	P	P	
Nurseries (Outdoor Garden Retail Sales)			C	C	C	C	C	C	
Office Equipment/Supplies	C	C	P	P	P	P	P	P	
Paint/Wallpaper Sales	MC	MC	P	P	P	P	P	P	

Patio/Outdoor Furniture Sales	MC	MC	P	P	P	P	P	P	
Pawn Shops			C	C	C	C	C	C	
Pet Shops	MC	MC	MC	MC	MC	MC	MC	MC	
Pet Supply Stores	MC	MC	P	P	P	P	P	P	
Photographic Equipment Sales	MC	MC	P	P	P	P	P	P	
Pottery (Retail Sales with Small Production)	MC	MC	P	P	P	P	P	P	
Shoe Stores (Retail Sales and Repair)	P	P	P	P	P	P	P	P	
Specialty Food Stores	P	P	P	P	P	P	P	P	
Sporting Goods (Retail Sales)	MC	MC	P	P	P	P	P	P	
Stationery Stores	P	P	P	P	P	P	P	P	
Surfboard (Custom Manufacturing)			C	C	C	C	C	C	
Swimming Pool Accessory Shops	MC	MC	P	P	P	P	P	P	
Tailors/Dressmakers	P	P	P	P	P	P	P	P	
2. Hospital Uses	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	NOTE
Ambulance Services							C		
Ancillary Uses (Minor) to Hospital, such as Laboratories, Florists, Parking Lots							P		2
Hospital							C		
3. Lodging	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	NOTE
Bed and Breakfast Inns:									3

a. Five or Fewer Guest Rooms		P	P	P	P	P	P	P	
b. Six to 10 Guest Rooms		MC	MC	MC	MC	MC	MC	MC	
c. Over 10 Guest Rooms		C	C	C	C	C	C	C	
Hotel and Ancillary Uses		C	C	C	C	C	C	C	
Motels			C	C	C	C	C	C	
Timeshares		C	C	C	C	C	C	C	
4. Professional Offices, Financial Institutions and Related Uses	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	NOTE
Ambulance Services (Office Only)	P	P	P	P	P	P	P	P	
Banks/Financial Institutions	P	P	P	P	P	P	P	P	
Banks/Financial Institutions with Drive-Through Facilities	C	C	C	C	C	P	P	P	
Newspaper Publication and Office		P	P	P	P	P	P	P	
Employment Agencies		P	P	P	P	P	P	P	
Offices, Medical	P	P	P	P	P	P	P	P	
Offices, Professional	P	P	P	P	P	P	P	P	
Offices, Veterinary/Animal Hospitals	MC	MC	P	P	P	P	P	P	
Secretarial Services	P	P	P	P	P	P	P	P	
Telemarketing Services		P	P	P	P	P	P	P	
Travel Agencies	MC	MC	P	P	P	P	P	P	

5. Public/Quasi Public and Institutional Uses	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	NOTE
Churches	C	C	C	C	C	C	C	C	
Clubs/Social Organizations	C	C	C	C	C	C	C	C	
Congregate Care Facilities		C	C	C	C	C	C	C	4
Convalescent Homes		C	C	C	C	C	C	C	
Day Care Facilities:									5
a. Small Day Care Homes	O	O	O	O	O	O	O	O	6
b. Large Day Care Homes	MC	MC	MC	MC	MC	MC	MC	MC	
c. Day Care Centers	C	C	C	C	C	C	C	C	
Group Instruction/Group Counseling	MC	MC	MC	MC	MC	MC	MC	MC	
Libraries	P	P	P	P	P	P	P	P	
Parking Lots	MC	MC	MC	MC	MC	MC	MC	MC	7
Parking Structures	C	C	C	C	C	C	C	C	
Parks	O	O	O	O	O	O	O	O	8
Public Utilities:									9
a. City-Initiated Projects	O	O	O	O	O	O	O	O	
b. Projects Initiated by Outside Agencies:									
i. Major Utilities	C	C	C	C	C	C	C	C	
ii. Minor Utilities	P	P	P	P	P	P	P	P	
Schools, Public and Private	C	C	C	C	C	C	C	C	
Transportation Facilities			C	C	C	C	C	C	
6. Residential Uses	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	NOTE

Affordable Housing Projects			P	P	P				10
Senior Housing Projects		C	C	C	C	C	C	C	11
7. Restaurants and bars	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	NOTE
Bars, cocktail lounges (with or without dancing and/or entertainment)	C	C	C	C	C	C	C	C	
Restaurants:									
a. With drive-through			C	C	C	C	C	C	12
b. With no on-site consumption of liquor, no dancing, no entertainment	P	P	P	P	P	P	P	P	
c. With on-site sale of beer and wine:									
i. Indoors	MC	MC	MC	MC	MC	MC	MC	MC	
ii. Outdoors with up to 16 outdoor seats or four tables	MC	MC	MC	MC	MC	MC	MC	MC	
iii. Outdoors with more than 16 outdoor seats and/or four tables	MC	MC	MC	MC	MC	MC	MC	MC	
d. With on-site sale of hard alcohol: ^{12,13}									
i. Indoors	C	C	C	C	C	C	C	C	
ii. Outdoors with up to 16 outdoor seats or four tables	MC/ C	MC/ C	MC/ C	MC/ C	MC/ C	MC/ C	MC/ C	MC/ C	13,14
iii. Outdoors with more than outdoor 16 seats and/or four tables	C	C	C	C	C	C	C	C	13,14
e. With dancing and/or entertainment that has:									

i. No amplified sound	MC	MC	MC	MC	MC	MC	MC	MC	
ii. Amplified sound	C	C	C	C	C	C	C	C	
8. Unclassified Uses	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	NOTE
Accessory Buildings	C	C	C	C	C	C	C	C	
Alcohol Beverage Sales Concurrent with Motor Vehicle Fuel- Convenience Store Sales	C	C	C	C	C	C	C	C	15
Amusement Centers	C	C	C	C	C	C	C	C	16
Animal Grooming Shops	MC	MC	MC	P	P	P	P	P	
Bowling Alleys			C	C	C	C	C	C	
Drive-Thru Facilities, When in Conjunction with a Use Permitted or Conditionally Permitted in this Zone			C	C	C	C	C	C	
Grading, Not Accompanying a Development Request:									17
a. Emergency	P	P	P	P	P	P	P	P	
b. Major	C	C	C	C	C	C	C	C	
c. Minor	P	P	P	P	P	P	P	P	
Health/Fitness/Sports Clubs and Facilities	C	C	C	C	C	C	C	C	
Massage	P	P	P	P	P	P	P	P	18
Mortuaries			C	C	C	C	C	C	
Pool Halls			C	C	C	C	C	C	19
Recycling Facilities:									20
a. Reverse Vending Machines	P	P	P	P	P	P	P	P	

b. Small Collection	C	C	P	P	P	P	P	P	
c. Large Collection			C	C	C	C	C	C	
Theaters			C	C	C	C	C	C	
Urban Private Storage									
Wine Tasting (Only as an Accessory Use to establishments selling wine or wine related products as a primary use)	MC	MC	MC	MC	MC	MC	MC	MC	
9. Vehicle-Related Repair, Sales and Service	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	NOTE 21
Car Washes			C	C	C	C	C	C	
Service/Gas Station	C	C	C	C	C	C	C	C	22
Vehicle Parts/Accessories Sales			MC	MC	MC	MC	MC	MC	
Vehicle Dealerships (Sales, Leasing, Rental, New and Used):									23
a. Auto Dealerships with fewer than 10 cars			MC	MC	MC	MC	MC	MC	
b. All Other Vehicle Dealerships			C	C	C	C	C	C	
Vehicle Repair/Service, Minor			C	C	C	C	C	C	26

Footnotes:

- 1 Refer to Section 17.28.120, Convenience Stores/Retail Establishments Selling Convenience Items, of this title, for special provisions for convenience stores.
- 2 Refer to Section 17.28.220, Parking Lots, of this title, for special provisions for single-use parking lots.
- 3 Refer to Section 17.28.090, Bed and Breakfast Inns, of this title, for special provisions for bed and breakfast inns.

4 Refer to Section 17.28.110 Congregate Care Facilities of this title for special provisions for congregate care facilities.

5 Refer to Section 17.28.100, Child Day Care Facilities, this title, for special provisions for day care facilities.

6 Small-family day care homes are permitted in single-family homes. A Minor Conditional Use Permit is required to allow small-family day care homes in other residential dwellings. Small-family day care homes only shall operate in buildings that were lawfully constructed.

7 Refer to Section 17.28.220, Parking Lots, of this title, for special provisions for parking lots.

8 Refer to Section 17.28.230, Public Park Facilities, of this title for review requirements for parks.

9 Refer to Section 17.28.240, Public Utilities, of this title, for special provisions for public utilities.

10 Refer to Section 17.56.090, Affordable Housing Overlay Zone, for projects in Commercial and Mixed-Use Zones, of this title, for special provisions for Affordable Housing Projects.

11 Refer to Section 17.28.280, Senior Housing Projects, of this title, for special provisions for senior housing projects.

12 Refer to Section 17.28.260, Restaurants, Drive-In, Drive-Through, of this title, for special provisions for drive-in/drive-thru restaurants.

13 When a restaurant has an approved CUP for the service of alcohol indoors and a CUP is required for the service of alcohol outdoors, then the applicant may request an amendment to the existing CUP to extend service outdoors. When a restaurant has an approved CUP for the service of alcohol indoors and an MCUP is required for the service of alcohol outdoors, an MCUP is the only application necessary (an amendment to the existing CUP shall not be necessary).

14 If a CUP has been previously approved for service of hard alcohol indoors, then that service may be extended outdoors for outdoor facilities with no more than 16 seats or four tables with the approval of an MCUP. If no CUP has been approved for service of hard alcohol indoors, then any service of hard alcohol outdoors requires a CUP.

15 Refer to Section 17.28.040, Alcoholic beverages and motor vehicle fuel, concurrent sale of, of this title, for special provisions for concurrent sales of motor fuel and alcoholic beverages.

16 Refer to Section 17.28.050, Amusement Centers, of this title, for special provisions for arcades/amusement centers.

17 Refer to Section 17.28.130, Grading, of this title, for special provisions for grading requests that are not accompanying development requests.

18 Massage is subject to Section 5.28 of the City of San Clemente Municipal Code.

19 The provisions for amusement centers shall apply to pool halls. Please refer to Section 17.28.050, Amusement Centers, for special provisions for amusement centers.

20 Refer to Section 17.28.250, Recycling Facilities, of this title, for special provisions for recycling facilities.

21 Refer to Section 17.28.330, Vehicle Service and Repair-Related Facilities, for provisions for all vehicle service and repair-related facilities.

22 Refer to Section 17.28.290, Service Stations, of this title, for special provisions for service/gas stations.

23 Refer to Section 17.28.310, Vehicle Dealerships, of this title, for special provisions for vehicle dealerships. The sales, leasing, and/or rental of new and/or used vehicles which meet any of the following criteria shall be prohibited within the commercial zones described in this chapter:

24 Refer to Section 17.28.320, Vehicle Repair Facilities, of this title, for special provisions for vehicle repair facilities.

(Ord. 1314 §§ 37—43, 2006; Ord. 1308 § 13, 2006; Ord. 1182 § 13, 1997; Ord. 1172 § 3 (Repealed by 96-555), 1996)

(Ord. No. 1517, § 3, 8-17-2010; Ord. No. 1524, §§ 5, 6, 12-7-2010; Ord. No. 1536, § 4(Exh. A), 6-21-2011; Ord. No. 1561, § 3(Exh. A, § 20), 11-27-2012; Ord. No. 1575, § 3(Exh. A, § 8), 12-3-2013)

17.36.030 Commercial zone general development standards.

The following property development standards shall apply to all land and permitted or conditionally permitted buildings located within their respective commercial zones.

A. **Creation of New Lots.** The creation of new lots within commercial zones following the date of adoption of this title shall conform to the minimum dimensions for lots established within this zone, except in the case of condominium lots or individual lots within a shopping center, in which case minimum dimensions shall be applied to the boundaries around the entire center. Individual lots created within shopping centers are exempt from the site development standards stated herein, as they relate to minimum lot areas and lot width, as long as the following conditions are met:

1. A Site Plan Permit for the entire center has been processed and approved pursuant to Section 17.16.050, Site Plan Permits and Minor Site Plan Permits, of this title;

2. Easements for reciprocal access, parking and maintenance are recorded in a form approved by the City Attorney and maintained; and
3. All applicable setbacks adjacent to the exterior boundaries of the shopping center or commercial development are met.

B. **General Development Standards.** Tables 17.36.030(A), Commercial Zone Development Standards, Neighborhood Commercial Zones, and 17.36.030(B), Commercial Zone Development Standards, Community and Regional Commercial Zones, list the site development standards required for projects located in commercial zones.

Table 17.36.030A

Commercial Zone Development Standards

Development Standards Applicable to Commercial Zones	
Lot Frontage, Minimum	Refer to Section 17.24.140, Lot Frontage Requirements, Minimum, of this title.
Landscape Setback for Parking Areas	Please refer to Section 17.64.060(C), Landscaping, for landscaping setbacks for parking areas.
Setbacks from Residentially Zoned Property	Please refer to Section 17.24.170, Residentially Zoned Property, Development Adjacent to, for setbacks from residentially zoned property.
Parking	For parking requirements, please refer to Chapter 17.64, Parking and Access Standards, of this title.
Landscaping	Refer to Chapter 17.68, Landscaping Standards, of this title, for landscaping requirements.
Floor Area Ratio, Historic Structures	Please refer to Section 17.24.100, Increases in Floor Area Ratio, for increases in floor area ratio when historic structures are preserved on-site or relocated to appropriate zones

NC 1.1 Development Standards	
Standard	NC 1.1 Zone Requirement
Lot Area, Minimum	4,000 Square Feet
Lot Width, Minimum	40'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"

Lot Coverage, Maximum	50 percent of lot area
Floor Area Ratio	.35
Height Limitation	15'-0"; 1 Story

NC 1.2 Development Standards	
Standard	NC 1.2 Zone Requirement
Lot Area, Minimum	4,000 Square Feet
Lot Width, Minimum	40'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	50 percent of lot area
Floor Area Ratio	.35
Height Limitation	33'-0" Top of Roof; 26'-0" Plate; 2 Stories

NC 1.3 Development Standards	
Standard	NC 1.3 Zone Requirement
Lot Area, Minimum	4,000 Square Feet
Lot Width, Minimum	40'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	50 percent of lot area
Floor Area Ratio	.35
Height Limitation	45'-0" Top of Roof; 37'-0" Plate; 3 Stories

NC 2 Development Standards	
Standard	NC 2 Zone Requirement
Lot Area,	6,000 Square Feet

Minimum	
Lot Width, Minimum	60'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	60 percent of lot area ^[WC1]
Floor Area Ratio	.50; See also Section 17.24.100 "Increases in Floor Area Ratio" pertaining to historic structures on parcels not within the Coastal Zone
Height Limitation	33'-0" Top of Roof; 26'-0" Plate; 2 Stories

NC 3 Development Standards	
Standard	NC 3 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	80 percent of lot area ^[WC2]
Floor Area Ratio	.75
Height Limitation	45'-0" Top of Roof; 37'-0" Plate; 3 Stories

CC 1 Development Standards	
Standard	CC 1 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"

Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	60 percent of lot area
Floor Area Ratio	.50
Height Limitation	33'-0" Top of Roof; 26'-0" Plate; 2 Stories

CC 2 Development Standards	
Standard	CC 2 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	60 percent of lot area; A lot coverage of 80 percent of lot area is allowed if the use of the parcel is comprised entirely of uses listed in Table 17.36.020 "Commercial Zone Uses" under subheading "2. Hospital Uses"
Floor Area Ratio	.50; A floor area ratio of 2.00 is allowed if the use of the parcel is comprised entirely of uses listed in Table 17.36.020 "Commercial Zone Uses" under subheading "2. Hospital Uses"
Height Limitation	45'-0" Top of Roof; 37'-0" Plate; 3 Stories. A height of 54'-0" Top of Roof, 45'-0" Plate; 4 stories, is allowed if the use of the parcel is comprised entirely of uses listed in Table 17.36.020 "Commercial Zone Uses" under subheading "2. Hospital Uses"

CC 3 Development Standards	
Standard	CC 3 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"

Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	80 percent of lot area
Floor Area Ratio	.70
Height Limitation	45'-0" Top of Roof; 37'-0" Plate; 3 Stories.

(Ord. 1231 § 4, 1999; Ord. 1172 § 3 (part), 1996)

(Ord. No. 1517, § 3, 8-17-2010; Ord. No. 1536, § 4(Exh. A), 6-21-2011)

17.36.040 Commercial zone special development standards.

Chapter 17.24, General Development Standards, of this title includes a number of special provisions affecting commercial properties. Unless otherwise indicated in the referenced sections, or in other City documents regulating commercial development, the development standards listed in Chapter 17.24, General Development Standards, of this title shall apply to all zones described in this chapter.

Table 17.36.040

Special Development Standards for All Commercial Zones

Standards	Sections
Accessory Buildings	Section 17.24.040
Building Equipment and Services and Their Screening	Section 17.24.050
Encroachment into Setbacks and Height Limits, General	Section 17.24.080
Fences, Walls, Hedges	Section 17.24.090
Height Limitations	Section 17.24.110
Increase in Floor Area Ratios	Section 17.24.100

Lighting	Section 17.24.130
Off-Street Loading Area	Section 17.24.150
Relocation of Structures	Section 17.24.160
Residentially Zoned Properties, Development Adjacent To	Section 17.24.170
Retaining Walls	Section 17.24.180
Skirt Walls	Section 17.24.190
Substandard Lots	Section 17.24.200
Through Lots, Rear Yard Setback For	Section 17.24.210
Trip Reduction Measures for Projects With Greater than 100 Employees	Chapter 17.76

(Ord. 1172 § 3 (part), 1996)

(Ord. No. 1536, § 4(Exh. A), 6-21-2011)

FOOTNOTE(S):

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Editor's note— Ord. No. 1536, § 4(Exh. A), adopted June 21, 2011, amended Ch. 17.36, in its entirety, to read as herein set out. Prior to inclusion of said ordinance, Ch. 17.36 pertained to similar subject matter. See also the Code Comparative Table and Disposition List. ([Back](#))

Section 1: Chapter 17.40 of the San Clemente Municipal Code is hereby amended in its entirety as follows:

CHAPTER 17.40 MIXED USE ZONES AND STANDARDS ¹²¹

Sections:

17.40.010 Purpose and intent.

17.40.020 Residential densities in mixed-use zones.

17.40.030 Mixed-use regulations.

17.40.040 Mixed-use zone general development standards.

17.40.050 Mixed-use zone special development standards.

17.40.010 Purpose and intent.

The General Plan details the goals, objectives, and policies for the City's mixed-use zones, including the establishment of active, pedestrian-oriented districts which enhance the quality of life and vitality of the City. It is the purpose of this chapter to implement the General Plan's vision for distinct mixed-use zones through development regulations that allow for the mixture of retail, office and residential uses within the same zone, while achieving a high level of architectural quality

A combination of mixed use zones and overlays are established to bring particular development standards for designated parcels within the downtown core, in the transitional areas near the core, in frontage areas on El Camino Real, within the North Beach, in the Pier Bowl and along the southern portion of El Camino Real east of Interstate 5, described in the following paragraphs.

- A. **North Beach Mixed Use (MU 1) Zone.** The North Beach area includes this zone to provide for a mix of uses and development standards similar to those within the Downtown transition area, while excluding stand alone residential development.
- B. **North El Camino Real Mixed Use (MU 2) Zone.** The North El Camino Real is a unique community and visitor serving hub for entertainment and coastal recreation. This zone is intended to support the fulfillment of this character and potential through adopted development standards. In large measure, the zone replicates the use provisions of the former C 2 zone, which had allowed for a mix of uses.
- C. **Downtown Mixed-Use (MU 3.0) Zone.** The downtown area (MU3.0) is defined in the San Clemente General Plan as the symbolic "core" of the City, maintaining its pedestrian-oriented village character. Commercial development—non-residential uses allowed in this zone such as community and tourist-serving retail commercial, entertainment, restaurants, offices, institutional and public uses—and residential uses accompanying commercial development are accommodated within this zone. Along with enhancing the pedestrian nature of downtown, the inclusion of residential uses into commercial development will provide housing opportunities

for employees and owners of commercial establishments, as well as others interested in living in the downtown area. As well as the MU3.0 zoning designation, many of the sites in the downtown area also have an Architectural (-A) Overlay District designation and/or a Central Business (-CB) District overlay designation. The requirements of these overlay districts affect the use, style and physical layout of projects. The overlay districts are described in Chapter 17.56, Overlay Districts and Standards, of this title. (Please refer to the City's Zoning Maps for the location of these overlay districts.)

The location of uses and parking within projects is particularly important to the pedestrian ambiance of this zone. In the -CB Overlay District, pedestrian-oriented uses are to be located along the street and less pedestrian-oriented uses to the rear or above street facing spaces.

Throughout the MU 3.0 zone, residential units are encouraged above the street level of projects to provide housing opportunities for employees, owners of commercial establishments and others interested in living in the downtown area, as well as to make room for more pedestrian-oriented uses on the street level. In the AH Overlay Zone, dwellings are allowed by right at the street level to facilitate development of accessible and affordable housing. The City may allow nonresidential uses included in Table 17.40.030, Permitted and Conditional Uses within the Mixed-use Zone, on the same floor as residential uses (above street level) through the appropriate discretionary review process. Buildings are to be located along the street and parking is to be located behind buildings (or to the side of buildings when parking behind buildings is impossible) to maintain and promote an interesting sidewalk scene for the pedestrian, in accordance with the City's General Plan and Urban Design Guidelines. For specific requirements regarding the location of uses, please refer to Section 17.04.030.2, Special Use Regulations for the Downtown Mixed-Use (MU3.0) Zone, and Section 17.56.030, Central Business (-CB) Overlay District, of this title, along with the City's General Plan and Urban Design Guidelines. The use of non-residential space in this zone is vital to the pedestrian nature of the area. Non-residential spaces must contain uses that serve clients and patrons that will visit the site. These spaces may not be merely used for storage for other businesses or for adjacent residential uses or be used as spaces that function in the same manner as home occupancy uses.

The scale, architectural style and physical layout of projects in the MU 3.0 zone are important to its pedestrian-oriented village character. In accordance with the General Plan, future development in this area is to be consistent in scale (2—3) stories and character with the prevailing Spanish Colonial Revival buildings. For specific details, please refer to Section 17.56.020, Architectural (-A) Overlay District, of this title, along with the City's General Plan and the Urban Design Guidelines.

- D. **Downtown Transition Mixed Use (MU 3.1) Zone.** This zoning category provides providing for a transitional level of development surrounding the Downtown Core. Important distinctions regarding height and design form, plus an allowance for stand-alone residential development, distinguish this zone from the MU 3 zone.

- E. **El Camino Real South, West of Interstate 5 Mixed Use (MU 3.2) Zone.** This zone is particularly applied to parcels fronting the west side of El Camino Real and backing onto the parallel alley west of El Camino Real, southward of Downtown and northward of the Interstate 5 overcrossing. These particular parcels average approximately one hundred feet (100') in depth and slope downward from El Camino Real. The alley at the rear of these parcels abuts the single family residential RL zone. The intent of the MU 3.2 zone is to provide for commercial development fronting El Camino Real and mixed use development opportunity while respecting the scale of development on the neighboring residential areas.
- F. **Downtown / Residential Allowance Area Mixed Use (MU 3.3) Zone.** A series of parcels on Avenida Granada, southwest of South Ola Vista, which have been developed as residences can contribute to the scale and design of the downtown area while allowing for residential uses into the future. This zone utilizes the use provisions of the MU 3.1 Zone while retaining the development criteria of the MU 3.0 zone.
- G. **El Camino Real South, East of Interstate 5 Mixed-Use (MU 5) Zone.** The MU 5 land-use designation accommodates commercial and residential development within the same zone, but limits development such that commercial and residential uses cannot exist on the same lot. The standards for this zone include a requirement that the type of use allowed, residential or commercial, depends upon whether large contiguous areas of that use exist.

(Ord. 1252 § 6, 2001; Ord. 1172 § 3 (part), 1996)

(Ord. No. 1536, § 4(Exh. A), 6-21-2011)

17.40.020 Residential densities in mixed-use zones.

This title limits the maximum and minimum residential density for each mixed-use zone; however, the density allowed for any residential project within the City may be limited further through the appropriate discretionary review process, when discretionary review is provided for in this title. The Zoning Administrator, Planning Commission and/or City Council shall have the authority to reasonably condition any residential development subject to discretionary review to ensure proper transition to and compatibility with adjacent developments, existing or proposed.

(Ord. 1172 § 3 (part), 1996)

(Ord. No. 1536, § 4(Exh. A), 6-21-2011)

17.40.030 Mixed-use regulations.

A. Permitted and Conditionally Permitted Uses.

1. General Requirements. The uses identified in Table 17.40.030, Mixed-Use Zone Uses, shall be the primary uses allowed to occur on a property. All uses except for those provided for in Sections 17.28.210, Outdoor Display Areas and

17.28.300, Temporary Uses and Structures, of this title shall be conducted within enclosed structures. The primary uses identified in Table 17.40.030 shall be permitted or conditionally permitted, as indicated.

P	Where the symbol "P" appears, the use shall be permitted.
MC	Where the symbol "MC" appears, the use shall be permitted subject to the issuance of a Minor Conditional Use Permit, in accordance with Section 17.16.070, Minor Conditional Use Permits.
C	Where the symbol "C" appears, the use shall be permitted subject to the issuance of a Conditional Use Permit, in accordance with Section 17.16.060, Conditional Use Permits, of this title. If the use is located in the -CB Overlay District, it shall be reviewed for its appropriateness in pedestrian-oriented spaces in accordance with Section 17.56.030, Central Business District Overlay.
O	Where the symbol "O" appears, the use is subject to an alternative review process described in a subsequent footnote.

2. Special Use Regulations for

- a. Residential and Nonresidential Uses on the Same Floor. In the MU1, MU2, MU3.0, and MU3.2 zones, nonresidential uses shall be permitted on the same floor as a residential use subject to the issuance of a Conditional Use Permit, in accordance with Section 17.16.060, Conditional Use Permits, of this title.
- b. Review of the Location of Pedestrian and Non-pedestrian Uses in the Central Business Overlay (-CB). Non-pedestrian uses, as defined in Section 17.56.030, Central Business District Overlay, are discouraged in pedestrian-oriented spaces, also defined in Section 17.56.030, Central Business District Overlay, and shall be allowed in such spaces through the discretionary review processes indicated in Table 17.40.030, Permitted and Conditionally Permitted Uses within Mixed-Use Zones. For specific criteria for the location of pedestrian and non-pedestrian uses in pedestrian spaces, please refer to Section 17.56.030, Central Business District Overlay, for provisions for the Central Business District Overlay.
- c. Location of Residential Uses.
 MU1, MU2, MU3.0, and MU3.2 zones. Residential uses shall be limited to floors above street level in MU1, MU2, and MU3.0 zones. In the MU3.2 zone, residential uses shall be limited to floors above street level where floor area is located within 25 feet of South El Camino Real. Lobbies, entryways, and other non-habitable space for residential uses shall be allowed on the street level.

- ii. MU3.1 and MU3.3 zones. Residential uses may be on the ground level in MU 3.1 and MU3.3 zones.
- iii. MU5 zone. For residential uses in the MU5 zone, please refer to Section 17.40.050(A), Residential Use Restrictions for MU5.
- d. The Use of Non-residential Space. Non-residential spaces shall contain uses that serve clients and patrons that will visit the site. These spaces may not be merely used for storage for other businesses or for adjacent residential uses or be used in the same manner as home occupancy businesses.
- e. Location of Parking. Parking shall be located behind buildings or to the side of buildings when parking behind buildings is impossible.

B. Prohibited Uses. The following uses are prohibited:

1. Uses that are listed in Table 17.40.030, but are not identified as either permitted—"P"—or conditionally permitted—"MC or C", or "O"; and
2. Uses that have been excluded from Table 17.40.030, unless they are found by the City to be similar to permitted or conditionally permitted uses.
3. Uses where a blank cell appears within Table 17.40.030

Table 17.40.030 - Mixed-Use Zone Uses

USE	ZONES							NOTE
	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	
1. Commercial Uses								
Antiques	P	P	P	P	P	P	P	
Art Galleries	P	P	P	P	P	P	P	
Bakery Goods/Sales (No Wholesale Distributors)	P	P	P	P	P	P	P	
Barber Shops	P	P	P	P	P	P	P	
Bicycle Shops	P	P	P	P	P	P	P	
Bookstores	P	P	P	P	P	P	P	
Ceramics (Retail Sales)	P	P	P	P	P	P	P	
Cleaners and Laundromats (No Linen Service)	P	P	P	P	P	P	P	
Clothing Stores	P	P	P	P	P	P	P	
Confectionery Stores (Small Scale Production with Retail Sales)	P	P	P	P	P	P	P	

Convenience Stores	C	C	C	C	C	C		1
Drugstores/Pharmacies	P	P	P	P	P	P	P	
Electronics (Retail Sales and Repair)	P	P	P	P	P	P	P	
Fabric Stores	P	P	P	P	P	P	P	
Floor Covering Stores	P	P	P	P	P	P	P	
Florists (Retail Sales)	P	P	P	P	P	P	P	
Furniture Stores (Retail Sales)	P	P	P	P	P	P	P	
Grocery/Food Stores (Not Convenience Stores)	P	P	P	P	P	P	P	
Gunsmith/Gun Shops	C	C	C	C	C	C	C	
Hair Salons	P	P	P	P	P	P	P	
Hardware Stores	P	P	P	P	P	P	P	
Home Appliance Stores (Retail Sales and Repair)	P	P	P	P	P	P	P	
Ice Cream Parlors (Retail Sales with Small Production)	P	P	P	P	P	P	P	
Interior Decorating Stores	P	P	P	P	P	P	P	
Jewelry Stores	P	P	P	P	P	P	P	
Liquor Sales:								
a. Hard Alcohol	C	C	C	C	C	C	C	
b. Beer and Wine (Off-Site Consumption Only)	MC	MC	MC	MC	MC	MC	MC	
Locksmith Shops	P	P	P	P	P	P	P	
Mail-Order Stores	P	P	P	P	P	P	P	
Medical/X-Ray Equipment (Sales Only)					P		P	
Medical Marijuana Dispensaries								
Music Sales	P	P	P	P	P	P	P	

Newsstands (On Private Property)	P	P	P	P	P	P	P	
Nurseries (Indoor Garden Retail Sales)	P	P	P	P	P	P	P	
Nurseries (Outdoor Garden Retail Sales)	C	C	C	C	C	C	C	
Office Equipment/Supplies	P	P	P	P	P	P	P	
Paint/Wallpaper Sales	P	P	P	P	P	P	P	
Patio/Outdoor Furniture Sales	P	P	P	P	P	P	P	
Pawn Shops	C	C	C	C	C	C	C	
Pet Shops	MC	MC	MC	MC	MC	MC	MC	
Pet Supply Stores	P	P	P	P	P	P	P	
Photographic Equipment Sales	P	P	P	P	P	P	P	
Pottery (Retail Sales with Small Production)	P	P	P	P	P	P	P	
Shoe Stores (Retail Sales and Repair)	P	P	P	P	P	P	P	
Specialty Food Stores	P	P	P	P	P	P	P	
Sporting Goods (Retail Sales)	P	P	P	P	P	P	P	
Stationery Stores	P	P	P	P	P	P	P	
Swimming Pool Accessory Shops	P	P	P	P	P	P	P	
Tailors/Dressmakers	P	P	P	P	P	P	P	
2. Lodging	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	NOTE
Bed and Breakfast Inns:								2
a. Five or Fewer Guest Rooms	O	P	O	P	P	P	P	3
b. Six to 10 Guest Rooms	O	MC	O	MC	MC	MC	MC	3
c. Over 10 Guest Rooms	C	C	C	C	C	C	C	
Hotel and Ancillary Uses	C	C	C	C	C	C	C	

Motels					C		C	
Timeshares	C	C	C	C	C	C	C	
3. Professional Offices, Financial Institutions and Related Uses	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	NOTE
Ambulance Services (Office Only)	O	P	O	P	P	P	P	3
Banks/Financial Institutions	P	P	P	P	P	P	P	
Employment Agencies	O	P	O	P	P	P	P	3
Offices, Medical:								
a. Optometrists with Retail Space	P	P	P	P	P	P	P	
b. Optometrists without Retail Space	O	P	O	P	P	P	P	3
c. Other Offices	O	P	O	P	P	P	P	3
Offices, Professional and/or General:								
a. Realtors	P	P	P	P	P	P	P	
b. Other Offices	O	P	O	P	P	P	P	3
Offices, Veterinary/Animal Hospitals	C	C	C	C	C	C	C	
Secretarial Services	O	P	O	P	P	P	P	3
Telemarketing Services	O	P	O	P	P	P	P	3
Travel Agencies	P	P	P	P	P	P	P	
4. Public/Quasi Public and Institutional Uses	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	NOTE
Churches	C	C	C	C	C	C	C	
Clubs/Social Organizations	C	C	C	C	C	C	C	
Congregate Care Facilities	C	C	C	C	C	C	C	4
Convalescent Homes							C	
Day Care Facilities:								5

a. Small Day Care Homes	O	O	O	O	O	O	O	6
b. Large Day Care Homes	MC	MC	MC	MC	MC	MC	MC	
c. Day Care Centers	C	C	C	C	C	C	C	
Group Instruction/Group Counseling	O	P	O	P	P	P	P	3
Libraries	P	P	P	P	P	P	P	
Parking Lots	MC	MC	MC	MC	MC	MC	MC	7
Parking Structures	C	C	C	C	C	C	C	
Parks	O	O	O	O	O	O	O	8
Public Utilities								9
a. City-Initiated Projects	O	O	O	O	O	O	O	
b. Projects Initiated by Outside Agencies:								
i. Major Utilities	C	C	C	C	C	C	C	
ii. Minor Utilities	P	P	P	P	P	P	P	
Schools, Public and Private 1—12 Individuals	MC	MC	MC	MC	MC	MC	MC	
Greater than 12 Individuals	C	C	C	C	C	C	C	
Transportation Facilities	C	C	C	C	C	C	C	
5. Residential Uses	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	NOTE
Affordable Housing Projects	P	P	P	P	P	P	P	10
Manufactured Homes							MC	11
Mobile Homes:							C	12
a. Units							C	
b. Subdivisions and Parks								13
Residential Units	P	P	P	P	P	P	P	14, 15
Senior Housing Projects	C	C	C	C	C	C	C	16
Stand Alone Residential				P		P	P	15

6. Restaurants and bars	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	NOTE
Bars, cocktail lounges (with or without dancing and/or entertainment)	C	C	C	C	C	C	C	
Restaurants								
a. With drive-through							C	17
b. With no on-site consumption of liquor, no dancing, no entertainment	P	P	P	P	P	P	P	
c. With on-site sale of beer and wine:								
i. Indoors	MC	MC	MC	MC	MC	MC	MC	
ii. Outdoors with up to 16 outdoor seats or four tables	MC	MC	MC	MC	MC	MC	MC	
iii. Outdoors with more than 16 outdoor seats and/or four tables	C	C	C	C	C	C	C	
d. With on-site sale of hard alcohol:								18,19, 20
i. Indoors	C	C	C	C	C	C	C	
ii. Outdoors with up to 16 outdoor seats or four tables	MC/C	MC/C	MC/C	MC/C	MC/C	MC/C	MC/C	
iii. Outdoors with more than 16 seats and/or four tables	C	C	C	C	C	C	C	
e. With dancing and/or entertainment that has:								
i. No amplified sound	MC	MC	MC	MC	MC	MC	MC	
ii. Amplified sound	C	C	C	C	C	C	C	
7. Unclassified Uses	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	NOTE
Accessory Buildings, Residential								21

a. Detached, Over 15 Feet in Height							C	
b. All Others							P	
Accessory Buildings, Nonresidential	C	C	C	C	C	C	C	21
Alcohol Beverage Sales Concurrent with Motor Vehicle Fuel-Convenience Store Sales							C	22
Amusement Centers	C	C	C	C	C	C	C	23
Animal Grooming Shops							MC	
Bowling Alleys							C	
Drive-Thru Facilities, When in Conjunction with a Use Permitted or Conditionally Permitted in this Zone							C	17
Grading, Not Accompanying a Development Request:								24
a. Emergency	P	P	P	P	P	P	P	
b. Major	C	C	C	C	C	C	C	
c. Minor	P	P	P	P	P	P	P	
Health/Fitness/Sports Clubs and Facilities	C	C	C	C	C	C	C	
Massage	P	P	P	P	P	P	P	25
Mortuaries							C	
Pool Halls	C	C	C	C	C	C	C	26
Recycling Facilities: Reverse Vending Machines	MC	MC	MC	MC	MC	MC	MC	27
Theaters	C	C	C	C	C	C	C	
Urban Private Storage	C	C	C	C	C	C		28
Wine Tasting (Only as an Accessory Use to establishments selling wine or	MC	MC	MC	MC	MC	MC	MC	

wine related products as a primary use)								
8. Vehicle-Related Repair, Sales and Service	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	NOTE 29
Car Washes							C	
Vehicle Parts/Accessories Sales with no on-site installation services							MC	29

1 Refer to Section 17.28.120, Convenience Stores/Retail Establishments Selling Convenience Items, of this title.

2 Refer to Section 17.28.090, Bed and Breakfast.

3 Refer to Section 17.56.030 Central Business (-CB) Overlay District. This use is potentially subject to locational criteria within a structure based on its compatibility with the objectives of creating or maintaining pedestrian-oriented space in the Central Business Overlay District. A Minor Conditional Use Permit is required to allow this use in pedestrian-oriented space.

4 Refer to Section 17.28.110, Congregate Care Facilities.

5 Refer to Section 17.28.100, Child Day Care Facilities.

6 Small-family day care homes are permitted in single-family homes. A Minor Conditional Use Permit is required to allow small-family day care homes in other residential dwellings. Small-family day care homes only shall operate in buildings that were lawfully constructed.

7 Refer to Section 17.28.220, Parking Lots.

8 Refer to Section 17.28.230, Public Park Facilities.

9 Refer to Section 17.28.240, Public Utilities.

10 Refer to Section 17.56.090 Affordable Housing Overlay District in Commercial and Mixed-Use Zones, for special provisions for Affordable Housing Projects.

11 Manufactured homes are subject to the same requirements as individual mobile homes. Please refer to Section 17.28.190(D), Minimum Standards for Individual Mobile Homes.

12 Refer to Section 17.28.190, Mobile Homes.

13 Refer to Section 17.36.040, Planned Residential District Overlay.

14 Residential uses in the MU1, MU2, MU3.0 zones are limited to the floors above street level. In the MU3.2 zone, residential uses are limited to the second floor where floor area is located within 25 feet of El Camino Real. Refer to Section 17.40.030(A)(2)(c), Location of Residential Uses.

15 Residential uses may be located on the ground level in the MU3.1, MU3.3, and MU5 zones. For residential uses in the MU5 zone, please refer to Section 17.40.050(A), Residential Use Restrictions for MU5.

16 Refer to Section 17.28.280, Senior Housing Projects.

17 Refer to Section 17.28.260, Drive-Throughs.

18 When a restaurant has an approved CUP for the service of alcohol indoors and a CUP is required for the service of alcohol outdoors, then the applicant may request an amendment to the existing CUP to extend service outdoors.

19 When a restaurant has an approved CUP for the service of alcohol indoors and an MCUP is required for the service of alcohol outdoors, an MCUP is the only application necessary (an amendment to the existing CUP shall not be necessary).

20 If a CUP has been previously approved for service of hard alcohol indoors, then that service may be extended outdoors for outdoor facilities with no more than 16 seats or four tables with the approval of an MCUP. If no CUP has been approved for service of hard alcohol indoors, then any service of hard alcohol outdoors requires a CUP.

21 Refer to Section 17.24.040, Accessory Buildings.

22 Refer to Section 17.28.040, Alcoholic beverages and motor vehicle fuel, concurrent sale of, of this title, for special provisions for concurrent sales of motor fuel and alcoholic beverages.

23 Refer to Section 17.28.050, Amusement Centers.

24 Refer to Section 17.28.130, Grading.

25 Massage is subject to Section 5.28 of the City of San Clemente Municipal Code.

26 The provisions for amusement centers shall apply to pool halls. Refer to Section 17.28.050, Amusement Centers.

27 Refer to Section 17.28.250, Recycling Facilities.

28 Refer to Section 17.28.305, Urban Private Storage.

29 Refer to Section 17.28.330, Vehicle Service and Repair-Related Facilities.

(Ord. 1442 §§ 5, 6, 2007; Ord. 1314 §§ 44—48, 2006; Ord. 1308 § 14, 2006; Ord. 1304 § 26, 2005; Ord. 1252 §§ 7 and 8, 2001; Ord. 1182 § 14, 1997; Ord. 1172 § 3 (part), 1996)

(Ord. No. 1524, §§ 7, 8, 12-7-2010; Ord. No. 1536, § 4(Exh. A), 6-21-2011; Ord. No. 1561, § 3(Exh. A, §§ 21—23), 11-27-2012; Ord. No. 1575, § 3(Exh. A, § 9), 12-3-2013)

17.40.040 Mixed-use zone general development standards.

The following property development standards shall apply to all land and permitted or conditionally permitted buildings located within their respective mixed-use zones.

- A. **The Creation of New Lots.** The creation of new lots within mixed-use zones following the date of adoption of this title shall conform to the minimum dimensions for lots established within this zone, except in the case of condominium lots or individual lots within a shopping center, in which case minimum dimensions shall be applied to the boundaries around the entire center. Parcels created within shopping centers are exempt from the site development standards Stated herein, as they relate to minimum site areas, and minimum lot width and depth, as long as the following conditions are met:
 - 1. A conceptual development plan for the entire center has been developed and approved pursuant to the provisions of this title;
 - 2. Easements for reciprocal access, parking and maintenance are recorded in a form approved by the City Attorney, and maintained; and
 - 3. All applicable setbacks adjacent to the exterior boundaries of the shopping center or mixed-use development are met.
- B. **General Development Standards.** Table 17.40.040, Mixed-Use Zone Development Standards, lists the site development standards required for mixed-use development projects.

Table 17.40.040

Development Standards All Mixed Use Zones

Development Standards Applicable to All Mixed Use Zones	
Lot Frontage, Minimum	Refer to Section 17.24.140, Lot Frontage Requirements, Minimum, of this title.
Landscape Setback for Parking Areas	Please refer to Section 17.64.060(C), Landscaping, for landscaping setbacks for parking areas.
Setbacks from Residentially Zoned Property	Please refer to Section 17.24.170, Residentially Zoned Property, Development Adjacent to, for setbacks from residentially zoned property.
Parking	For parking requirements, please refer to Chapter 17.64, Parking and Access Standards, of this title.
Landscaping	Refer to Chapter 17.68, Landscaping Standards, of this title, for landscaping requirements.

Table 17.40.041

MU 1 Development Standards

MU 1 Development Standards	
Standard	MU 1 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Residential Density, Minimum / Maximum	Maximum of one dwelling unit per 1,200 square feet of net lot area or one dwelling unit per 1,800 square feet of gross area, whichever is less.
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	100 percent of lot area
Commercial/Mixed Use Floor Area Ratio, Maximum	Commercial projects: 1.0 FAR; Mixed use projects:2.0
Floor Area Ratio, Minimum/Maximum Required as Commercial in Mixed Use Projects	For Mixed Use projects, the Floor Area Ratio devoted to Commercial use shall be a minimum of 0.35 and a maximum of 1.0.
Height Limitation	Residential, Commercial, or Mixed Use projects on lots 12,000 square feet or smaller: 2 Stories with a maximum plate height of 26'-0" and a maximum Top of Roof height of 33'-0". Exception with Conditional Use Permit: 3 Stories with a maximum plate height of 37'-0" and a maximum Top of Roof height of 45'-0." Mixed Use projects on lots greater than 12,000 square feet: 3 Stories with a maximum plate height of 37'-0" and a maximum Top of Roof height of 45'-0."

Table 17.40.042

MU 2 Development Standards

MU 2 Development Standards	
Standard	MU2 Zone Requirement

Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Residential Density, Maximum	Maximum of one dwelling unit per 1,200 square feet of net lot area or one dwelling unit per 1,800 square feet of gross area, whichever is less.
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	50 percent of lot area.
Residential Development Location Requirement	Habitable residential space shall be located behind or above frontage commercial space.
Floor Area Ratio, Maximum	Commercial projects: 0.50; Mixed use projects:1.50
Floor Area Ratio, Minimum/Maximum Required as Commercial in Mixed Use Projects	For Mixed Use projects, the Floor Area Ratio devoted to Commercial use shall be a minimum of 0.35 and a maximum of 1.0.
Height Limitation	Commercial projects: 2 Stories with a maximum plate height of 26'-0" and a maximum Top of Roof height of 33'-0". Mixed Use projects: 3 Stories with a maximum plate height of 37'-0" and a maximum Top of Roof height of 45'-0."

Table 17.40.043

MU 3.0 Development Standards

MU 3.0 Development Standards	
Standard	MU 3.0 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Residential Density, Maximum	Maximum of one dwelling unit per 1,200 square feet of net lot area or one dwelling unit per 1,800 square feet of gross area, whichever is less.
Dwelling Unit Size, Minimum	600 square feet.

Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	100 percent of lot area
Residential Development Location Requirement	Habitable residential space shall be located on the second story or higher.
Floor Area Ratio, Maximum	Commercial projects: 1.0; Mixed use projects: 2.0
Floor Area Ratio, Minimum/Maximum Required as Commercial in Mixed Use Projects	For Mixed Use projects, the Floor Area Ratio devoted to Commercial use shall be a minimum of 0.35 and a maximum of 1.0.
Height Limitation	For all projects: 2 Stories with a maximum plate height of 26'-0" and a maximum Top of Roof height of 33'-0". For sites with sloping topography, an exception may be approved by the City Council to allow a maximum height of 3 Stories with a maximum plate height of 37'-0" and a maximum Top of Roof height of 45'-0".
Parking	In the MU3.0 Zone, parking is to be located behind buildings (or to the side of buildings when parking behind buildings is impossible). The calculation for parking for the Downtown Parking Study Area shall be made as follows: 1. The number of off-street parking spaces which shall be provided for an alteration of use or addition of square footage shall be the net increase ¹ in parking spaces required for the project as a result of the alteration or addition of square footage. ² 2. Waivers of the parking requirements may be approved by the City per Section 17.64.125(A), "Waivers", within the Downtown Parking Study Area.

Notes to MU3.0 Development Standards, "Parking":

¹ This exception is made for the Downtown Parking Study Area because of the results of Downtown, North Beach, and Pier Bowl Parking Needs Assessment completed in 1995. The study found that there was an excess supply of parking space within the Study Area for the uses existing at the time of the study, even considering that a number of lots within the Study Area are nonconforming as to parking. When requests

for alterations of use and additional square footage are considered by the City, only the net increase in parking requirements will be assessed, as opposed to requiring that projects make up for existing parking deficiencies within a site.

- ² Example: If an existing retail establishment currently requiring four parking spaces wishes to convert to a restaurant requiring seven parking spaces, the net increase in parking requirements is three spaces. To be permitted by the City, the restaurant in this example would have to be able to cover the net increase of three parking spaces. The following table illustrates the additional parking spaces that the restaurant would need to provide to be approved:

Number of Spaces Currently Provided by the Retail Establishment	Number of Spaces Which Must be Added to Allow the Restaurant
0—4	3
5	2
6	1
7	0

Table 17.40.044

MU 3.1 Development Standards

MU 3.1 Development Standards	
Standard	MU 3.1 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Residential Density, Minimum / Maximum	Maximum of one dwelling unit per 1,200 square feet of net lot area or one dwelling unit per 1,800 square feet of gross area, whichever is less.
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	100 percent of lot area
Commercial/Mixed Use Floor Area Ratio, Maximum	Commercial projects: 1.0 FAR; Mixed use projects:2.0
Floor Area Ratio, Minimum/Maximum Required as Commercial in Mixed Use Projects	For Mixed Use projects, the Floor Area Ratio devoted to Commercial use shall be a minimum of 0.35 and a maximum of 1.0.
Height Limitation	Residential, Commercial, or Mixed Use on lots 12,000 square feet or smaller: 2 Stories with a maximum plate height of 26'-0" and a maximum Top of Roof height of 33'-0". Exception with Conditional Use Permit: 3 Stories with a maximum plate height of 37'-0" and a maximum Top of Roof height of 45'-0." Mixed Use on lots greater than 12,000 square feet: 3 Stories with a maximum plate height of 37'-0" and a maximum Top of Roof height of 45'-0."
	In the MU3.1 Zone, parking is to be located behind buildings (or to the side of buildings when parking behind buildings is impossible). The calculation for parking for the Downtown Parking Study Area shall be made as follows: 1. The number of off-street parking spaces which shall be provided for an alteration of use or addition of square

	<p>footage shall be the net increase¹ in parking spaces required for the project as a result of the alteration or addition of square footage.²</p> <p>2. Waivers of the parking requirements may be approved by the City per Section 17.64.125(A), "Waivers", within the Downtown Parking Study Area.</p>
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Notes to MU3.1, Development Standards, "Parking":

- ¹ This exception is made for the Downtown Parking Study Area because of the results of Downtown, North Beach, and Pier Bowl Parking Needs Assessment completed in 1995. The study found that there was an excess supply of parking space within the Study Area for the uses existing at the time of the study, even considering that a number of lots within the Study Area are nonconforming as to parking. When requests for alterations of use and additional square footage are considered by the City, only the net increase in parking requirements will be assessed, as opposed to requiring that projects make up for existing parking deficiencies within a site.
- ² Example: If an existing retail establishment currently requiring four parking spaces wishes to convert to a restaurant requiring seven parking spaces, the net increase in parking requirements is three spaces. To be permitted by the City, the restaurant in this example would have to be able to cover the net increase of three parking spaces. The following table illustrates the additional parking spaces that the restaurant would need to provide to be approved:

Number of Spaces Currently Provided by the Retail Establishment	Number of Spaces Which Must be Added to Allow the Restaurant
0—4	3
5	2
6	1
7	0

Table 17.40.045

MU 3.2 Development Standards

MU 3.2 Development Standards	
Standard	MU 3.2 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Residential Density, Maximum	Maximum of one dwelling unit per 1,800 square feet of net lot area or one dwelling unit per 4,500 of gross area, whichever is less.

Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Street Level Open Area Adjacent to Street or Alley Frontages, Minimum	50 percent of Urban Open Area provided at street level per Section 17.68.050(C)(1) shall be located between street facing building facade and property lines adjacent to streets and alleys.
Lot Coverage, Maximum	100 percent of lot area
Commercial/Mixed Use Floor Area Ratio, Maximum	Commercial projects: 1.00; Mixed use projects: 1.50.
Floor Area Ratio, Minimum/Maximum Required as Commercial in Mixed Use Projects	For Mixed Use projects, the Floor Area Ratio devoted to Commercial use shall be a minimum of 0.35 and a maximum of 1.0.
Height Limitations	<p>The maximum height of projects is limited by a height ceiling, height average limit, and alley transitional height limit. The height ceiling is applied to limit building mass to two stories facing El Camino Real while allowing for additional building mass behind and below, tucked into downward slopes that extend to an alley along the rear property line. The most restrictive of the following height limitations shall be applied to projects:</p> <ol style="list-style-type: none"> 1. Height Ceiling. A height ceiling shall extend above properties from the front property line to rear property line so that no roof or building element may have a height that exceeds the height ceiling. The height ceiling shall be as follows: a maximum plate line height of 28 feet and maximum top of roof height of 33 feet. The height ceiling is measured above the front property line midpoint elevation. With the approval of a Conditional Use Permit, the height ceiling may be raised to a maximum plate line height of 30 feet and maximum top of roof height of 35 feet. For approval, the review authority shall meet the general findings for a

	<p>Conditional Use Permit [Section 17.16.060(F)] and specific findings below.</p> <ul style="list-style-type: none"> a. The proposed height increase is necessary to allow for a second level of parking on a corner lot with access from a side street; and b. The proposed height increase will: <ul style="list-style-type: none"> i. maintain ocean views from the freeway; or ii. maintain a greater portion of freeway ocean views through roof and building offsets than what could be achieved if the project has the maximum top of roof height ceiling of 33 feet. <p>2. Height Average Limit. Projects may have a maximum plate line height of 37 feet and top of roof height of 45 feet, provided that building height complies with the height ceiling limitation.</p> <p>3. Alley Transitional Setback Height Limit and Offset. A height limitation shall be applied to transition building mass of the MU3.2 zone down to the allowed height and scale of residential properties across the rear facing alley. The height limit is applied as follows:</p> <ul style="list-style-type: none"> a. Any part of a building that exceeds a maximum top of roof height of 28 feet shall be set back a minimum of 13 feet from the rear property line. b. Height is measured above the rear lot line midpoint elevation. 						
<p>Story Limitation, El Camino Real Frontage</p>	<p>The following additional standard shall be applied to limit development facing South El Camino Real to two stories. Projects shall be limited to two stories above street level within 25 feet inward of the front property line.</p>						
<p>Provision of Enclosed Residential Storage</p>	<p>Each dwelling unit shall be provided with an enclosed storage space for the personal and private use of each residence in accordance with the following table:</p> <table border="1" data-bbox="574 1787 1284 1900"> <thead> <tr> <th>Bedrooms</th> <th>Enclosed Storage (cubic feet, cf.)</th> </tr> </thead> <tbody> <tr> <td>Studio / One</td> <td>150 cf.</td> </tr> <tr> <td>Two</td> <td>200 cf.</td> </tr> </tbody> </table>	Bedrooms	Enclosed Storage (cubic feet, cf.)	Studio / One	150 cf.	Two	200 cf.
Bedrooms	Enclosed Storage (cubic feet, cf.)						
Studio / One	150 cf.						
Two	200 cf.						

	Three	250 cf.
	Four or More	300 cf.
<p>Design Requirements:</p> <ol style="list-style-type: none"> 1. Enclosed storage spaces may contain no dimension smaller than two feet and may not be divided into more than two locations. 2. At least 70 percent of the required space must be contiguous with the unit or required parking area it serves. 3. Storage spaces shall be as secure as possible. All storage spaces which are accessible from outside the living area must utilize one-inch deadbolt single cylinder locks, security-type hinges with non-removable pins, and solid core doors. Such spaces must be constructed in a secure workmanlike manner and of materials so as to resist forced entries. 4. The configuration of the storage space shall allow for all portions of it to be easily reattached. 5. One-half of the required space may be provided within the attic if it is accessible by a pull-down or stationary stairway. Where attic storage is provided, it shall be enclosed with one-hour fire-resistive construction. 6. Storage may not be provided by the enclosure of all or part of a required parking space to the extent that it prevents the full use of the space. If storage is provided by a suspended shelf or cabinetry, such shelf or cabinet may not extend to a point lower than 4'-0" above the surface of the parking space. 		

Table 17.40.046

MU 3.3 Development Standards

MU 3.3 Development Standards	
Standard	MU 3.3 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Residential Density, Maximum	Maximum of one dwelling unit per 1,200 square feet of net lot area or one dwelling unit per 1,800 square feet of gross area, whichever is less.
Dwelling Unit Size, Minimum	600 square feet.
Front Setback, Minimum	0'-0"

Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	100 percent of lot area
Residential Development Location; Mixed Use	In Mixed Use projects, habitable residential space shall be located on the second story or higher.
Floor Area Ratio, Maximum	Commercial projects: 1.0; Mixed use projects: 2.0
Floor Area Ratio, Minimum/Maximum Required as Commercial in Mixed Use Projects	For Mixed Use projects, the Floor Area Ratio devoted to Commercial use shall be a minimum of 0.35 and a maximum of 1.0.
Height Limitation	For all projects: 2 Stories with a maximum plate height of 26'-0" and a maximum Top of Roof height of 33'-0". For sites with sloping topography, an exception may be approved by the City Council to allow a maximum height of 3 Stories with a maximum plate height of 37'-0" and a maximum Top of Roof height of 45'-0".
Parking (adjacent to Downtown Core per Figure 17.64.125)	In the MU3.3 Zone, parking is to be located behind buildings (or to the side of buildings when parking behind buildings is impossible). The calculation for parking for the Downtown Parking Study Area shall be made as follows: 1. The number of off-street parking spaces which shall be provided for an alteration of use or addition of square footage shall be the net increase ¹ in parking spaces required for the project as a result of the alteration or addition of square footage. ² 2. Waivers of the parking requirements may be approved by the City per Section 17.64.125(A), "Waivers", within the Downtown Parking Study Area.

Notes to MU3.3, Development Standards, "Parking":

¹ This exception is made for the Downtown Parking Study Area because of the results of Downtown, North Beach, and Pier Bowl Parking Needs Assessment completed in 1995. The study found that there was an excess supply of parking space within the Study Area for the uses existing at the time of the study, even considering that a number of lots within the Study Area are nonconforming as to parking. When requests for alterations of use and additional square footage are considered by the City, only

the net increase in parking requirements will be assessed, as opposed to requiring that projects make up for existing parking deficiencies within a site.

- ² Example: If an existing retail establishment currently requiring four parking spaces wishes to convert to a restaurant requiring seven parking spaces, the net increase in parking requirements is three spaces. To be permitted by the City, the restaurant in this example would have to be able to cover the net increase of three parking spaces. The following table illustrates the additional parking spaces that the restaurant would need to provide to be approved:

Number of Spaces Currently Provided by the Retail Establishment	Number of Spaces Which Must be Added to Allow the Restaurant
0—4	3
5	2
6	1
7	0

Table 17.40.047

MU 5 Development Standards

MU 5 Development Standards	
Standard	MU 5 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Residential Density, Minimum / Maximum	Maximum of one dwelling unit per 1,200 square feet of net lot area or one dwelling unit per 1,800 of gross area, whichever is less.
Front Setback, Minimum	10'-0"
Interior Side Setback, Minimum	5'-0"
Street Side Setback, Minimum	8'-0"
Rear Setback Minimum	5'-0"
Lot Coverage, Maximum	55 percent of lot area
Residential Development Location Requirement	Habitable residential space shall be located on the second story or higher.
Commercial Floor Area Ratio, Maximum	0.35

Height Limitation	2 Stories with a maximum plate height of 26'-0" and a maximum Top of Roof height of 33'-0"
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(Ord. 1252 § 9, 2001; Ord. 1190 § 11, 1997; Ord. 1172 § 3 (part), 1996)
 (Ord. No. 1536, § 4(Exh. A), 6-21-2011)

17.40.050 Mixed-use zone special development standards.

This section and Chapter 17.24, General Development Standards, of this title, includes a number of special provisions affecting mixed-use properties. Unless otherwise indicated in the referenced sections, or in other City documents regulating mixed-use development, the development standards listed in Chapter 17.24, General Development Standards, of this title shall apply to all zones described in this chapter.

Table 17.40.050

Special Development Standards for All Mixed-Use Zones

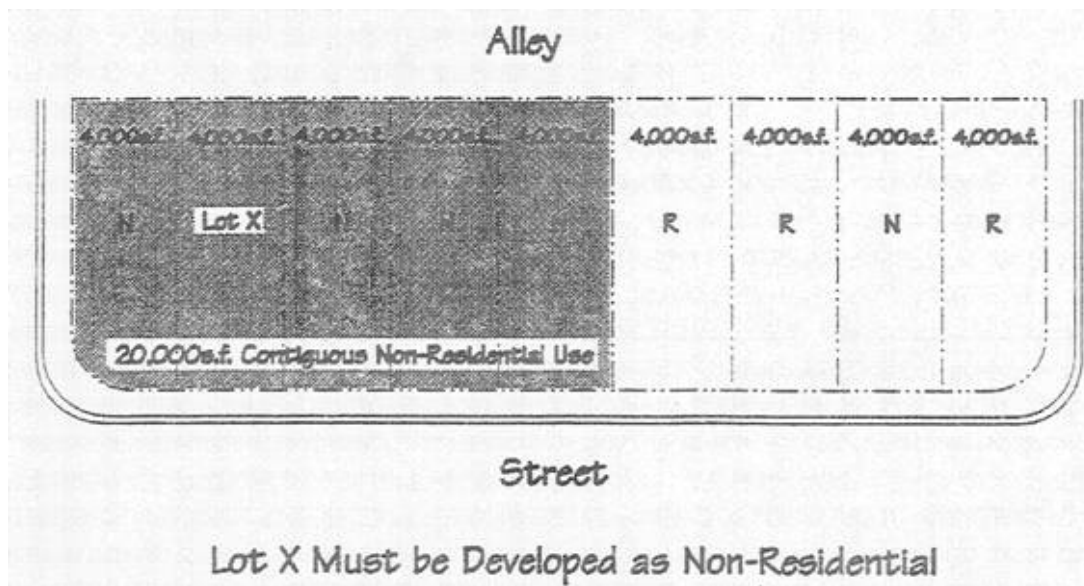
Standards	Sections
Accessory Buildings	Section 17.24.040
Arbors (Residential Structures Only)	Section 17.32.050(A), Arbors
Building Equipment and Services and Their Screening	Section 17.24.050
Density Allowance for Lots with Less than 3,600 Square Feet of Lot Area (Residential Lots Only)	Section 17.32.050(B), Density Allowance for Lots with Less than 3,600 Square Feet of Lot Area (residential lots only)
Distance Between Primary Buildings, Minimum Required	Section 17.32.050(C), Distance Between Primary Buildings, Minimum Required
Encroachment into Setbacks and Height Limits, General	Section 17.24.080
Fences, Walls, Hedges	Section 17.24.090
Front Setback, Special Provisions for Reduction (Residential Lots Only)	Section 17.32.050(D)

Garage Encroachment into the Front Yard Setback (Residential Lots Only)	Section 17.32.050(E)
Height Limitations	Section 17.24.110, Front Setbacks, Special Provisions for Reductions (residential lots only), Section 17.32.050(D), Garage Encroachment into the Front Yard Setbacks (residential lots only), Section 17.32.050(E)
Increase in Floor Area Ratios	Section 17.24.100
Lighting	Section 17.24.130
Off-Street Loading Area	Section 17.24.150
Relocation of Structures	Section 17.24.160
Residential/Nonresidential Use Restrictions for MU3.0-CB	Please refer to Section 17.56.030, Central Business District Overlay.
Residential/Nonresidential Use Restrictions for MU 5 (Minimum Contiguous Use)	Please refer to subsection (A), Residential/Nonresidential Use Restrictions for MU 5.
Residentially Zoned Properties, Development Adjacent to	Section 17.24.170
Retaining Walls	Section 17.24.180
Skirt Walls	Section 17.24.190, Special Provisions for Dwelling Units with Front Entrances Located Along the Side Property Line (residential lots only), Section 17.32.050(F)
Special Provisions for Dwelling Units with Front Entrances Located Along the Side Property Line (Residential Lots Only)	Section 17.32.050(F)

Substandard Lots	Section 17.24.200
Through Lots, Rear Yard Setback For	Section 17.24.210
Trip Reduction Measures for Projects With Greater Than 100 Employees	Chapter 17.76
Unit Size, Minimum	Please refer to subsection (B), Unit Size, Minimum

- A. **Restrictions for MU 5 (Minimum Contiguous Use).** In order to maintain and enhance the compatibility of existing land uses in the MU 5 zone, the development of a vacant site or demolition of an existing primary structure and construction of new primary structure on a site in this zone shall comply with the following standards:
1. Nonresidential development is required on a site when the development would result in a minimum of 20,000 square feet of contiguous lot area devoted to nonresidential development within a block;

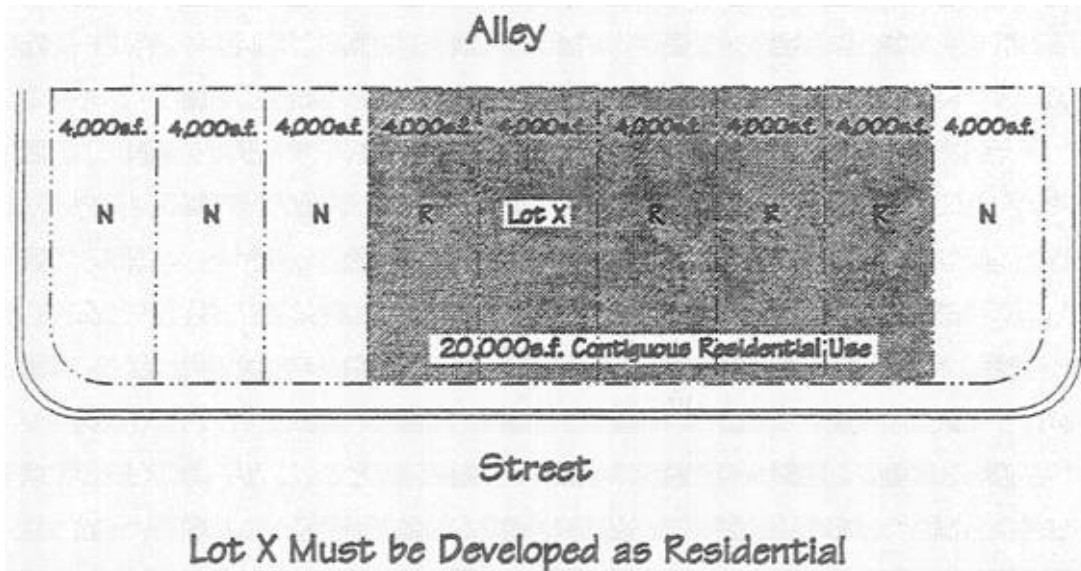
Figure 17.40.050A



2. Residential development is required on a site when the development would result in a minimum of 20,000 square feet of contiguous lot area devoted to residential development within a block;
3. A choice of nonresidential or residential development is allowed on a site when the following conditions exist:

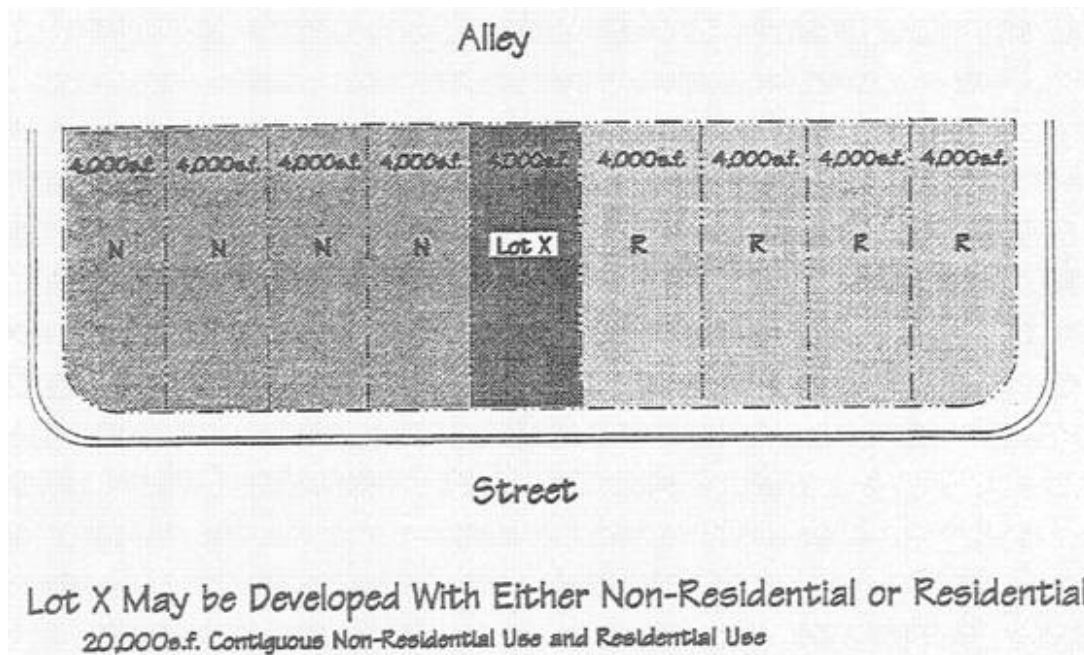
- a. The development of the property would result in a minimum of 20,000 square feet of contiguous lot area devoted to both nonresidential and residential development within a block; or
- b. The subject site is a corner lot; or
- c. Any other circumstances not addressed by the restrictions described in this section.

Figure 17.40.050B



Contiguous lot area, for the purpose of this standard, includes the lot area of contiguous adjacent parcels which are currently developed with the use in question (residential or nonresidential). Contiguous lot area is calculated within blocks. Parcels located on adjacent blocks are not counted in contiguous lot area calculations.

Figure 17.40.050C



- B. **Minimum Dwelling Unit Size for Mixed Use Projects.** For mixed use projects, the minimum unit size for dwelling units shall be 600 square feet of habitable floor area. Exceptions to this standard may be granted by the City for affordable or senior housing, through the discretionary review process required for the project.
- C. **Exceptions to the Development Standards for Lots of 12,000 Square Feet or Smaller.**
 - 1. Exceptions. Development of commercial and mixed-use projects on lots of 12,000 square feet or smaller shall comply with the standards of Mixed Use zones, with the following exceptions that may be granted through a Conditional Use Permit, in accordance with Section 17.16.060, of this title.
 - a. Minimum Floor Area Ratio for the Commercial Portion of Mixed-use Projects. The minimum floor area requirement for the commercial portion of mixed-use projects, as defined in Table 17.40.040, Mixed-use Zone Development Standards, of this title, may be reduced to the numbers indicated below, as long as the following limitations on maximum project FAR are met:

Standard	Lots 12,000 square feet or smaller
Minimum Floor Area Ratio, Commercial Portion of Mixed-use Projects	.15
Maximum Floor Area Ratio, Mixed-use Project	1.2

- b. Circulation for Commercial and Mixed-use Projects. The following exceptions from parking circulation requirements in the City's Engineering Division Technical Standards, with City Engineer's concurrence may be granted:

Standard	Lots 60 feet wide or less	Lots wider than 60 feet to lots 120 feet wide
Driveway Width, Driveways	16'—24'	20'—24'
	Lots 6,000 square feet or smaller	Lots from 6,001 to 12,000 square feet
Parking Space Width, Parking Spaces Located Adjacent to Walls	9'—11.5'	11.5'

- c. Maximum Height Limit for Mixed-use Projects. Three stories, with 45 feet to top-of-roof and 37 feet to plate, may be allowed for mixed-use projects on lots 12,000 square feet or smaller, if the following finding can be made in addition to the other findings required for exceptions for mixed-use projects on small lots and the general findings for Conditional Use Permits:

The Planning Commission has reviewed and considered the project in light of the design guidelines of the City and all appropriate appendices, and finds the project to be acceptable in terms of height, massing, scale and compatibility with and/or sensitivity to neighboring projects.

- d. Total Parking Space Requirement for Mixed-use Projects on Lots of 6,000 Square Feet or Smaller. When the calculation of the total number of parking spaces required for a mixed-use project is a number less than five (e.g. 4.9, then the number may be rounded down, if all of the following conditions apply:

Number of Required Parking Spaces	Number Rounded Down to:	Conditions which must apply
Between 4.0 and 4.9	4	<ul style="list-style-type: none"> • Maximum one residential unit; • The net floor area of the residential portion of the project is 2,700 square feet or less; • The total number of bedrooms in the residential portion of the project is 3 or fewer; • The net floor area of the non-residential portion of the project is less than 800 square feet.
Between 3.0 and 3.99	3	<ul style="list-style-type: none"> • Maximum one residential unit; • The net floor area of the residential portion of the project is 1,800 square feet or less;

		<ul style="list-style-type: none"> • The total number of bedrooms in the residential portion of the project is 2 or fewer; • The net floor area of the non-residential portion of the project is less than 800 square feet.
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e. Landscaping for Commercial and Mixed-use Projects. The following reductions in the landscaping required in Section 17.68.050(C)(b), Urban Open Area Requirement, of this title, may be granted:

Standard	Lots 6,000 square feet or smaller	Lots from 6,001 to 12,000 square feet
Total Urban Open Area (as percent of net lot area)		No Reduction
If provided on street level	15%	
If provided on multiple levels	25%	
Percentage of Urban Open Area to be provided in Landscaping	20%	
Landscape pockets along the edges of driveways	Pockets for landscaping no deeper than 1 foot (measured into the driveway) or wider than 2 feet (measured along driveway) are allowed to project into the required driveway, as long as the landscaping pockets comply with the following conditions, which are to be included as conditions of approval for the project: <ul style="list-style-type: none"> •Are not so frequent as to essentially narrow the minimum width of the driveway; •Contain landscaping which will not hamper sight distance to the street; •and Contain landscaping which will not protrude into the driveway in a manner that hampers adequate access to and from parking spaces. 	
Landscaping credit for trailing or climbing vines	Through the discretionary review process required for a project, the City may give vine plantings credit for greater than the size	

	of the planting area (toward the landscaping requirement for the project).
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- f. Miscellaneous Parking Requirements for Existing Development Being Converted to a Mixed-use Project on Lots 6,000 Square Feet or Smaller. When a commercial or residential project legally existing prior to May 16, 2001, is being converted to a mixed-use project, then the requirements for covered parking, parking location, parking space size and parking-related landscaping found in this chapter may be reduced if all of the following findings can be made in addition to the other findings required for exceptions for mixed-use projects on small lots and the general findings for Conditional Use Permits.
 - i. No square footage is being added to the project;
 - ii. There is not net increase in the number of parking spaces required for the project, as defined in Table 17.40.040, Mixed-use Zone Development Standards, footnote 9. The requirement for covered parking spaces is waived for no more than two parking spaces;
 - iii. The conversion improves the quality of the project and the neighborhood;
 - iv. The conversion contributes to the goals established for the land use designation, as defined in the City's General Plan, the purpose and intent established for the zone, as defined in the Zoning Ordinance, and compliance with the guidelines, as defined in the Design Guidelines of the City; and
 - v. Except for the parking requirements being waived, the project meets the intent of the Design Guidelines of the City and all appropriate appendices, as they relate to parking.
 2. Required Findings for Exceptions. Prior to approving a Conditional Use Permit for exceptions allowed in this section, all of the following findings must be made along with the general findings required for the approval of a Conditional Use Permit:
 - a. Because of the limited size of the lot, the exception(s) is (are) reasonably necessary to accommodate development that fulfills the purpose and intent of the zone and relevant overlay zones;
 - b. The project meets the intent of the Design Guidelines of the City and all appropriate addendums as it relates to projects in this zone.
- D. Exceptions to the Minimum Floor Area Requirements for the Commercial Portion of Mixed-use Projects for Buildings on the City's Designated Historic Structure List in Mixed Use Zones.**
1. Exceptions. Structures on the City's Designated Historic Structures List and located in Mixed Use Zones may be excepted from the minimum floor area requirements for the commercial portion of mixed-use projects through a

Conditional Use Permit, in accordance with Section 17.16.060, Conditional Use Permits.

2. Required Findings for Exceptions. Prior to approving a Conditional Use Permit for an exception to the minimum commercial floor area for mixed-use projects allowed in this section, all of the following findings must be made along the general findings required for the approval of a Conditional Use Permit:
 - a. The project contains commercial floor area that meets the intent of the zone;
 - b. The exception is necessary to maintain the historical integrity of the structure;
 - c. The project meets the intent of the City's Urban Design Guidelines, as it relates to projects in this zone.

(Ord. 1304 § 27, 2005; Ord. 1252 §§ 10—12, 2001; Ord. 1172 § 3 (part), 1996)

(Ord. No. 1536, § 4(Exh. A), 6-21-2011)

FOOTNOTE(S):

--- (2) ---

Editor's note— Ord. No. 1536, § 4(Exh. A), adopted June 21, 2011, amended Ch. 17.40, in its entirety, to read as herein set out. Prior to inclusion of said ordinance, Ch. 17.40 pertained to similar subject matter. See also the Code Comparative Table and Disposition List. ([Back](#))

--- (1) ---

1 Please refer to Section 17.40.050(B), Unit Size, Minimum, for provisions regarding unit size. ([Back](#))

([Back](#))

--- (2) ---

2 A minor adjustment to the required front yard setback is available through the approval of a Minor Exception Permit, in accordance with Section 17.16.090, Minor Exception Permits, of this title. ([Back](#))

--- (3) ---

3 A minor adjustment to the required side yard setback is available through the approval of a Minor Exception Permit, in accordance with Section 17.16.090, Minor Exception Permits, of this title. ([Back](#))

--- (4) ---

4 A minor adjustment to the required side yard setback is available through the approval of a Minor Exception Permit, in accordance with Section 17.16.090, Minor Exception Permits, of this title. ([Back](#))

--- (5) ---

5 A minor adjustment to the required rear yard setback is available through the approval of a Minor Exception Permit, in accordance with Section 17.16.090, Minor Exception Permits, of this title. ([Back](#))

--- (6) ---

6 Refer to Section 17.24.100, Floor Area Ratios, Increase In, of this title. ([Back](#))

--- (7) ---

7 Refer to Section 17.24.100, Floor Area Ratios, Increase In, of this title. ([Back](#))

--- (8) ---

8 Refer to Section 17.40.050(C), Exceptions to the Development Standards for Lots of 12,000 Square Feet, and Section 17.40.050(D), Exceptions to the Minimum Floor Area Requirements for the Commercial Portion of Mixed-use Projects for Buildings on the City's Designated Historic Structure List in the MU3.0 Zone, of this title. ([Back](#))

ATTACHMENT 7

Proposed MU3.2 General Plan standards

Revisions since 7/8/15 meeting shown in track changes format

Table LU-1 - General Plan Land Use Designations Summary Table			
Land Use Designations	Maximum Density	Max. No. of Stories/ Building Height ¹	Intention
MU 3.2	<p>10 units per gross acre 24.0 units per net acre</p> <p>Commercial projects: 1.00 FAR Mixed use projects: 1.50 FAR</p>	<p>Two stories of limit facing S. El Camino Real, and buildings appearing no higher than three stories above grade located behind and below S. El Camino Real, tucked into downward slope facing alley. <u>Facing the rear and alley, there is no limit on stories. Instead, height limits apply so buildings appear to be three stories and transition to two stories abutting the alley. The M</u>most restrictive height limit below applies:</p> <p>Height ceiling <u>limit</u>*; Top-of-Roof: 35 <u>33</u> ft. Plate Line: 30 <u>28</u> ft.</p> <p><u>*Exception with Conditional Use Permit;</u> <u>Top-of-Roof: 35 ft.</u> <u>Plate Line: 30 ft.</u></p> <p>Average height limit; Top-of-Roof: 45 ft Plate Line: 37 ft.</p> <p>Alley transition height limit: Top-of-Roof: 28 ft. <u>within the first 13 feet of the alley</u></p> <p><i>See S. El Camino Real Focus Area for additional policies.</i></p>	<p>A vertical or horizontal mix of Neighborhood Serving Commercial (NC) and multifamily housing</p>

Proposed MU3.2 zoning standards

Revisions since 7/8/15 meeting shown in track changes format

MU 3.2 Development Standards	
Standard	MU 3.2 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Residential Density, Maximum	Maximum of one dwelling unit per 1,800 square feet of net lot area or one dwelling unit per 4,500 of gross area, whichever is less.
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Street Level Open Area Adjacent to Street or Alley Frontages, Minimum	50 percent of Urban Open Area provided at street level per Section 17.68.050(C)(1) shall be located between street facing building facade and property lines adjacent to streets and alleys.
Lot Coverage, Maximum	100 percent of lot area
Commercial/Mixed Use Floor Area Ratio, Maximum	Commercial projects: 1.00; Mixed use projects: 1.50.
Floor Area Ratio, Minimum/Maximum Required as Commercial in Mixed Use Projects	For Mixed Use projects, the Floor Area Ratio devoted to Commercial use shall be a minimum of 0.35 and a maximum of 1.0.
Height Limitations	The maximum height of projects is limited by a height ceiling, height average limit, and alley transitional height limit. The height ceiling is applied to limit building mass to two stories facing El Camino Real while allowing for additional building mass behind and below, tucked into downward slopes that extend to an alley along the rear property line. Building floor area behind El Camino Real should appear to be no higher than three stories above grade. The most restrictive of the following height limitations shall be applied to projects:

	<p><u>1. Height Ceiling. A height ceiling shall extend above properties from the front property line to rear property line so that no roof or building element may have a height that exceeds the height ceiling.</u> The height ceiling shall be as follows: a maximum plate line height of 28 feet and maximum top of roof height of 33 feet. The height ceiling is measured above the front lot line midpoint elevation. The height ceiling extends above properties from the front property line to rear property line so that no roof or building element may have a height that exceeds the height ceiling. <u>The height ceiling is measured above the front property line midpoint elevation. With the approval of a Conditional Use Permit, the height ceiling may be raised to a maximum plate line height of 30 feet and maximum top of roof height of 35 feet. For approval, the review authority shall meet the general findings for a Conditional Use Permit [Section 17.16.060(F)] and specific findings below.</u></p> <p><u>a. The proposed height increase is necessary to allow for a second level of parking on a corner lot with access from a side street; and</u></p> <p><u>b. The proposed height increase will:</u></p> <p><u>i. maintain ocean views from the freeway; or</u></p> <p><u>ii. maintain a greater portion of freeway ocean views through roof and building offsets than what could be achieved if the project has the maximum top of roof height ceiling of 33 feet.</u></p> <p>2. Height Average Limit. Projects may have a maximum plate line height of 37 feet and top of roof height of 45 feet, provided that building height complies with the height ceiling limitation.</p> <p>3. Alley Transitional Setback Height Limit and Offset. A height limitation is <u>shall be</u> applied to transition building mass of the MU3.2 zone down to the allowed height and scale of residential properties across the rear facing</p>
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	<p>alley. The height limit is applied to an area within 30 feet inward of the rear property line, as follows:</p> <p>a. Any part of a building that exceeds a maximum plate linetop of roof height of 28 feet or maximum top of roof height of 33 feet shall be set back an average minimum of 30-13 feet from the rear property line.</p> <p>b. The 30 foot setback as required by Subsection 3.a. above may be reduced to a minimum of 10 feet if an offsetting setback of equal area and depth beyond 30 feet is provided on the same building frontage.</p> <p>e.b. Height is measured above the rear lot line midpoint elevation.</p>										
<p>Story Limitation, El Camino Real Frontage</p>	<p>The following additional standard shall be applied to limit development facing South El Camino Real to two stories. Projects shall be limited to two stories above street level within 25 feet inward of the front property line.</p>										
<p>Provision of Enclosed Residential Storage</p>	<p>Each dwelling unit shall be provided with an enclosed storage space for the personal and private use of each residence in accordance with the following table:</p> <table border="1" data-bbox="574 1083 1284 1274"> <thead> <tr> <th>Bedrooms</th> <th>Enclosed Storage (cubic feet, cf.)</th> </tr> </thead> <tbody> <tr> <td>Studio / One</td> <td>150 cf.</td> </tr> <tr> <td>Two</td> <td>200 cf.</td> </tr> <tr> <td>Three</td> <td>250 cf.</td> </tr> <tr> <td>Four or More</td> <td>300 cf.</td> </tr> </tbody> </table> <p>Design Requirements:</p> <ol style="list-style-type: none"> 1. Enclosed storage spaces may contain no dimension smaller than two feet and may not be divided into more than two locations. 2. At least 70 percent of the required space must be contiguous with the unit or required parking area it serves. 3. Storage spaces shall be as secure as possible. All storage spaces which are accessible from outside the living area must utilize one-inch deadbolt single cylinder locks, security-type hinges with non-removable pins, and solid core doors. Such spaces must be constructed in a secure workmanlike manner and of materials so as to resist forced entries. 4. The configuration of the storage space shall allow for all portions of it to be easily reattached. 	Bedrooms	Enclosed Storage (cubic feet, cf.)	Studio / One	150 cf.	Two	200 cf.	Three	250 cf.	Four or More	300 cf.
Bedrooms	Enclosed Storage (cubic feet, cf.)										
Studio / One	150 cf.										
Two	200 cf.										
Three	250 cf.										
Four or More	300 cf.										

	<p>5. One-half of the required space may be provided within the attic if it is accessible by a pull-down or stationary stairway. Where attic storage is provided, it shall be enclosed with one-hour fire-resistive construction.</p> <p>6. Storage may not be provided by the enclosure of all or part of a required parking space to the extent that it prevents the full use of the space. If storage is provided by a suspended shelf or cabinetry, such shelf or cabinet may not extend to a point lower than 4'-0" above the surface of the parking space.</p>
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The following special development standards would also apply. These were provided in the draft ordinance presented to the Planning Commission at its July 8th meeting. No revisions are proposed.

17.40.050 Mixed-use zone special development standards.

B. Minimum Unit Size. For mixed use projects, the minimum unit size for dwelling units shall be 600 square feet of habitable floor area. Exceptions to this standard may be granted by the City for affordable or senior housing, through the discretionary review process required for the project.

C. Exceptions to the Development Standards for Lots of 12,000 Square Feet or Smaller.

1. Exceptions. Development of commercial and mixed-use projects on lots of 12,000 square feet or smaller shall comply with the standards of the zone, with the following exceptions that may be granted through a Conditional Use Permit, in accordance with Section 17.16.060, of this title.

a. **Minimum Floor Area Ratio for the Commercial Portion of Mixed-use Projects.** The minimum floor area requirement for the commercial portion of mixed-use projects, as defined in Table 17.40.040, Mixed-use Zone Development Standards, of this title, may be reduced to the numbers indicated below, as long as the following limitations on maximum project FAR are met:

Standard	Lots 12,000 square feet or smaller
Minimum Floor Area Ratio, Commercial Portion of Mixed-use Projects	.15
Maximum Floor Area Ratio, Mixed-use Project	1.2

- b. Circulation for Commercial and Mixed-use Projects. The following exceptions from parking circulation requirements in the City's Engineering Division Technical Standards, with City Engineer's concurrence may be granted:

Standard	Lots 60 feet wide or less	Lots wider than 60 feet to lots 120 feet wide
Driveway Width, Driveways	16'—24'	20'—24'
	Lots 6,000 square feet or smaller	Lots from 6,001 to 12,000 square feet
Parking Space Width, Parking Spaces Located Adjacent to Walls	9'—11.5'	11.5'

- c. Maximum Height Limit for Mixed-use Projects. Three stories, with 45 feet to top-of-roof and 37 feet to plate, may be allowed for mixed-use projects on lots 12,000 square feet or smaller, if the following finding can be made in addition to the other findings required for exceptions for mixed-use projects on small lots and the general findings for Conditional Use Permits:

The Planning Commission has reviewed and considered the project in light of the design guidelines of the City and all appropriate appendices, and finds the project to be acceptable in terms of height, massing, scale and compatibility with and/or sensitivity to neighboring projects.

- d. Total Parking Space Requirement for Mixed-use Projects on Lots of 6,000 Square Feet or Smaller. When the calculation of the total number of parking spaces required for a mixed-use project is a number less than five (e.g. 4.9, then the number may be rounded down, if all of the following conditions apply:

Number of Required Parking Spaces	Number Rounded Down to:	Conditions which must apply
Between 4.0 and 4.9	4	<ul style="list-style-type: none"> • Maximum one residential unit; • The net floor area of the residential portion of the project is 2,700 square feet or less; • The total number of bedrooms in the residential portion of the project is 3 or fewer; • The net floor area of the non-residential portion of the project is less than 800 square feet.
Between 3.0 and 3.99	3	<ul style="list-style-type: none"> • Maximum one residential unit; • The net floor area of the residential portion

		<p>of the project is 1,800 square feet or less;</p> <ul style="list-style-type: none"> • The total number of bedrooms in the residential portion of the project is 2 or fewer; • The net floor area of the non-residential portion of the project is less than 800 square feet.
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e. Landscaping for Commercial and Mixed-use Projects. The following reductions in the landscaping required in Section 17.68.050(C)(b), Urban Open Area Requirement, of this title, may be granted:

Standard	Lots 6,000 square feet or smaller	Lots from 6,001 to 12,000 square feet
Total Urban Open Area (as percent of net lot area)		No Reduction
If provided on street level	15%	
If provided on multiple levels	25%	
Percentage of Urban Open Area to be provided in Landscaping	20%	
Landscape pockets along the edges of driveways	<p>Pockets for landscaping no deeper than 1 foot (measured into the driveway) or wider than 2 feet (measured along driveway) are allowed to project into the required driveway, as long as the landscaping pockets comply with the following conditions, which are to be included as conditions of approval for the project:</p> <ul style="list-style-type: none"> •Are not so frequent as to essentially narrow the minimum width of the driveway; •Contain landscaping which will not that will not hamper sight distance to the street; •and Contain landscaping which will not protrude into the driveway in a manner that hampers adequate access to and from parking spaces. 	

Landscaping credit for trailing or climbing vines	Through the discretionary review process required for a project, the City may give vine plantings credit for greater than the size of the planting area (toward the landscaping requirement for the project).
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- f. Miscellaneous Parking Requirements for Existing Development Being Converted to a Mixed-use Project on Lots 6,000 Square Feet or Smaller. When a commercial or residential project legally existing prior to May 16, 2001, is being converted to a mixed-use project, then the requirements for covered parking, parking location, parking space size and parking-related landscaping found in this chapter may be reduced if all of the following findings can be made in addition to the other findings required for exceptions for mixed-use projects on small lots and the general findings for Conditional Use Permits.
 - i. No square footage is being added to the project;
 - ii. There is not net increase in the number of parking spaces required for the project, as defined in Table 17.40.040, Mixed-use Zone Development Standards, footnote 9. The requirement for covered parking spaces is waived for no more than two parking spaces;
 - iii. The conversion improves the quality of the project and the neighborhood;
 - iv. The conversion contributes to the goals established for the land use designation, as defined in the City's General Plan, the purpose and intent established for the zone, as defined in the Zoning Ordinance, and compliance with the guidelines, as defined in the Design Guidelines of the City; and
 - v. Except for the parking requirements being waived, the project meets the intent of the Design Guidelines of the City and all appropriate appendices, as they relate to parking.
2. Required Findings for Exceptions. Prior to approving a Conditional Use Permit for exceptions allowed in this section, all of the following findings must be made along with the general findings required for the approval of a Conditional Use Permit:
 - a. Because of the limited size of the lot, the exception(s) is(are) reasonably necessary to accommodate development that fulfills the purpose and intent of the zone and relevant overlay zones;
 - b. The project meets the intent of the Design Guidelines of the City and all appropriate addendums as it relates to projects in this zone.

Section 1: The Table of Contents of the Centennial General Plan and are hereby amended as follows:

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Figures are provided at the end of the element

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Section 3: The Land Use Element of the of the Centennial General Plan is hereby amended as follows:



Sea View by Joyce Poisson

Land Use Element

The Land Use Element is an essential tool in achieving San Clemente’s vision, as described in the “2009 Vision San Clemente Final Report” and “2009 Vision and Strategic Plan” for San Clemente. It is one of thirteen chapters, or “elements” that comprise the Centennial General Plan. Traditionally, the Land Use Element is considered the General Plan’s most important policy document because it describes the allowed types and configurations of land uses and where they can be located, including residential, commercial, mixed-use, industrial, open space, recreation and public uses. In combination with the other elements, the Land Use Element guides how we plan, arrange, develop and conduct these land uses and serves as a key tool in ensuring a high quality of life for our citizens. Land use decisions have the potential to add value to our community in terms of safety, convenience, environmental quality, aesthetics and economic benefits.

To help guide land use and development-related decisions, this Element provides:

- 1) a Land Use Plan that graphically depicts where different types of land uses are allowed;
- 2) a description of Land Use Designations that comprise the Land Use Plan, including density and development intensity standards;
- 3) a summary of population and employment buildout estimates for the City; and
- 4) goals and policies that help guide public and private land use actions.

The Land Use Element provides more detailed goals and policies for Focus Areas. Following the 1993 General Plan, which focused on managing growth and development in the City's inland Ranch areas, this General Plan focuses on land use changes in eight geographic areas and on maintaining and enhancing the overall quality of life San Clemente citizens and visitors enjoy.

PRIMARY GOALS: Achieve the City's Vision by establishing and maintaining balance of uses that provides:

- 1) a diversity of residential neighborhoods and housing opportunities;
- 2) distinct and vibrant commercial and industrial areas offering a range of retail, service and employment uses that complement rather than compete with one another;
- 3) a mix of passive and active recreational areas available to all of our residents, employees and visitors;
- 4) access to a host of historic, cultural and social amenities and resources;
- 5) protected open space and natural resource areas that offer solitude and a respite from urban life, recreation and views, diverse and healthy natural habitats for a variety of plant and animal species, and distinct community edges; and
- 6) a mix of public and institutional uses that provide lifelong learning opportunities, places of worship and City facilities offering a wide range of services and cultural amenities.

GOAL AND POLICY SECTIONS:

1. [Land Use Plan](#)
2. [Residential Land Uses](#)
3. [Commercial Land Uses](#)
4. [Mixed Use Land Uses](#)
5. [Industrial Land Uses](#)
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 - a. [Camino de Los Mares](#)
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 - f. [Pier Bowl and Pier](#)
 - g. [South El Camino Real \(West of Interstate 5\)](#)
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ADDITIONAL LINKS

- [San Clemente Community Profile](#) [staff to provide link]
- [San Clemente Vision and Strategic Plan](#) [staff to provide link]
- [Zoning Code](#)

- [\[http://library.municode.com/index.aspx?clientId=16606&stateId=5&stateName=California\]](http://library.municode.com/index.aspx?clientId=16606&stateId=5&stateName=California)
- **Government Code Section 65302(a) (Requirement for Land Use Element)**
[\[http://codes.lp.findlaw.com/cacode/GOV/1/7/d1/3/5/s65302\]](http://codes.lp.findlaw.com/cacode/GOV/1/7/d1/3/5/s65302)
- **Rancho San Clemente Specific Plan** [\[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- **West Pico Corridor 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)
- **Talega Specific Plan** [\[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- **Marblehead Coastal 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)
- **Forster Ranch Specific Plan** [\[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)

Land Use Plan

The [Land Use Plan \[link to Land Use Plan figure\]](#) for San Clemente accommodates the full range of uses existing in San Clemente in 2013, as well as uses to be allowed in areas where change is desired. The buildout of land uses contemplated in the 1993 Land Use Plan has essentially been realized. In 2013, most of the City’s expansion areas are built out, with the exception of Marblehead Coastal, and growth will primarily occur on vacant infill parcels or through redevelopment. Consequently, this Land Use Plan anticipates that land use changes will be concentrated within eight [Focus Areas \[link to Focus Area Page which provides a map and list of Focus Areas and links to their respective goals and policies\]](#).

This land use plan builds upon a wealth of assets, including: many safe and attractive residential neighborhoods, a variety of commercial and coastal destinations that are unique to the region, unique historic resources that distinguish our community, visual and functional landmarks to our neighborhoods and districts, a thriving business and industrial sector, a historic downtown, convenient multi-modal transportation facilities and access to some of the best beach, ocean and open space resources that Southern California has to offer.

PRIMARY GOALS:

The Land Use Plan seeks to:

- 1) retain and enhance established residential neighborhoods, commercial and industrial districts, recreational resources, community-activity areas and amenities, and open spaces that improve the community’s quality of life, enhance the appeal of our many attractions, maintain our small-town character, and ensure long-term environmental and fiscal health;
- 2) provide for the revitalization, adaptive re-use, and improvement of deteriorated neighborhoods, historic buildings and districts;
- 3) allow for some intensification of commercial and industrial districts, while preserving or enhancing their character;

- 4) provide opportunities for new residential, commercial, and job-generating uses in targeted areas, within the capacities of existing infrastructure and public services;
- 5) preserve and enhance coastal recreation, resources, access and amenities;
- 6) protect and maintain significant environmental resources;
- 7) protect and preserve significant historic resources;
- 8) provide a diversity of land use areas that complement one another and are characterized by differing functional activities and intensities of use;
- 9) locate commercial, public services, recreation, transit opportunities and jobs near residents and businesses; and
- 10) Ensure our policies, programs and actions continue to celebrate and reinforce San Clemente's role as a unique and distinctive place in southern Orange County and in the greater Southern California region.

GENERAL PLAN FIGURES

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~~Figure LU-2a, Neighborhood Commercial (Shorecliffs)~~

~~Figure LU-2b, Neighborhood Commercial (North Beach/N. El Camino Real)~~

~~Figure LU-2c, Neighborhood Commercial (S. El Camino Real)~~

~~Figure LU-2d, Neighborhood Commercial (Ave. La Pata at Ave. Vista Hermosa and Ave. Pico)~~

~~Figure LU-2e, Neighborhood Commercial (Ave. Pico at Camino La Pedriza)~~

~~Figure LU-3a, Mixed Use Areas Map~~

~~Figure LU-3b, Mixed Use Areas Map~~

~~Figure LU-3c, Mixed Use Areas Map~~

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[Figure LU-2A, Commercial Area \(Shorecliffs\)](#)

[Figure LU-2B, Commercial Area \(Ave. La Pata at Ave. Vista Hermosa and Ave. Pico\)](#)

[Figure LU-3A, Commercial and Mixed Use Areas \(North Beach/N. El Camino Real\)](#)

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[Figure LU-3C, Commercial and Mixed Use Areas \(Downtown/Del Mar/T-Zone\)](#)

[Figure LU-3D, Mixed Use Areas \(Pier Bowl\)](#)

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[Figure LU-3F, Commercial and Mixed Use Areas \(S. El Camino Real, East of Interstate 5 to Ave Magdalena\)](#)

[Figure LU-3G, Commercial and Mixed Use Areas \(S. El Camino Real, East of Interstate 5 from Ave Magdalena to City boundary\)](#)

Table LU-1, Land Use Designations [[link to Land Use Summary page](#)]

Table LU-2, General Plan Buildout Estimates [[link to Buildout Estimates page](#)]

ADDITIONAL LINKS

- Specific Plans [<http://san-clemente.org/sc/standard.aspx?pageid=443>]
- San Clemente Vision and Strategic Plan [<http://san-clemente.org/sc/Standard.aspx?PageID=558>]

Table LU-1 General Plan Land Use Designations Summary Table				
Land Use Designations	Existing Maximum Density/ Intensity (FAR)	Proposed Maximum Density	Max. No. of Stories/ Building Height ¹	Intention
Residential				
Residential Very Low (RVL)	1 unit per 20 gross acres or per parcel, whichever is smaller	No change	2 stories; 30 ft.	Single-family detached homes, typically in an estate setting
Residential Low (RL)	4.5 units per gross acre 7.0 units per net acre	No change	25 ft.	Single-family detached homes
Residential Medium Low (RML)	7.0 units per gross acre 10.0 units per net acre	No change	25 ft.	Single-family detached and attached homes, including clustered homes and townhomes
Residential Medium (RM)	15.0 units per gross acre 24.0 units per net acre	No change	25 ft.	Single-family detached and attached homes, including clustered homes and townhomes, and multifamily apartments

**Table LU-1
General Plan Land Use Designations Summary Table**

Land Use Designations	Existing-Maximum Density/ Intensity (FAR)	Proposed Maximum Density	Max. No. of Stories/ Building Height¹	Intention
Residential High (RH)	24.0 units per gross acre 36.0 units per net acre	No-change	45 ft. Coronado Lane properties in Pier Bowl Specific Plan: 30 ft. limit	Single-family attached homes, including townhomes and condominiums, and multifamily apartments
Commercial				
Neighborhood Serving (NC)	NC 1.1*: 0.35 Floor Area Ratio (FAR) NC 1.2*: 0.35 FAR NC 1.3*: 0.35 FAR NC 2: 0.50 FAR NC 3: 0.75 FAR <i>*formerly known as NC 1, NC 2 and NC 3</i>	No-change No-change No-change NC 2*: 0.50 FAR NC 3*: 0.75 FAR <i>*new designations</i>	NC1.1 : 1 story; TOR: 15 ft.; NC1.2 : 2 stories; TOR: 33 ft.; PL: 26 ft. NC1.3 : 3 stories; TOR: 45 ft.; PL: 37 ft. NC2 : 2 stories; TOR: 33 ft.; PL: 26 ft. NC3 : 3 stories; TOR: 45 ft.; PL: 37 ft.	Local-serving retail commercial, personal service, professional office, lodging, cultural facilities and eating and drinking uses
Community Serving (CC)	CC 1: 0.50 Floor Area Ratio (FAR) CC 2: 0. 75 50 FAR. If hospital use, 2.0 FAR CC3: .70 FAR	No-change	CC1 : 2 stories; TOR: 33 ft.; PL: 26 ft. CC2 : 3 stories; TOR: 45 ft.; PL: 37 ft. If hospital use: 4 stories TOR: 54 ft.; PL: 45 ft. CC3 : TOR: 45 ft.; PL: 37 ft.	More intense development of local-serving retail commercial; personal service; professional office; hospital, medical offices, congregate care, and related uses; lodging; cultural uses and eating and drinking uses
Regional Serving (RC)	0.50-2.00 .35 FAR of project lot	No-change	3 stories TOR: 45 ft.	Regional-serving retail commercial,

**Table LU-1
General Plan Land Use Designations Summary Table**

Land Use Designations	Existing Maximum Density/ Intensity (FAR)	Proposed Maximum Density	Max. No. of Stories/ Building Height ¹	Intention
	area		PL: 37 ft. Exceptions granted for a theater and/or clocktower clock tower (62 ft. for highest architectural projection; PL: 55 ft.).	entertainment, dining, financial and professional offices
Coastal and Recreation Serving (CRC)	1.00-1.50 FAR	No change	Per existing building height at street elevation	Coastal-oriented retail commercial, recreation, dining, and lodging
Light Industrial (LI)	LI-1: 0.35 FAR LI-2: 0.50 FAR <i>*formerly known as I-1 and I-2</i>	No change	2 stories or 3 stories with office; 45 ft. <i>*Refer to Talega, Rancho San Clemente and West Pico Specific Plans for individual areas.</i>	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
Heavy Industrial (HI)	0.75 Floor Area Ratio (FAR)	No change	2 stories; 35 ft. <i>*Refer to Rancho San Clemente and West Pico Specific Plans for individual areas.</i>	Industrial uses including vehicle storage, manufacturing, warehousing, and wholesaling
Mixed Use				
MU 1 <i>*formerly MU 1.1</i>	24.0 units per gross acre 36.0 units per net acre Commercial projects: 1.00 FAR	No change.	Commercial projects and mixed use projects on lots 12,000 s.f. or smaller: 2 stories;	A vertical or horizontal mix of Neighborhood Serving Commercial (NC) and Community Serving Commercial (CC) . Attached and multifamily housing is

**Table LU-1
General Plan Land Use Designations Summary Table**

Land Use Designations	Existing Maximum Density/ Intensity (FAR)	Proposed Maximum Density	Max. No. of Stories/ Building Height ¹	Intention
	<p><u>Mixed use projects:</u> <u>2.00 FAR</u> 0.35 FAR without residential 1.0 FAR with residential >24.0-36.0 dwelling units per acre</p>		<p>TOR: 33 ft.; PL: 26 ft.</p> <p><u>(Exception with Conditional Use Permit: 3 stories, TOR: 45 ft., PL: 37 ft.)</u></p> <p>Mixed use projects <u>on lots 12,000 square feet or larger:</u></p> <p>3 stories; TOR: 45 ft.; PL: 37 ft.</p>	<p>permitted on the second floor or higher</p>
MU 2	<p><u>24.0 units per gross acre</u></p> <p><u>36.0 units per net acre</u></p> <p><u>Commercial projects:</u> 0.50 FAR without residential</p> <p><u>Mixed Use:</u> 1.5 FAR with residential >24.0-36.0 dwelling units per acre</p>	No change	<p>Commercial projects:</p> <p>2 stories; TOR: 33 ft.; PL: 26 ft.</p> <p>Mixed use projects: 3 stories; TOR: 45 ft.; PL: 37 ft.</p>	<p>A vertical or horizontal mix of Neighborhood Serving <u>Commercial</u> (NC), Community Serving <u>Commercial</u> (CC), and multifamily housing</p>

**Table LU-1
General Plan Land Use Designations Summary Table**

Land Use Designations	Existing Maximum Density/ Intensity (FAR)	Proposed Maximum Density	Max. No. of Stories/ Building Height¹	Intention
MU 3.0	<p><u>24.0 units per gross acre</u> <u>36.0 units per net acre</u> 24.0-36.0 dwelling units per acre</p> <p><u>Commercial projects:</u></p> <p>1.00 <u>Floor Area Ratio (FAR)</u> without residential</p> <p><u>Mixed use projects:</u> 2.00 FAR with residential</p>	No change	<p>Commercial and Mixed-Use projects:</p> <p>2 stories*; TOR: 33 ft.*; PL: 26 ft.</p> <p>*City Council exception possible to allow third story with TOR: 35 ft. on sites with sloping topography.</p>	<p>Applies to Downtown Core.</p> <p>A vertical or horizontal mix of Neighborhood Serving <u>Commercial</u> (NC) and Community Serving <u>Commercial</u> (CC). Attached and multifamily housing is permitted on the second floor or higher.</p>
<p>MU 3.1</p> <p>*formerly MU-3</p>	<p><u>Stand-alone residential use or residential maximum for mixed use projects:</u></p> <p><u>24.0 units per gross acre</u> <u>36.0 units per net acre</u></p> <p><u>Commercial projects:</u> 1.00 FAR without residential</p> <p><u>Mixed use projects:</u> 2.00 FAR with residential</p> <p>>24.0-36.0 dwelling units per acre</p>	No change	<p><u>Residential and Commercial projects:</u> 2 stories; TOR: 33ft; PL: 26ft</p> <p><u>Mixed use projects on lots 12,000 sf or smaller:</u> <u>2 stories;</u> <u>TOR: 33 ft.;</u> <u>PL: 26 ft.</u></p> <p><u>(Exception with Conditional Use Permit: 3 stories, TOR: 45 ft., PL: 37 ft.)</u></p> <p>For mixed use projects on<u>with</u> lots greater than 12,000 sf: 3 stories TOR: 45 ft. PL: 37 ft.</p> <p>Mixed-use projects 2 stories; TOR: 33 ft.;</p>	<p>Applies to Downtown Area outside of Downtown Core.</p> <p>A vertical or horizontal mix of Neighborhood Serving <u>Commercial</u> (NC), Community Serving <u>Commercial</u> (CC), and multifamily housing. <u>Also, outside the Pedestrian Overlay, stand-alone residential uses are allowed</u></p>

**Table LU-1
General Plan Land Use Designations Summary Table**

Land Use Designations	Existing Maximum Density/ Intensity (FAR)	Proposed Maximum Density	Max. No. of Stories/ Building Height ¹	Intention
			<p>PL: 26 ft.</p> <p>(An eException with Conditional Use Permit: for 3 stories, TOR: 45 ft., PL: 37 ft. may be granted through CUP.)</p>	
<p>MU 3.2</p> <p><i>*New designation</i></p>	<p>Designation does not exist. <u>10 units per gross acre</u> <u>24.0 units per net acre</u></p> <p><u>Commercial projects:</u> 1.00 FAR without residential</p> <p><u>Mixed use projects:</u> 1.50 FAR with residential</p>	<p>1.00 FAR without residential</p> <p>1.50 FAR with residential >10.0-24.0 dwelling units per acre</p>	<p>2 stories without residential; TOR: 33 ft.;</p> <p>PL: 26 ft.</p> <p>3 stories with residential; TOR: 45 ft.;</p> <p>PL: 37 ft. <u>Two story limit facing S. El Camino Real. Facing the rear and alley, there is no limit on stories. Instead, height limits apply so buildings appear to be three stories and transition to two stories abutting the alley. The most restrictive height limit below applies:</u></p> <p><u>Height ceiling:*</u> <u>Top-of-Roof: 33 ft.</u> <u>Plate Line: 28 ft.</u></p> <p><u>*Exception with Conditional Use Permit;</u> <u>Top-of-Roof: 35 ft.</u> <u>Plate Line: 30 ft.</u></p>	<p>A vertical or horizontal mix of Neighborhood Serving <u>Commercial (NC)</u> and <u>attached and multifamily</u> housing</p>

**Table LU-1
General Plan Land Use Designations Summary Table**

Land Use Designations	Existing Maximum Density/ Intensity (FAR)	Proposed Maximum Density	Max. No. of Stories/ Building Height ¹	Intention
			<p><u>Average height limit:</u> <u>Top-of-Roof: 45 ft</u> <u>Plate Line: 37 ft.</u></p> <p><u>Alley transition height limit:</u> <u>Top-of-Roof: 28 ft. within the first 13 feet of the alley.</u></p> <p><i>See S. El Camino Real Focus Area for additional policies.</i></p>	
<p><u>MU3.3</u></p>	<p><u>Stand-alone residential use or residential maximum for mixed use projects:</u></p> <p><u>24.0 units per gross acre</u></p> <p><u>36.0 units per net acre</u></p> <p><u>Commercial projects:</u></p> <p><u>1.00 Floor Area Ratio (FAR)</u></p> <p><u>Mixed use projects:</u> <u>2.00 FAR</u></p>		<p><u>2 stories*:</u> <u>TOR: 33 ft.*;</u> <u>PL: 26 ft.</u></p> <p><u>*City Council exception possible to allow third story with TOR: 35 ft. on sites with sloping topography.</u></p>	<p><u>Applies to Downtown Core.</u></p> <p><u>A vertical or horizontal mix of Neighborhood Serving Commercial (NC) and Community Serving Commercial (CC). Attached and multifamily housing is permitted on the second floor or higher. Also, stand-alone residential uses are allowed</u></p>
<p>MU 4</p> <p><i>*formerly MU 4.1</i></p>	<p><u>24.0 units per gross acre</u> <u>36.0 units per net acre</u> <u>36.0 dwelling units per acre</u></p> <p><u>Commercial or mixed use projects:</u> 1.00-2.00 FAR</p> <p><u>>24.0-36.0 dwelling units per acre</u></p>	<p>No change</p>	<p>30 feet</p>	<p>A vertical or horizontal mix of Neighborhood Serving <u>Commercial</u> (NC) and Community Serving <u>Commercial</u> (CC). Attached and ⌘ Multifamily housing is permitted on the second floor or higher</p>

**Table LU-1
General Plan Land Use Designations Summary Table**

Land Use Designations	Existing Maximum Density/ Intensity (FAR)	Proposed Maximum Density	Max. No. of Stories/ Building Height¹	Intention
MU 5 <i>*formerly MU 5.1</i>	<u>Commercial projects:</u> 0.35 FAR <u>Residential projects:</u> 24.0 units per gross acre 36.0 units per net acre >24.0-36.0 dwelling units per acre	No change	Commercial projects: 2 stories; TOR: 33ft.; PL: 26 ft. Residential projects: 2 stories; TOR: 33 ft. PL: 26 ft.	Neighborhood Serving <u>Commercial</u> (NC) commercial uses and-or attached <u>and</u> multifamily housing

**Table LU-1
General Plan Land Use Designations Summary Table**

Land Use Designations	Existing-Maximum Density/ Intensity (FAR)	Proposed Maximum Density	Max. No. of Stories/ Building Height¹	Intention
Public and Institutional				
Civic Center (CVC)	0.35 FAR	No-change	2 stories; TOR: 33ft; PL: 26 ft.	Government offices
Institutional (INST)	FAR/density not specified	No-change	To be determined on an individual basis.	Private institutions and religious facilities
Public (P)	FAR/density not specified		To be determined on an individual basis	Government offices, utilities, schools, public and private parking
Open Space				
Open Space (OS 1) (Public)	N/A	N/A	To be determined on an individual basis.	Publicly owned existing and dedicated parklands, passive open space areas, recreational facilities, and golf courses
Open Space (OS 2) (Private)	N/A	N/A	To be determined on an individual basis.	Privately owned parklands, recreational facilities, passive open space areas and golf courses
Overlays				
Architectural Design (-A)	As specified in underlying land use designation.	No-change	As specified in the underlying land use zone.	Uses permitted by the underlying land use category; must be designed in accordance with Spanish Colonial Revival standards Spanish-styled architecture that follows specific Design Guidelines and standards pursuant to the Urban Design Element, Design Guidelines and Zoning Code

**Table LU-1
General Plan Land Use Designations Summary Table**

Land Use Designations	Existing Maximum Density/ Intensity (FAR)	Proposed Maximum Density	Max. No. of Stories/ Building Height¹	Intention
Affordable Housing (-AH)	As specified in underlying land use designation.	No-change		Refer to goals and policies of the Housing Element
Central Business (-CB)	As specified in underlying land use designation.	No-change		
Coastal (-CZ)	As specified in underlying land use designation.	No-change	As specified in the underlying land use zone.	Refer to goals and policies of the Coastal Element and standards in the Local Coastal Plan (LCP)
Emergency Shelter (-ES)	As specified in underlying land use designation. Does not exist		Two stories/25 feet	In this district, Emergency Shelters are allowed by right, pursuant to SCMC Ch. 17.56.180 Allows emergency shelters to meet State goals and policies for homeless service needs, pursuant to limitations in the Zoning Code
Medical Office Overlay (-MO)	Medical office uses: North of Mira Costa: .75 FAR. South of Mira Costa: 1.0 FAR. Requires Master Plan Does not exist.	0.75 FAR No-change to underlying use (Community Commercial); adds option with Master Plan	As specified in the underlying land use zone.	Provides additional medical office capacity with Master Plan. Ancillary retail and service uses allowed. Community Commercial uses are still permitted as underlying land use (Community Commercial).
Mixed Use Overlay (-MU)	24.0 units per gross acre 36.0 units per net acre Commercial projects: 1.00 FAR Mixed use projects: 2.00 FAR		Commercial projects: 2 stories; TOR: 33ft; PL: 26ft For mixed use projects with lots greater than 12,000 sf:	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

**Table LU-1
General Plan Land Use Designations Summary Table**

Land Use Designations	Existing Maximum Density/ Intensity (FAR)	Proposed Maximum Density	Max. No. of Stories/ Building Height ¹	Intention
			<p>3 stories TOR: 45 ft. PL: 37 ft.</p> <p>Mixed use projects 2 stories; TOR: 33 ft.; PL: 26 ft.</p> <p>(Exception with Conditional Use Permit: 3 stories, TOR: 45 ft., PL: 37 ft.)</p>	<p>allowing existing industrial uses and development to remain conforming.</p>
Pedestrian (-P)	As specified in underlying land use designation.	No change	As specified in the underlying land use zone.	<p>Uses permitted by the underlying land use category; offices located to the rear of ground floor retail and second floor and higher, limited street front use; refer to applicable design standards in the Urban Design Element, Design Guidelines and Zoning Code.</p> <p>The Pedestrian Overlay is applied to commercial and mixed-use areas to Promotes the development of pedestrian-oriented land uses, building and site designs. Refer to the Urban Design Element, Design Guidelines, and Zoning Code</p>
Planned Residential District (-PRD)	As specified in underlying land use designation.	No change		Provides flexible land use regulations to foster creative

Table LU-1 General Plan Land Use Designations Summary Table				
Land Use Designations	Existing Maximum Density/ Intensity (FAR)	Proposed Maximum Density	Max. No. of Stories/ Building Height ¹	Intention
				design, environmental sensitivity, variety, innovation, and amenities
Professional Business Overlay (-PB)	Office and institutional uses: .75 FAR with Master Plan Does not exist.	0.75 FAR No change to underlying use (Community Commercial); adds option with Master Plan	As specified in the underlying land use zone.	Provides additional office capacity and institutional uses (e.g., small university, college or trade school) with Master Plan. Ancillary retail and service uses allowed. Community Commercial uses are still permitted as underlying land use (Community Commercial).

Note: Land uses densities and standards within adopted Specific Plan areas are guided by the Specific Plans. The General Plan Land Use Plan for these areas is only intended for graphic purposes.

[1 Refer to Zoning Code \(San Clemente Municipal Code Title 17\) for allowances to have certain architectural details project above the height limit and the applicable review processes required.](#)

Residential Land Uses

San Clemente is home to diverse residential neighborhoods, from the planned communities of Talega, Forster Ranch, Rancho San Clemente and Marblehead to the older neighborhoods and subdivisions generally located along the east side of Interstate 5 and the areas west to the Pacific Ocean. Neighborhoods offer a number of single-family and multifamily housing opportunities in a number of settings (e.g., along golf courses, overlooking the Pacific Ocean, in master planned communities with amenities like swimming pools and tennis courts, or in mixed use developments).

While the [Focus Areas](#) [link to the Focus Areas page] section of the General Plan provides more specific direction for neighborhoods within these areas, this section of the Land Use Element provides overall direction for residential land uses throughout the City.

Additional policies related to housing, including housing for those with special needs, such as senior citizens and the physically challenged, are included in the [Housing Element](#) [link

to separately adopted Housing Element pdf; this element was not prepared with the rest of the General Plan].

GOAL:

Achieve a mix of residential neighborhoods and housing types that meets the diverse economic and physical needs of residents, that is compatible with existing neighborhoods and the surrounding environmental setting, and that reflects community expectations for high quality.

POLICIES:

- LU-1.01. **General.** We accommodate the development of a variety of housing types, styles, tenure and densities that are accessible to and meet preferences for different neighborhood types (e.g., mixed use pedestrian environments and traditional suburban neighborhoods), physical abilities and income levels, pursuant to the [Land Use Plan \[link to the Land Use Plan page\]](#) and [Housing Element \[link to the pdf file\]](#).
- LU-1.02. **Access to Amenities.** We require residential developments to be designed to promote safe and convenient access to nearby commercial centers, community facilities, parks, open space, transit facilities, bikeways, trails and other amenities, as applicable.
- LU-1.03. **Maintenance of Neighborhood Character.** We maintain elements of residential streets that unify and enhance the character of neighborhoods, including parkways, street trees, and compatible setbacks.
- LU-1.04. **Single-Family Residential Uses.** We require that single-family houses and sites be designed to convey a high level of architectural and landscape quality in accordance with the Urban Design Element and Zoning Code, and in consideration of the following:
 - a. Varied and distinct building elevations, facades, and masses (avoiding undifferentiated "box-like" structures);
 - b. building scale and massing that is compatible with existing development;
 - c. use of extensive site landscaping to complement the architectural designs of structures;
 - d. reduced area and width of paving in front yards for driveway and garage access; and
 - e. location and design of garages so that they do not dominate the appearance of the dwelling from the street.

LU-1.05. **Multi-Family Residential Uses.** We require that multi-family residential projects be designed to convey a high level of quality and distinctive neighborhood character in accordance with the Urban Design Element and Zoning Code. New multi-family housing development projects shall:

- a. use building materials, colors, and forms which complement the neighborhood, while allowing flexibility for distinctive, high-quality design solutions;
- b. design all building elevations to convey the visual character of individual units rather than a single, continuous building mass and volume;
- c. visually hide or buffer subterranean parking garages;
- d. use a well-defined roofline;
- e. include separate, well-defined entries to convey the visual character of individual identity of each residential unit. Entries may be developed onto exterior facades, interior courtyards, and/or common areas;
- f. locate and design parking areas and garages to be architecturally integrated with and complementary to the main structure;
- g. use generous site landscaping, consistent with City Landscape Standards;
- h. include setbacks, consistent with the surrounding neighborhood, along the street frontage containing landscaping. Building entries shall be connected to public sidewalks to encourage safe and convenient pedestrian access; and
- i. minimize the total area of driveway paving in relation to landscaping. ~~At least than fifty (50) percent of the street yard shall be landscaped.~~
- j. provide on-site open space amenities that are accessible and of sufficient size to be usable by tenants, in common areas and/or with individual units pursuant to the Zoning Code.

LU-1.06. **Residential Infill.** We require that new residential development be compatible with adjacent structures and land uses and we require:

- a. mitigation of noise, traffic (automobile and truck), and lighting impacts of abutting commercial uses, where applicable;
- b. use of complementary building materials, colors, and forms, while allowing flexibility for distinguished design solutions.

LINKS TO OTHER GENERAL PLAN INFORMATION

- [Land Use Plan \[link to the Land Use Plan page\]](#)
- [Land Use Designations Table \[link to the Land Use Summary page\]](#)
- [Housing Element \[link to the pdf file\]](#)
- [Urban Design Element \[link to the UDE Homepage\]](#)

ADDITIONAL LINKS

- [Zoning Code Residential Districts](http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.32REZOST.html)
[http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.32REZOST.html]

Commercial Land Uses

San Clemente offers a full spectrum of retail, service, professional, office, medical, tourist-related, and entertainment uses at a range of intensities to meet the daily needs of our residents and employees and attract visitors to our key destination areas. In addition to providing jobs, amenities and services, commercial uses generate tax revenues that are essential for maintaining our community's quality of life.

The City's key commercial areas are discussed in detail in the [Focus Areas](#) [link to Focus Areas page] section of the Land Use Element.

GOAL:

Achieve and maintain a healthy employment base with diverse retail, office, and service uses that: 1) meet citizens' needs; 2) help generate municipal revenues that improve quality of life; 3) are compatible with adjacent residential neighborhoods; and 4) support the goals and policies of the [Economic Development Element](#) [link to EDE Homepage].

POLICIES:

- 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.
- LU-2.02. **Identification of Commercial Areas.** We require distinctive entry and informational signage, street trees, street furniture, pedestrian-scaled lighting, and other improvements to uniquely identify individual commercial districts, including: the Downtown Core, North Beach, South El Camino Real, Pico Plaza, Los Molinos, Camino de los Mares, Avenida Pico, Marblehead Coastal, Shorecliffs, and "La Pata" commercial district, which includes Talega, Plaza Pacifica, and the commercial properties at the intersection of Avenida La Pata and Avenida Vista Hermosa.
- 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.

LU-2.04. **Maintenance.** We require proper maintenance of commercial areas to ensure they reflect community expectations for a quality environment and remain competitive with commercial facilities located outside of the City.

LU-2.05. **Pedestrian, Bicycle and Transit Access.** We require commercial projects to be designed to promote convenient access to and from nearby neighborhoods, transit facilities, bikeways, and other amenities.

LU-2.06. **Multi-Use of Public Alleys.** We consider alleys as multi-use public spaces that buffer commercial uses from residential areas and serve circulation, parking, utilities, loading areas and trash receptacles. They may also provide access to paseos, rear commercial entries, multiple storefronts and public use areas.

LU-2.07. **Environmental Compatibility and Quality.** We require commercial districts and uses to be compatible with their environmental setting, promote City environmental goals and be designed and operated to avoid or mitigate environmental impacts.

LU-2.08. **Drive-Through Facilities.** We regulate the locations of fast food outlets and drive-through restaurants by establishing standards for the spatial distribution of such uses.

LINKS TO GENERAL PLAN CONTENT

- [Land Use Plan](#) [link to Land Use Plan page]
- [Land Use Designations](#) [link to Land Use Summary page]
- [Focus Areas](#) [link to Focus Areas page]
- [Economic Development Element](#) [link to EDE homepage]

LINKS TO OTHER DATA AND BACKGROUND INFORMATION

- [Zoning Code Commercial Districts](#)
[http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.36COZOST.html]

Mixed Use

Mixed use zoning, as it is applied in San Clemente, refers to the vertical or horizontal mixing of commercial and residential uses. The Land Use Plan provides for the development of single or combined parcels for mixed commercial and residential development. Vertically mixed structures typically incorporate retail, office, and/or parking on the lower floors and residential units above. Areas that allow a horizontal mix also allow stand-alone uses and provide greater flexibility as to where specific uses are located on a site. While the Plan does not mandate the development of mixed-use projects, it does permit these in key commercial areas.

Areas designated as mixed use are concentrated in six of the eight Focus Areas of the General Plan: Los Molinos (Pico Plaza area), North Beach/North El Camino Real, Del Mar/T-Zone, Pier Bowl, South El Camino Real (West of Interstate 5), and South El Camino Real (East of Interstate 5). The development standards that apply to Mixed Use zoning may vary by district. Several mixed-use zones are established, depending upon the land use intensity, arrangement and relationship of residential and commercial uses on a site. These relationships are summarized in [Table LU-1 \[link to Land Use Plan Summary page\]](#) and graphically shown on [Figures LU-3A, LU-3B, LU-3C, LU-3D, LU-3E, and LU-3G](#)~~Figures LU-3a, LU-3b, and LU-3c~~ [\[links to figures\]](#). Mixed use zones create enhanced vitality and pedestrian activity in areas where residents have convenient access to retail, services, jobs and other amenities. They can also help reduce vehicle trips and associated air pollution, provide “built-in” customers for businesses and encourage development of convenient and affordable housing opportunities.

GOAL:

Promote and support development in areas designated for Mixed Use that is attractively designed, adds vitality and pedestrian activity, enhances economic opportunities, reduces vehicle trips and associated air pollution and offers convenient and affordable housing opportunities for all income levels.

POLICIES:

- LU-3.01. ***Horizontal and Vertical Mix.*** We permit a range of horizontally and vertically mixed uses appropriate to key areas of the City.
- LU-3.02. ***Flexibility.*** We apply flexible development standards to respond to changing market demands, where it can be demonstrated that by doing so, the proposed development or land use will help achieve General Plan goals.
- LU-3.03. ***Ground Floor Retail.*** In pedestrian-oriented environments, we require retail uses to be located on the ground floor to provide convenience and good visibility for shoppers. Whenever possible, we require off-street parking to be screened and located on the side or at the rear of buildings.
- LU-3.04. ***Upper Floors.*** Where buildings over two stories are allowed, we require building facades above the second floor to be set back from lower, street-facing facades to minimize building height and bulk, pursuant to the ~~Zoning Ordinance,~~ [Design Guidelines](#), and applicable Specific Plans.
- LU-3.05. ***Stand Alone Residential Uses.*** In Mixed Use areas ~~outside the Pedestrian Overlay (excluding the MU3.2 area~~ [MU3.1, MU3.3, and MU5](#)), 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.

LINKS TO GENERAL PLAN INFORMATION

- [Land Use Plan \[link to Land Use Plan page\]](#)
- [Land Use Designations \[link to Land Use Summary page\]](#)
- [Focus Areas \[link to Focus Areas page\]](#)

ADDITIONAL LINKS

- [Zoning Code Mixed Use Districts](#)
[http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.40MIEZOST.html]

Industrial Land Uses

Industrial uses in San Clemente are concentrated in three areas: the [Rancho San Clemente Business Park \[link to this Focus Area page\]](#) and [Los Molinos FOCUS \[link to this Focus Area page\]](#) Areas, and the [Talega Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443) Area.

A wide range of employment-generating land uses are provided within these areas, including manufacturing, research and development, offices, and in designated areas, automobile, truck, boat, RV and motorcycle sales and services. The allowable mix and intensity of uses within these areas provide significant job opportunities for residents and allows development to respond to changing market conditions and commercial space needs. The industrial areas also allow a range of compatible or complementary, non-industrial uses that benefit from the location and type of facilities, such as restaurants, religious facilities, specialized schools, emergency shelters, and other public assembly uses.

For specific guidance for the areas, please refer to their respective Focus Areas and applicable Specific Plan documents identified below.

GOAL:

Create and maintain diverse employment opportunities located in areas that provide strategic advantages for employers to locate in San Clemente, provide head-of-household

jobs, generate municipal revenues, and improve quality of life, while minimizing impacts on surrounding neighborhoods.

POLICIES:

All General Plan guidance for Industrial Land Uses and their surrounding areas are contained within the Land Use Designations descriptions and in the Focus Areas noted below. Additional guidance for these areas is provided by Specific Plans for each area.

LINKS TO GENERAL PLAN INFORMATION

- [Land Use Plan](#) [link to the Land Use Plan page]
- [Land Use Designations](#) [link to the table]
- [Rancho San Clemente Business Park Focus Area](#) [link to this Focus Area page]
- [Los Molinos Focus Area](#) [link to this Focus Area page]
- [Economic Development Element](#) [link to the EDE Homepage]

ADDITIONAL LINKS

- [Rancho San Clemente Specific Plan](http://san-clemente.org/sc/standard.aspx?pageid=443)
[<http://san-clemente.org/sc/standard.aspx?pageid=443>]
- [Los Molinos Specific Plan \(area formerly included in the West Pico Specific Plan\)](#)
[until new SP is prepared, link to W. Pico SP; to be provided by staff][<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>]

Automobile-Related Land Uses

Given San Clemente's location along Interstate 5, the main route between Orange and San Diego Counties, San Clemente has a long history of providing automobile-oriented services, particularly along the historic El Camino Real Corridor.

El Camino Real has long provided various automotive repair services, auto-related retail businesses and fueling stations for San Clemente residents, employees, visitors and travelers. As residential neighborhoods adjacent to the corridor developed, concerns increased about the compatibility of automobile-related uses along El Camino Real with adjacent neighborhoods and with the surrounding community character.

The long range intent for automobile-related uses is that these uses are gradually relocated from El Camino Real to industrial areas and business parks in the City. In the meantime, General Plan policies allow automobile-related uses that are existing at the

time of adoption of this General Plan to continue. The policies are intended to improve the compatibility of such uses with surrounding uses.

GOAL:

Encourage the relocation of automobile-related uses to industrially-designated lands and business parks and permit the continuation of automobile-related uses, existing as of the date of adoption of this General Plan, that do not detract from the aesthetics, character and function of the surrounding area.

POLICIES:

LU-5.01. ***New Fueling Stations and Supporting Service Facilities.*** We permit the development of new fueling stations and support facilities in commercial and business park districts, provided they are:

- a. Designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City, as specified in the Urban Design Element; and
- b. Limited to a single corner of a street intersection and located at a limited number of key activity intersections, as designated in the Specific Plans for the Ranches.
- c. Consistent with the Zoning Ordinance and Design Guidelines.

LU-5.02. ***Existing Fueling Stations and Supporting Service Facilities.*** We permit the continuation of fueling stations and supporting service facilities existing as of the date of adoption of this General Plan and located along major streets and highways. Expansion or modification of such facilities shall be designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City as specified in the Urban Design Element.

LU-5.03. ***New Automobile-Related Service and Repair Uses.*** We permit the development of automobile-related service and repair uses (e.g., tire shops, lube and tune, and other similar uses) in certain commercial and business park districts and designated sites within specific plan areas. Such uses shall be designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City as specified in the Urban Design Element. New car rental businesses on El Camino Real are allowed if the new business is limited to an office use and up to five (5) rental cars on site at any time.

LU-5.04. ***El Camino Real and Other Mixed Use and Pedestrian-Oriented Areas.*** With the exception of automobile-related parts sales with no onsite 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.

LU-5.05. ***Existing Auto Related Service and Repair Uses along El Camino Real.*** We consider automobile-related service and repair uses located along El Camino Real, existing as of the date of adoption of this General Plan, to be conforming land uses which may continue. Expansion of such uses or structures shall not be allowed. Modification of such facilities shall be designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City as specified in the Urban Design Element.

LINKS TO GENERAL PLAN INFORMATION

- [Urban Design Element \[link to UDE Homepage\]](#)

LINKS TO OTHER DATA AND BACKGROUND INFORMATION

- [Zoning Code Commercial Districts](http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.36COZOST.html)
[http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.36COZOST.html]
- [Talega 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]
- [West Pico Specific Plan](http://san-clemente.org/sc/standard.aspx?pageid=443) [http://san-clemente.org/sc/standard.aspx?pageid=443]

Public and Institutional Land Uses

Public and institutional uses include governmental offices, hospitals, social services, recreational and cultural facilities, schools and libraries. To effectively serve the public, such uses are located throughout the City.

GOAL:

Provide a variety of public and institutional uses, such as governmental, administrative, recreation, cultural, religious, social services and educational uses that help meet the broader community's needs and that are designed to be compatible with surrounding neighborhoods, and with the architectural character of the areas in which they are located.

POLICIES:

LU-6.01. ***Existing and New Uses.*** We allow the continuation of public recreational, cultural (libraries, museums, etc.), educational, institutional (governmental, police, fire, etc.), and health and social service uses at their locations as of the date of adoption of this General Plan. We also allow the development of new Public and Institutional uses in areas designated as Institutional and in other land use zones where they complement and are compatible with adjacent land uses.

LU-6.02. ***New Private and Non-profit Uses.*** We allow compatible private and non-profit recreation, cultural, educational, institutional, and health and social services and other similar uses in areas designated for commercial or business park uses.

LU-6.03. ***Religious Facilities.*** We allow for the continuation of existing and development of new religious facilities in any land use zone where they are compatible with adjacent uses.

LU-6.04. ***Child and Adult Day Care.*** We allow for the continuation of existing and development of new child and adult day-care facilities in any land use zone where they are compatible with adjacent uses.

LU-6.05. ***Public Buildings and Sites.*** We establish standards for City-owned facilities and coordinate with other public agencies to ensure that public buildings and sites are designed to be compatible in scale, mass, character, and architecture with adjacent buildings and to ensure they follow design standards in this General Plan and in the Design Guidelines for the district or neighborhood in which they are located, including the use of landscaped setbacks, walls, and other appropriate elements to mitigate operational and visual impacts on adjacent land uses.

LINKS TO GENERAL PLAN INFORMATION

- [Land Use Plan \[link to Land Use Plan page\]](#)
- [Land Use Designations \[link to Land Use Summary page\]](#)

ADDITIONAL LINKS

- [Zoning Ordinance, Public Zones and Standards](#)
[http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.48PUZOST.html#TOPTITLE]

Focus Areas

San Clemente is known as the “Spanish Village by the Sea” and is comprised of various neighborhoods and communities that vary in terms of their uses, types of development and architectural character. When the City began the process of preparing a new General Plan in 2009, the community identified eight Focus Areas considered to have the most potential for change. These areas are identified below and their locations are depicted on the [Focus Area Locations-Overview Map](#) [link to Figure LU-34A].

Focus Area policies provide specific direction above and beyond those policies that are applicable Citywide. Additional direction is provided in the Zoning Code, Design Guidelines and applicable Specific Plans.

GOAL AND POLICY SECTIONS:

9. [Camino de Los Mares](#)
10. [Rancho San Clemente Business Park](#)
11. [Los Molinos](#)

12. North Beach/North El Camino Real
13. Del Mar/T-Zone and Downtown Core
14. Pier Bowl and Pier
15. South El Camino Real (West of Interstate 5)
16. South El Camino Real (East of Interstate 5)

GENERAL PLAN FIGURES

- [Figure LU-4A, Focus Area ~~Locations~~ Overview Map](#) [link to Figure LU-~~34~~4A]
- [Figure LU-4B, Camino de Los Mares Focus Area](#)
- [Figure LU-4C, Rancho San Clemente and Talega Business Parks Focus Areas](#)
- [Figure LU-4D, Calle Los Molinos, North Beach, and North El Camino Real Focus Areas](#)
- [Figure LU-4E, Del Mar/T-Zone/Downtown Core and Pier Bowl Focus Areas](#)
- [Figure LU-4F, South El Camino Real \(West and East of Interstate 5\) Focus Areas](#)

LINKS TO REFERENCE MATERIALS AND BACKGROUND INFORMATION

- [Focus Areas Land Use Alternatives Package](#) [staff to provide link to pdf]
- [Rancho San Clemente Specific Plan](http://san-clemente.org/sc/standard.aspx?pageid=443) [http://san-clemente.org/sc/standard.aspx?pageid=443]
- [West Pico Corridor 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]
- [San Clemente Vision and Strategic Plan](http://san-clemente.org/sc/standard.aspx?pageid=558) [http://san-clemente.org/sc/standard.aspx?pageid=558]
- [San Clemente Community Profile](http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile_FINAL.pdf) [http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile_FINAL.pdf]

Camino de Los Mares Focus Area

As the City's northern gateway from Interstate 5, the Camino de Los Mares Focus Area serves as one of the primary community commercial areas and is also a medical office hub. The area extends along Camino de Estrella from Avenida Vaquero and underneath Interstate 5 to Vista Del Mar at the border with Dana Point. It offers retail sales and commercial services for the local community and surrounding neighborhoods and medical services for south Orange County.

While the area will continue to provide retail and commercial services for residents, the area is also envisioned to provide expanded opportunities for medical offices and services

that respond to changing patient needs and demands, and to a rapidly changing health care industry.

GOAL

Maintain and improve the Area as a community hub that provides diverse retail opportunities and commercial services for local residents and high quality medical services and related employment opportunities for San Clemente and surrounding communities.

POLICIES

- LU-7.01. **Commercial Areas.** We support the continuation and enhancement of commercial centers that meet the needs of community residents, are compatible with adjacent residential neighborhoods, and are well-maintained.
- LU-7.02. **Medical Office Uses.** We support the expansion of health care facilities and related medical offices that are consistent with the Land Use Plan and Zoning Code and are compatible with surrounding neighborhoods.
- LU-7.03. **Collaboration with Health Care Providers.** We collaborate with local health care providers and facilities to understand their changing requirements and help meet the needs of our residents.
- LU-7.04. **Entryways and Landscaped Corridors.** We maintain entryways and an attractive, well-defined landscaped edge along Caminos Estrella and de Los Mares to signify arrival to the City of San Clemente and the Camino de Los Mares area.
- LU-7.05. **Bike and Pedestrian Environment.** We provide a high quality bicycle and pedestrian environment with “living street [link to Glossary]” designs, consistent landscaping, lighting, sidewalks, bikeways and trails, consistent with the Bicycle and Pedestrian Master Plan, Tree Ordinance and Design Guidelines.
- LU-7.06. **Design Treatment.** Within the Camino de los Mares Focus Area, development projects, including major remodels, shall have a Spanish architectural design, consistent with the Design Guidelines.

LINKS TO OTHER GENERAL PLAN CONTENT

- [Medical Office Overlay Designation \[link to Land Use Summary page\]](#)
- [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)

Rancho San Clemente and Talega Business Parks Focus Area

The Rancho San Clemente and Talega Business Parks are the primary hub for large-scale industrial and office uses, and for vehicle (to include marine) sales and services. It is located in a choice location for those businesses seeking access to both Orange County and San Diego County markets. The area is developed in accordance with the Rancho San Clemente and Talega Specific Plans and is defined by the developable areas along Avenida Pico between Calle Amanacer and Camino Celosia and on both sides of Avenida La Pata, between Avenida Pico and the San Diego County border. The area allows a variety of office and industrial uses to be developed and grow in an area where such uses do not conflict with residential neighborhoods.

While most of this Focus Area is built out, several large vacant, developable parcels remain in 2013. This General Plan provides for additional intensity and development potential that can attract and accommodate new businesses and allow business expansion.

GOAL:

Maintain and promote the Rancho San Clemente and Talega Business Parks as a premier office and industrial location for start-up businesses, expanding businesses, and for businesses relocating to San Clemente.

POLICIES:

LU-8.01. **Priorities.** Pursuant to the [Economic Development Strategy*](#), we assign a high priority to those initiatives, investments, and development approvals that contribute to our vision of the Rancho San Clemente Business Park as a premier office and industrial employment center that capitalizes on San Clemente's access to the Orange County and San Diego County markets.

LU-8.02. **Vehicle Sales and Services.** We permit vehicle sales and services ~~consistent with the in -Rancho~~ [the Rancho San Clemente Business Park and Industrial Park consistent with the Rancho San Clemente Business Park](#) Specific Plan.

LU-8.03. **Existing Businesses and Property Owners.** We periodically survey property owners and businesses to understand and plan for their needs so that businesses can remain and flourish in San Clemente.

LU-8.04. **Partnerships.** We collaborate with the Rancho San Clemente Business Park Association, Talega Merchants Association, San Clemente Chamber of Commerce, other business groups, and the Orange County Workforce Investment Board to implement the General Plan and Specific Plan, to respond to changing property

owner, business owner and workforce needs, and to help ensure the long-term success of the Business Park.

LU-8.05. ***Development Monitoring and Maintenance.*** We monitor development to ensure anticipated Business Park buildout and infrastructure capacities are not exceeded.

LU-8.06. ***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.

LINKS TO GENERAL PLAN INFORMATION

- [Economic Development Element \[link to EDE Homepage\]](#)
- [Competitive Employment Centers \[link to EDE, Competitive Employment Centers section\]](#)

ADDITIONAL LINKS

- [Rancho San Clemente Business Park Specific Plan \[staff to provide pdf link\]](#)
- [Economic Development Strategy*](#)

**Note: the Economic Development Strategy is one of the priority implementation programs for the Economic Development Element.*

Los Molinos

The Los Molinos Focus Area is a special industrial district in the community. It celebrates its history as the industrial center for the surfing industry, local arts and crafts, and as an area where business incubation is encouraged. At the same time, the area continues to allow successful small businesses to maintain and expand their operations. Los Molinos is primarily an industrial and commercial neighborhood located north of the western end of North El Camino Real, bounded on the east by Interstate 5, on the west by the Avenida Pico and Marblehead Coastal, on the north by Marblehead Coastal, and on the south by Los Obreros lane and residential neighborhoods.

The area generally west of Calle Industrias and southeast of Avenida Pico is primarily an industrial area. It is envisioned as the heart of a thriving, creative business incubator district that builds upon its industrial and surf heritage. Vehicle and marine sales and services are also accommodated in this Area. The largely commercial area east of Calle Industrias and adjacent to Interstate 5 is envisioned as an institution-anchored employment center offering learning, employment and housing opportunities.

GOAL:

A vibrant business incubator district that respects, protects, and builds upon the area's eclectic character and land uses, and that provides new educational and employment opportunities for San Clemente's residents and employees.

POLICIES:

- LU-9.01. ***Existing Industrial Property Owners and Businesses.*** Recognizing the industrial heritage of the area and its economic benefits to the community, we allow property owners and business to maintain and expand their operations, consistent with the General Plan and Zoning Code.
- LU-9.02. ***Los Molinos Public/Private Partnership.*** We routinely communicate and collaborate with existing property owners and businesses to understand their needs, identify strategies to improve their businesses and properties, and ensure compliance with City standards and regulations.
- LU-9.03. ***Institutional, Residential and Office Uses.*** We encourage the transition of the Pico Plaza commercial center through means of a [Professional/Office Overlay \[link to Land Use Summary Page\]](#) that requires a master plan for employment and or educational/institutional uses. The Pico Plaza is also identified in the Housing Element as having potential for mixed, residential and commercial uses with an affordable housing component. Existing uses, including residential uses that are consistent with the underlying Community Commercial land use designation, will continue to be allowed.
- LU-9.04. ***Transit Opportunities.*** As part of planning efforts to redevelop the existing Pico Plaza commercial center, we encourage the reservation of an adequate portion of the site to accommodate a transportation center in the event that coastal railroad tracks are relocated inland.
- LU-9.05. ***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-9.06. ***Design Treatment.*** We encourage an eclectic mix of architectural styles, colors, materials, landscaping and public art throughout the area, consistent with City Design Guidelines and the Urban Design Element.
- LU-9.07. ***Nearby Residential Neighborhoods.*** We work with property owners, businesses and nearby residents to avoid, and where they possible, resolve conflicts between industrial operations and residents' quality of life.

LU-9.08. **Entryways/Corridor Landscaping.** We maintain entryways and an attractive, well-defined landscaped edge along Avenida Pico and Calle de Los Molinos to signify arrival to the City of San Clemente and the Los Molinos area.

LINKS TO OTHER GENERAL PLAN INFORMATION

- [Economic Development Element \[link to EDE Homepage\]](#)
- [Urban Design Element, Architecture and Landscaping \[link to Architecture and Landscaping section\]](#)

ADDITIONAL LINKS

- [West Pico Specific Plan* \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- [Bicycle and Pedestrian Master Plan \[staff to provide pdf link\]](#)
- [Design Guidelines \[http://san-clemente.org/sc/standard.aspx?pageid=438\]](http://san-clemente.org/sc/standard.aspx?pageid=438)

North Beach/North El Camino Real Focus Area

The North Beach/North El Camino Real Focus Area is a unique, community- and coastal visitor-oriented entertainment hub and recreation area. It is an important City gateway along the historic El Camino Real/Pacific Coast Highway from beach cities to the north. The area's on-going revitalization is based on the community's desire to preserve and enhance its key assets. The Area's assets include: views of the ocean, convenient beach access, a rich inventory of historic buildings, access to passive and active recreational amenities and numerous visitor-serving shops and services.

With access to the Metrolink rail station, the Beach Trail, numerous bikeways and pedestrian paths, and the historic El Camino Real corridor that connects many of the City's activity areas, the NB/NECR area is a key multimodal transportation hub. There is a health-giving balance between automobile, bicycle and pedestrian orientation, and the Area is well connected to adjacent neighborhoods.

GOAL:

Re-establish and maintain a vibrant community- and visitor-serving, mixed use entertainment center which capitalizes on its proximity to the beach and significant historic resources.

POLICIES:

LU-10.01. **Historic Preservation.** We preserve North Beach historic resources, through measures such as considering the establishment of a historic district, ensuring new development is consistent with the Historic Preservation and Urban Design Elements, providing historic preservation incentives and enforcing the protective measures of the Zoning Ordinance.

LU-10.02. **Miramar Theater Rehabilitation.** We encourage the rehabilitation and adaptive reuse of the historic Miramar Theatre.

LU-10.03. **Gateways.** We enhance and maintain attractive gateways and informational signage signifying arrival to the North Beach/North El Camino Real area at the following locations along North El Camino Real: 1) the northern entrance to North Beach, 2) the historic entryways to Max Berg Plaza Park at El Portal, and 3) the southern entryway to the area at Avenida Palizada.

LU-10.04. **Beach Access.** We preserve and enhance safe, convenient pedestrian, vehicle, and bicycle linkages to the shoreline for community and visitor access.

LU-10.05. **Ocean Views.** We preserve the General Plan-designated public view corridor from Avenida Pico through North Beach and encourage new development along El Camino Real to take advantage of ocean vistas.

LU-10.06. **Quality Development.** We require that site, building and landscape development be of high quality design and materials and that promote pedestrian activity, in accordance with the Urban Design Element, North Beach Specific Plan and Zoning Ordinance.

LU-10.07. **Public Streetscape.** We provide a distinctive visual and physical environment for the public streetscape, in accordance with the Urban Design Element, including standards for the consistent use of street trees, landscaping, street furniture (benches, trash receptacles, news racks, etc.), decorative street and crosswalk paving, pedestrian-scaled lighting, public and entry signage and other appropriate streetscape elements.

LU-10.08. **Maintenance.** We work to achieve a built environment that is clean and well-maintained through coordination with property owners, local businesses and residents and adequately staffed code enforcement.

LU-10.09. **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-10.10. **Alleys/Paseos.** We consider improvements to our alleyways to provide automobile and electric vehicle access as well as alternative pedestrian and bicycle routes, where appropriate.

LU-10.11. **Parking Opportunities.** Through a combination of parking standards, provision of public parking spaces and incentives, we ensure adequate parking for residents, employees and visitors.

LU-10.12. **Shared Parking.** We encourage the development of shared parking facilities and shared parking management techniques.

LU-10.13. **Parking Incentives.** We use parking incentives (e.g., subsidies or provision of public parking) to stimulate historic preservation or other public purposes and reserve the right to subsidize parking to provide community-wide economic benefits.

LU-10.14. **Parks and Recreation.** Consistent with the Parks and Recreation Element and North Beach Specific Plan*, we provide ample recreational facilities and programs for residents and visitors.

LU-10.15. **Automobile-Related Land Uses.** We support the conversion of automobile-related land uses in the area to conforming uses, such as recreation, entertainment and retail sales. We prohibit new automobile-related uses and proactively work with property owners of existing automobile-related land uses to improve the appearance and compatibility of such properties.

LU-10.16. **Residential Buffers.** While entertainment and cultural uses are focuses of the Area's revitalization, we require new development to be compatible with nearby residential uses through horizontal distance requirements and building and site design standards established by the Zoning Ordinance and Specific Plan.

LU-10.17. **Art in Public and Private Places.** We encourage the incorporation of art in public and private spaces that reflects the area's historic and small town beach character.

LU-10.18. **Partnerships.** We create public-private business partnerships to develop City owned property and encourage the development of privately-owned land and to help transform the district into an active, mixed-use, recreation and entertainment hub.

LU-10.19. **Property Improvements.** We encourage property owners to renovate or upgrade their properties through a combination of incentives, grants and other programs (e.g., façade improvement programs).

LINKS TO OTHER GENERAL PLAN INFORMATION

- [Economic Development Element \[link to EDE Homepage\]](#)
- [Historic Preservation Element \[link to HPE Homepage\]](#)

- [Urban Design Element, Architecture and Landscaping \[link to Architecture and Landscaping section\]](#)

ADDITIONAL LINKS

- [North Beach Specific Plan \[link unavailable until specific plan is prepared and adopted\]](#)
- [Bicycle and Pedestrian Master Plan \[staff to provide pdf link\]](#)
- [Design Guidelines \[http://san-clemente.org/sc/standard.aspx?pageid=438\]](http://san-clemente.org/sc/standard.aspx?pageid=438)

**Note: the North Beach Specific Plan has not been created and is one of the priority implementation programs for the Land Use Element.*

Del Mar/T-Zone Focus Area and Downtown Core

The [Del Mar/T-Zone \[link to Del Mar/T-Zone Focus Area and Downtown Core map\]](#) is the City's historic core and the heart of the Downtown area. It is the City's most diverse, pedestrian-oriented commercial district, offering retail shops, commercial services, eating and drinking places, offices and dwellings – a true mixed-use district. It is, as stated in the General Plan Guiding Principles, "the heart of the Spanish Village by the Sea—it is everybody's neighborhood." As a successful retail, restaurant and entertainment center, it attracts locals and visitors with activities throughout the day and evening and with festive street fairs and festivals throughout the year. The Area exhibits a balance between economic and cultural vitality and village character through its Spanish Colonial Revival architecture, pedestrian-orientation and ocean views that provide a unique sense of place. The retail core is well connected to residential neighborhoods within and adjacent to the area, and it serves as one of the primary community gathering places.

The vision for the T-Zone is to maintain its overall character, scale and massing of buildings, while creating opportunities for improvements, enhancements and refinements to the physical environment.

GOAL:

Preserve and where appropriate, improve the Del Mar/T-Zone so that it serves as the symbolic, functional, historic and physical center of the City; emphasizing its use as a pedestrian-oriented commercial and residential "village" providing for the needs of residents and visitors.

POLICIES:

- LU-11.01. **Historic Preservation.** We preserve historic resources in the Del Mar/T-Zone area by implementing policies and programs in the Historic Preservation Element, providing historic preservation incentives, and by enforcing the Zoning Ordinance. Development and redevelopment within the Area should exhibit high quality design and materials, linking it to the City's historical roots and reinforcing its role as the heart of San Clemente.

- LU-11.02. **Land Uses.** We prioritize and guide land uses, particularly retail uses, to the locations identified in the [Del Mar/T-Zone Mixed Use Guide \[link to Figure LU-4\]](#) and consistent with the Land Use Plan and Zoning Ordinance.
- LU-11.03. **Flexibility.** We allow flexibility to accommodate market changes for the mix of uses identified in the [Del Mar/T-Zone Mixed Use Guide \[link to Figure LU-4\]](#), if doing so promotes achieving the Area’s vision and improves livability, reduces vehicular trips, creates community gathering places and activity nodes, or helps strengthen the its character and identity.
- LU-11.04. **Outdoor Dining.** We encourage the development of outdoor dining and other similar uses which do not impede pedestrian use of the sidewalks.
- LU-11.05. **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-11.06. **Public Streetscape.** We maintain a distinctive visual and physical environment for the Del Mar/T-Zone area's public streetscape, in accordance with the Urban Design Element, including the use of consistent street trees, landscape (planters), street furniture (benches, trash receptacles, news racks, etc.), street and crosswalk paving, pedestrian-scaled lighting, public and entry signage, and other appropriate elements
- LU-11.07. **Access Between Buildings.** Where feasible, we require new development to link buildings and sites with adjacent development and public alleys through the use of walkways or paseos, in addition to street-abutting sidewalks.
- LU-11.08. **Parking.** We provide adequate and accessible parking for visitors, employees and residents through a comprehensive program of: 1) paseos and signage that provide better linkage between parking lots, structures and the core commercial area; 2) more efficient use of the public and private parking facilities around the district that improve circulation and district patronage; 3) provision of adequate off-street parking for employees; 4) the identification of shared use opportunities; and 5) enforcement of parking standards.
- LU-11.09. **Public Spaces and Plazas.** We provide public spaces, such as courtyards, plazas and paseos, flexible parkways and streets for community gatherings and civic events through a combination of development standards, incentives and the use of public property (e.g., adjacent to community facilities or the temporary use of Avenida Del Mar).

LU-11.10. **Unique Commercial Character.** We encourage unique, locally-based businesses and services that help maintain and enhance Downtown’s unique village character (define term).

LU-11.11. **Art in Public and Private Places.** We encourage the incorporation of art in public and private spaces that reflects the area’s historic and small town beach character.

LINKS TO OTHER GENERAL PLAN INFORMATION

- [Figure LU-4, Del Mar/T-Zone Mixed Use Guide \[link to pdf figure\]](#)
- [Economic Development Element \[link to EDE Homepage\]](#)
- [Historic Preservation Element \[link to HPE Homepage\]](#)
- [Urban Design Element \[link to UDE Homepage\]](#)
- [Urban Design Element, Architecture and Landscaping \[link to Architecture and Landscaping section\]](#)
- [Architectural Overlay \[link to Land Use Summary page\]](#)

ADDITIONAL LINKS

- [Economic Development Strategy*](#)
- [Design Guidelines \[http://san-clemente.org/sc/standard.aspx?pageid=438\]](http://san-clemente.org/sc/standard.aspx?pageid=438)

Pier Bowl and Pier Focus Area

The Pier Bowl and Pier is a high activity, pedestrian-oriented, coastal activity center serving residents and visitors. It capitalizes on its exceptional ocean views, ocean-side location, and abutting historic Municipal Pier. The former home of the City’s founder, Ole Hanson (now the [Casa Romantica Cultural Center and Gardens \[link to http://www.casaromantica.org/\]](http://www.casaromantica.org/)) is located here, plus many other historic resources. The Pier Bowl and Pier is another key destination area of the City with a rich heritage.

The Pier Bowl and Pier is defined by its exceptional beach experience, rich history, nearby amenities and its own Amtrak/Metrolink station. It is an ocean-side recreation area with a mix of housing types, lodging beach- and community-serving retail uses, small-scale supporting services, and strong connections to other the Del Mar/T-Zone and North Beach areas. One of the City’s most recognizable landmarks—the San Clemente Municipal Pier—is a destination in its own right, offering dining, sightseeing, fishing and other recreation opportunities.

In addition to the General Plan Land Use Plan, development in the area is guided by the [Pier Bowl Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443).**

GOAL:

Preserve and where appropriate, revitalize the Area to maintain an attractive and easily accessible, pedestrian-oriented center of resident and visitor activities which capitalizes

on its history and coastal location, and which embodies much of the small-town, beach-oriented lifestyle enjoyed by San Clemente residents.

POLICIES:

LU-12.01. **Views/Scenic Corridors.** We preserve public view corridors consistent with the [Urban Design Element \[link to UDE Homepage\]](#). Ocean views are among the most valued assets in the Pier Bowl and Pier area. New development should take advantage of, and not detract from, these important view corridors.

LU-12.02. **Infill Development.** We accommodate development that is compatible with coastal-oriented and community-serving commercial uses (including overnight accommodations), mixed residential and commercial uses, residential uses, and public recreational uses whose function or scale are compatible with the Area's recreational character.

LU-12.03. **Parking.** To address parking constraints during peak season and peak hour demand, we give high priority to parking strategies that reexamine improved efficiencies at existing parking lots, encourage shared parking, explore greater use of and access to remote parking facilities, and minimize impacts to existing view corridors. We avoid structures as parking solutions.

LU-12.04. **Connectivity to the Del Mar/T-Zone.** We provide effective visual and transportation connections to the Del Mar/T-Zone area with visual cues such as signage, landscaping and lighting and work with property owners and businesses to provide transit options for visitors seeking to visit both the Pier Bowl, Pier and Del Mar/T-Zone destinations.

LU-12.05. **Wayfinding Signage.** We provide clear wayfinding signage at key locations throughout the area (e.g., train station, Pier Bowl and Pier parking lot, Casa Romantica, etc.) to direct visitors to local amenities

LU-12.06. **Historical Resource Preservation and Character.** We preserve Pier Bowl and Pier historic resources and historic character through enforcement of the policies of the Historical Preservation and Urban Design Elements and enforcement of the Zoning Ordinance, including the Spanish Colonial Revival Architectural Overlay.

LU-12.07. **Economic Development.** We leverage Del Mar/T-Zone and Pier Bowl and Pier economic development efforts and special events to enhance regional appeal and encourage visitors to visit both destinations. The City will support efforts to develop tools that aid in the Area's revitalization.

LU-12.08. **Public Streetscape.** We provide a distinctive visual and physical environment for the Pier Bowl's public streetscape in accordance with the Urban

Design Element, including the use of consistent street trees, landscape (planters), street furniture (benches, trash receptacles, news racks, etc.), street and crosswalk paving, pedestrian-scaled lighting, public and entry signage, and other appropriate elements.

LU-12.09. ***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-12.10. ***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 historic, small town beach and maritime character.

LINKS TO OTHER GENERAL PLAN INFORMATION

- [Economic Development Element \[link to EDE Homepage\]](#)
- [Historic Preservation Element \[link to HPE Homepage\]](#)
- [Urban Design Element, Architecture and Landscaping \[link to Architecture and Landscaping section\]](#)

ADDITIONAL LINKS

- [Economic Development Strategy*](#)
- [Pier Bowl Specific Plan** \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- [Design Guidelines \[http://san-clemente.org/sc/standard.aspx?pageid=438\]](http://san-clemente.org/sc/standard.aspx?pageid=438)

**Note: the Economic Development Strategy is one of the priority implementation programs for the Economic Development Element.*

***Note: the Pier Bowl Specific Plan must be amended to ensure consistency with the General Plan and is one of the priority implementation measures for the new General Plan.*

South El Camino Real (West of Interstate 5)

The South El Camino Real Area extends along El Camino Real, west of Interstate 5, from Avenida Rosa to Avenida Valencia and the Interstate 5 overpass. Interstate 5 borders the Area on the east and residential neighborhoods border it on the west.

This portion of the South El Camino Real (SECR-W) Area is envisioned as a transitional corridor from the Del Mar/T-Zone Area to the I-5 freeway that provides employment and residential opportunities anchored by neighborhood-serving retail uses. Unlike the Del Mar/T-Zone, which offers a unique retail experience tailored to both residents and visitors, the SECR-W area caters primarily to residents’ retail and commercial service

needs. The area is anchored by a grocery store serving this area of San Clemente and a concentration of neighborhood retail uses between Avenida Cadiz and Esplanade, the center of SECR-W. New development, including mixed use and residential uses on the west side of the corridor, are designed to maximize views of the Pacific Ocean.

GOAL:

Create a transitional area between Interstate 5 and the Del Mar/T-Zone, featuring spectacular ocean views, attractive mixed-use housing with local-serving commercial uses, restaurants and hotels. The district strikes a balance between automobile, bicycle and pedestrian orientation and is well connected to adjacent neighborhoods.

POLICIES:

LU-13.01. **Alleys/Paseos.** We consider improvements to our alleyways to provide automobile and electric vehicle access as well as alternative pedestrian and bicycle routes, where appropriate.

LU-13.02. **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-13.03. **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 incorporate features to ensure compatibility with adjacent commercial uses and adjacent neighborhoods, including the following:~~

- ~~a. buffer residential use from abutting commercial uses;~~
- ~~b. mitigate the noise, traffic (automobile and truck), and lighting impacts of abutting commercial uses;~~
- ~~c. locate and design dwellings to provide adequate security and privacy for tenants; and~~
- ~~d. preserve the economic viability and continuity of nearby commercial uses through consideration of residential and business needs, hours of operation, delivery and parking requirements in reviewing development requests.~~

~~LU-13.04.~~LU-13.03. **Automobile-Related Uses.** We support the conversion of [automobile-related uses \[link to glossary\]](#) in the area to legal, conforming uses. We prohibit new automobile-related uses and proactively work with property owners of existing automobile-related uses to improve their properties’ appearance and compatibility.

~~LU-13.05~~LU-13.04. **Views.** New development shall be designed to minimize obstructions of ocean views from the I-5 freeway.

~~LU-13.06~~LU-13.05. **Screening buildings.** We require new development to provide visual screening and/or architectural treatments on rear building facades and rooftops to buffer views from adjacent and hillside neighborhoods.

~~LU-13.07~~LU-13.06. **Gateways.** We enhance and maintain gateways that are designed to be safe for pedestrians, bicyclists and motorists, well-landscaped and litter-free. These gateways signify arrival to the Area at the following locations along South El Camino Real: 1) the southern entrance at the I-5 freeway off-ramp and Avenida Valencia, 2) Avenida Presidio, the gateway between South El Camino Real and the Del Mar/T-Zone, and 3) the intersection of South El Camino Real and Esplanade, signifying the core neighborhood commercial area.

~~LU-13.08~~LU-13.07. **Art in Public and Private Places.** We encourage the incorporation of art in public and private spaces that reflects the City's heritage and small town beach character.

~~LU-13.09~~LU-13.08. **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](#)] 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.
 - d. New development standards for Professional Business and Medical Office Overlays.
 - e. New standards to reflect the increases in Floor Area Ratios (FARs) in commercial areas along El Camino Real.
 - f. Amending the Forster Ranch Specific Plan to change the zoning of the former hotel site from CRC2 to RH and to require the property be used for senior housing. Establish design standards for automobile repair, fueling stations, outdoor storage, and similar uses which provide for their physical and visual compatibility with the district in which they are located; including standards for building character and design, materials, colors, landscape, signage, lighting, and other pertinent elements.
 - g. Consider a community-serving shuttle or trolley type transit system that connects San Clemente's key destination areas (e.g., North Beach, Del Mar/T-Zone, Marblehead, Pier Bowl and Pier) and residential areas with public transit and bicycle routes.
 - h. Evaluate the locations of fast food outlets and drive-through restaurants and where applicable, establish standards for the spatial distribution of such uses.

CAMINO DE LOS MARES

2. Meet with medical office professionals and hospital administration to better understand their needs and use of City resources and to help them better accomplish their goals and objectives.

RANCHO SAN CLEMENTE AND TALEGA BUSINESS PARKS

3. Update the Rancho San Clemente Business Park Specific Plan to strengthen policies to encourage light manufacturing and business-oriented uses, and to protect employment-oriented businesses.
4. Amend the Zoning Ordinance, Design Guidelines and Rancho San Clemente Specific Plan to accommodate automobile, truck, motorcycle, watercraft, and RV sales and services.

LOS MOLINOS

5. Update the West Pico Specific Plan to reflect the vision, land uses and policies for the Los Molinos Focus Area.
 - a. Foster and support local efforts to attract arts and design businesses to the Los Molinos district.
 - b. Meet with higher education administrators, trade school organizations and local businesses to better understand the opportunities to attract an educational or occupational training anchor in the Professional Business Overlay area.
 - c. Work with U.S. Postal Service to explore opportunities to relocate the post office located on Avenida Pico to a more appropriate location to provide opportunities for improved circulation and new development opportunities with a master plan for the Pico Plaza area.

DEL MAR/T-ZONE

6. Identify opportunities (e.g., sites and programming) for new or improved public spaces along or near Avenida Del Mar to provide areas for socializing or relaxing.
7. Develop new flexible use standards in the Zoning Ordinance to accommodate changing market demands. Consideration should be given, however, to preserving “experiential retail uses” in key shopping areas along Avenida Del Mar and El Camino Real. Future changes in use must be sensitive to adjacent residential uses. [Experiential retail uses are those that enhance consumer interaction, drive repeat visits and purchases, and create distinction. This experience can only be achieved in “brick and mortar” retail establishments—not online.]

NORTH BEACH/NORTH EL CAMINO REAL

8. Prepare a specific plan, zoning overlay or similar planning mechanism for North Beach to reflect the changes in the North Beach/North El Camino Real Focus Area.

9. Consider establishing a historic district to ensure new and remodeled buildings are architecturally compatible with the area's Spanish Colonial Revival character, provide historic preservation incentives, and enforce historic preservation measures in the Zoning Ordinance.
10. Consider improvements to our alleyways and paseos to provide alternative pedestrian and bicycle routes.

PIER BOWL AND PIER

11. Update the Pier Bowl Specific Plan for consistency with the new General Plan or retire the Plan by relocating its unique development standards to the Zoning Ordinance, including residential building heights.
12. Develop strategies to improve transit, pedestrian and bicycle access and reduce congestion, possibly including shuttle services and bicycle facilities.
13. Working with the Chamber of Commerce, Downtown Business Association, Pier Bowl Merchants' Association, property owners, businesses and other groups, support efforts to develop economic development tools to aid in the area's continued revitalization.

SOUTH EL CAMINO REAL (WEST OF INTERSTATE 5)

14. Meet with developers who specialize in mixed use and residential infill development to better understand changing opportunities and constraints (physical, regulatory and financial).
15. Create new development standards for mixed use, ~~including stand-alone corridor residential uses.~~
16. Develop a Downtown Improvement Plan to improve sidewalk quality and consistency and to encourage the construction and expansion of public spaces such as courtyards, plazas and paseos.
17. Consider traffic calming strategies in the area.
18. Staff will prepare and implement a public view corridor plan that will be used to help maintain and restore ocean views from the I-5 Freeway, by reviewing development for its visual effects, including, but not limited to new buildings, signs, and noise walls.

SOUTH EL CAMINO REAL (EAST OF INTERSTATE 5)

19. Develop a new streetscape and landscaping plan and Safe Routes to School program to implement the Mobility and Complete Streets Element and Bicycle Pedestrian Master Plan.

Section 4: The “Links to Other General Plan Information” portion of the Architecture and Landscaping section of the Urban Design Element is hereby amended as follows:

- Historical Preservation Element [link to HPE Homepage]
- [Figure UD-2, Architectural Overlay Map](#)

Section 5: Urban Design Element Policy UD-5.07 of the Centennial General Plan is hereby amended as follows:

UD-5.07. **Other Spanish Architecture.** New buildings and major building remodels ~~on El Camino Real between Avenida Palizada and El Portal~~ may utilize either Spanish Colonial Revival or other Spanish Architecture [on North El Camino Real between West Avenida Palizada and Calle Los Bolas, and on South El Camino Real between Avenida Rosa and Interstate-5](#), per the Design Guidelines.

Section 6: Urban Design Element Policy UD-5.11 of the Centennial General Plan is hereby amended as follows:

UD-5.11. **Building Height and Stories in the Downtown Core.** In the Downtown Core, building height shall not exceed 33 feet or two stories. On sloping sites, the City Council may grant an exception to ~~all~~ [allow](#) three-story buildings up to 35 feet in height. To grant an exception, the City Council must make each of these findings:

- a. The proposed building façade, as viewed from the public sidewalk located immediately adjacent to the site, would not exceed 35 feet or two stories.
- b. The site’s topography allows a “stepped” building design to reduce apparent height, especially when viewed from Avenida Del Mar or El Camino Real.
- c. The proposed building’s design is consistent with Design Guidelines and the General Plan Urban Design Element’s requirements.
- d. The development project is consistent with the Zoning Ordinance.

Section 7: Figure UD-2 (attached as Exhibit D) is hereby added to the Urban Design Element of the Centennial General Plan.

Section 8: Safety Element Policy S-3.06 of the Centennial General Plan is hereby amended as follows:

S-3.01. **Balance Between Goals.** We balance the need for fire safety and defensible landscape perimeters with biological and open space preservation ~~goals, where applicable~~, consistent with the Coastal Conservation Plan, [where applicable](#).

Section 9: Safety Element Policy S-4.01 of the Centennial General Plan is hereby amended as follows:

S-4.01. **Street Design.** We consider noise impacts when designing new streets.

Section 10: Figures S-4, S-5, S-6 of the Safety Element of the Centennial General Plan are hereby amended and replaced with Exhibit E.

Section 11: Add Policy BPR-4.09 to the Beaches, Parks, and Recreation Element of the Centennial General Plan, incorporating and referencing the City Council’s adoption of Ordinance No. 1475 on September 18, 2007, and voter approval of the “Measure V” initiative, as follows:

BPR-4.09 Measure V Initiative. We require voter approval of City Council actions related to changing an Open Space land use designation to a Non-Open Space designation, according to Ordinance 1475 (“Measure V” Voter Initiative), adopted by the City Council in September 2007 (accessed by link below)

Section 12: Beaches, Parks, and Recreation Element Policy BPR-5.01 of the Centennial General Plan is hereby amended as follows:

BPR-5.01. **Shorecliffs Golf Course.** Land uses in the Shorecliffs Golf Course property shall be consistent with Forster Ranch Specific Plan policies to provide and maintain open space and recreational amenities ~~in the OSC Zone~~. We will require any development submittal to enhance the entrance, parking and clubhouse facilities and the Course design to promote the ongoing successful operations of the Shorecliffs Golf Course.

Section 13: The description of the Coastal Zone in the Coastal Zone Section of the Coastal Element is hereby amended as follows:

Our shoreline stretches over four and one-half linear miles; however the Coastal Zone includes more than simply the beach. It also includes a wide variety of residential, commercial, industrial, public and visitor-serving uses in an area west of Interstate 5, comprising approximately three square miles. The official boundaries of our Coastal Zone are shown on Figure LU-1A.

Section 14: The “General Plan Information” portion of the Fire section of the Safety Element is hereby amended as follows:

- Community Design Element [link to CDE Homepage]
- Emergency Services Section, Safety Element [link to Emergency Services page]
- Figure S-~~65~~, Critical Facilities Map

Section 15: The “General Plan Information” portion of the Radio section of the Safety Element is hereby amended as follows:

- [Figure S-4, ~~Future-Existing~~ Roadway and Rail Noise Contour Map](#)
- [Figure S-5, Future Roadway and Rail Noise Contour Map](#)
- Urban Design Element [link to UDE Homepage]
- Mobility and Complete Streets Element [link to ME Homepage]

Section 16: Public Services, Facilities, and Utilities Element Policies PS-5.08 and PS-5.09 of the Centennial General Plan are hereby amended as follows:

PSFU-5.08. **Recycled Water.** We encourage, and in some cases require, the use of recycled water when available through a Mandatory Use Ordinance. ~~The City will continue to expand its recycled water program and seek new and improved technologies and best practices to use water more efficiently.~~

PSFU-5.09. **Efficient Water Usage.** The City will continue to expand its recycled water program and seek new and improved technologies and best practices to use water more efficiently.

Section 17: Figure GM-1 in the Governance Element of the Centennial General Plan is hereby amended and replaced with Exhibit F.

Section 18: Definition of “Coastal Zone” in the Centennial General Plan Glossary is hereby amended as follows:

Coastal Zone. Refers to the land and water area of the State of California from the Oregon border to the border of the Republic of Mexico, extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards (from the Coastal Act). The Coastal Zone boundary in San Clemente is included in General Plan Figure LU-1A.

Section 19: Definition of “Plate line” is hereby added to the Centennial General Plan Glossary as follows:

The top of the highest horizontal framing member or solid wall of a building or structure upon which roof beams or ceiling rafters rest.

Section 20: Definition of “Stand alone residential” is hereby added to the Centennial General Plan Glossary as follows:

“The use of a lot or joined lots exclusively for residential and residential ancillary purposes.”

Section 1: Chapter 17.36 of the San Clemente Municipal Code is hereby amended in its entirety as follows:

CHAPTER 17.36 COMMERCIAL ZONES AND STANDARDS

Sections:

17.36.010 Purpose and intent.

17.36.020 Commercial use regulations.

17.36.030 Commercial zone general development standards.

17.36.040 Commercial zone special development standards.

17.36.010 Purpose and intent.

The General Plan details the goals, objectives and policies for the City's commercial zones, including provisions for a range of retail and office uses necessary to support the daily needs of residents of and visitors to San Clemente. It is the purpose of this chapter to implement the General Plan's vision for the commercial zones through development regulations that allow for a variety of retail and office uses, while creating distinct commercial areas that are compatible with their surrounding environment.

- A. **Neighborhood Commercial (NC) Zones.** Neighborhood Commercial Zones are intended to be less intense than community or regionally oriented commercial zones in San Clemente. There are five neighborhood commercial zones: NC1.1, NC1.2, NC 1.3, NC2 and NC3. The General Plan restricts the intensity of the Neighborhood Commercial Zones primarily through the floor area ratio limit for the zones. The maximum floor area ratio allowed in the NC Zones—0.35—is smaller than those allowed in other commercial zones. The uses prescribed by the General Plan for the Neighborhood Commercial Zones are essentially the same as those prescribed by the General Plan for the Community Commercial Zones, which are described below.
- B. **Community Commercial (CC) Zones.** Community Commercial Zones are more intense than Neighborhood Commercial Zones. The General Plan allows for this additional intensity by allowing higher floor area ratio limits in the Community Commercial Zones. There are three Community Commercial Zones: CC 1, CC 2 and CC 3. The maximum floor area ratio limits for these districts range from 0.5 to 0.7. The General Plan allows the same uses in the Community Commercial Zones as it allows in the Neighborhood Commercial Zones, with the exception of provisions for an automobile center on the 400—500 block of Camino de Estrella and hospital uses within the CC 2 zone.

(Ord. 1172 § 3 (part), 1996)

(Ord. No. 1536, § 4(Exh. A), 6-21-2011)

17.36.020 Commercial use regulations.

A. **Permitted and Conditionally Permitted Uses.** Tables 17.36.020, Commercial Zone Uses, list uses which shall be the primary uses allowed to occur on a property. All uses except for those provided for in Sections 17.28.210, Outdoor Display Areas, and 17.28.300, Temporary Uses and Structures, of this title shall be conducted within enclosed structures. The primary uses identified in Table 17.36.020, Commercial Zone Uses, shall be permitted or conditionally permitted as indicated:

P —	Where the symbol "P" appears, the use shall be permitted.
MC —	Where the symbol "MC" appears, the use shall be permitted subject to the issuance of a Minor Conditional Use Permit, in accordance with Section 17.16.070, Minor Conditional Use Permits, of this title.
C —	Where the symbol "C" appears, the use shall be permitted subject to the issuance of a Conditional Use Permit, in accordance with Section 17.16.060, Conditional Use Permits, of this title.
O —	Where the symbol "O" appears, the use is subject to an alternative review process described in a subsequent footnote.

B. **Prohibited Uses.** The following uses are prohibited:

1. Uses that are listed in Table 17.36.020, Commercial Zone Uses, but are not identified as either permitted—"P"—or conditionally permitted—"MC or C"; and
2. Uses that have been excluded from Table 17.36.020, Commercial Zone Uses, unless they are found by the City to be similar to permitted or conditionally permitted uses.
3. Uses where a blank cell appears within Table 17.36.020.
4. The following uses are not permitted in any commercial zone:
 - a. Medical Marijuana Dispensaries.

**Table 17.36.020
Commercial Zone Uses**

Use	Zones								
	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	NOTE
Antiques (Retail Sales)	P	P	P	P	P	P	P	P	

Art Galleries	P	P	P	P	P	P	P	P	
Bakery Goods/Sales (No Wholesale Distributors)	P	P	P	P	P	P	P	P	
Barber Shops	P	P	P	P	P	P	P	P	
Bicycle Shops	P	P	P	P	P	P	P	P	
Bookstores	P	P	P	P	P	P	P	P	
Carpet Sales	MC	MC	<u>PMG</u>	P	P	P	P	P	
Ceramics (Retail Sales)	MC	MC	<u>PMG</u>	P	P	P	P	P	
Cleaners and Laundromats (No Linen Service)	P	P	P	P	P	P	P	P	
Clothing (Retail Sales)	P	P	P	P	P	P	P	P	
Confectionery Stores (Small Scale Production with Retail Sales)	P	P	P	P	P	P	P	P	
Convenience Stores	C	C	C	C	C	C	C	C	1
Drugstores/Pharmacies	P	P	P	P	P	P	P	P	
Electronics (Retail Sales and Repair)	P	P	P	P	P	P	P	P	
Fabric Stores	P	P	P	P	P	P	P	P	
Florists (Retail Sales)	P	P	P	P	P	P	P	P	
Floor Covering Stores	MC	MC	<u>PMG</u>	P	P	P	P	P	
Furniture Stores (Retail Sales)	MC	MC	<u>PMG</u>	P	P	P	P	P	
Glass/Mirror Sales	MC	MC	<u>PMG</u>	P	P	P	P	P	
Grocery/Food Stores (Not Convenience Stores)	P	P	P	P	P	P	P	P	
Gunsmith/Gun Shops			<u>C</u>	C	C	C	C	C	
Hardware Stores	P	P	P	P	P	P	P	P	

Home Appliance Stores (Retail Sales and Repair)	MC	MC	<u>PMG</u>	P	P	P	P	P	
Ice Cream Parlors (Retail Sales with Small Production)	P	P	P	P	P	P	P	P	
Interior Decorating Stores	MC	MC	<u>PMG</u>	P	P	P	P	P	
Janitorial Supplies			<u>P</u>	P	P	P	P	P	
Jewelry Stores	P	P	P	P	P	P	P	P	
Lawnmower Sales/Service	MC	MC	P	P	P	P	P	P	
Liquor Sales:									
a. Hard Alcohol	C	C	C	C	C	C	C	C	
b. Beer and Wine (Off-Site Consumption Only)	MC	MC	MC	MC	MC	MC	MC	MC	
Locksmith Shops	MC	MC	<u>PMG</u>	P	P	P	P	P	
Mail-Order Stores	MC	MC	<u>PMG</u>	P	P	P	P	P	
Medical/X-Ray Equipment (Sales Only)			<u>P</u>	P	P	P	P	P	
Medical Marijuana Dispensaries									
Music Sales	P	P	P	P	P	P	P	P	
Newsstands (On Private Property)	P	P	P	P	P	P	P	P	
Nurseries (Indoor Garden Retail Sales)	MC	MC	<u>PMG</u>	P	P	P	P	P	
Nurseries (Outdoor Garden Retail Sales)			<u>C</u>	C	C	C	C	C	
Office Equipment/Supplies	C	C	<u>PG</u>	P	P	P	P	P	
Paint/Wallpaper Sales	MC	MC	<u>PMG</u>	P	P	P	P	P	

Patio/Outdoor Furniture Sales	MC	MC	<u>PMG</u>	P	P	P	P	P	
Pawn Shops			<u>C</u>	C	C	C	C	C	
Pet Shops	MC	MC	MC	MC	MC	MC	MC	MC	
Pet Supply Stores	MC	MC	<u>PMG</u>	P	P	P	P	P	
Photographic Equipment Sales	MC	MC	<u>PMG</u>	P	P	P	P	P	
Pottery (Retail Sales with Small Production)	P ,MC	P ,MC	PP ,M <u>G</u>	P	P	P	P	P	
Shoe Stores (Retail Sales and Repair)	P	P	P	P	P	P	P	P	
Specialty Food Stores	P	P	P	P	P	P	P	P	
Sporting Goods (Retail Sales)	MC	MC	<u>PMG</u>	P	P	P	P	P	
Stationery Stores	P	P	P	P	P	P	P	P	
Surfboard (Custom Manufacturing)			<u>C</u>	C	C	C	C	C	
Swimming Pool Accessory Shops	MC	MC	<u>PMG</u>	P	P	P	P	P	
Tailors/Dressmakers	P	P	P	P	P	P	P	P	
2. Hospital Uses	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	NOTE
Ambulance Services							C		
Ancillary Uses (Minor) to Hospital, such as Laboratories, Florists, Parking Lots							P		2
Hospital							C		
3. Lodging	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	NOTE
Bed and Breakfast Inns:									3

a. Five or Fewer Guest Rooms		P	P	P	P	P	P	P	
b. Six to 10 Guest Rooms		MC	MC	MC	MC	MC	MC	MC	
c. Over 10 Guest Rooms		C	C	C	C	C	C	C	
Hotel and Ancillary Uses		C	C	C	C	C	C	C	
Motels			<u>C</u>	<u>C</u>	C	C	C	C	
Timeshares		<u>C</u>	<u>C</u>	C	C	C	C	C	
4. Professional Offices, Financial Institutions and Related Uses	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	NOTE
Ambulance Services (Office Only)	P	P	P	P	P	P	P	P	
Banks/Financial Institutions_ Special Consideration, ATM's	P	P	P	P	P	P	P	P	
Banks/Financial Institutions with Drive-Through Facilities	C	C	C	C	C	P	P	P	
Newspaper Publication and Office		<u>P</u>	<u>P</u>	P	P	P	P	P	
Employment Agencies		<u>P</u>	<u>P</u>	P	P	P	P	P	
Offices, Medical	P	P	P	P	P	P	P	P	
Offices, Professional	P	P	P	P	P	P	P	P	
Offices, Veterinary/Animal Hospitals	MC	MC	<u>PMG</u>	P	P	P	P	P	
Secretarial Services	P	P	P	P	P	P	P	P	
Telemarketing Services		P	P	P	P	P	P	P	
Travel Agencies	MC	MC	<u>PMG</u>	P	P	P	P	P	

5. Public/Quasi Public and Institutional Uses	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	NOTE
Churches	C	C	C	C	C	C	C	C	
Clubs/Social Organizations	C	C	C	C	C	C	C	C	
Congregate Care Facilities		C	C	C	C	C	C	C	4
Convalescent Homes		C	C	C	C	C	C	C	
Day Care Facilities:									5
a. Small Day Care Homes	O	O	O	O	O	O	O	O	6
b. Large Day Care Homes	MC	MC	MC	MC	MC	MC	MC	MC	
c. Day Care Centers	C	C	C	C	C	C	C	C	
Group Instruction/Group Counseling	MC	MC	MC	MC	MC	MC	MC	MC	
Libraries	P	P	P	P	P	P	P	P	
Parking Lots	MC	MC	MC	MC	MC	MC	MC	MC	7
Parking Structures	C	C	C	C	C	C	C	C	
Parks	O	O	O	O	O	O	O	O	8
Public Utilities:									9
a. City-Initiated Projects	O	O	O	O	O	O	O	O	
b. Projects Initiated by Outside Agencies:									
i. Major Utilities	C	C	C	C	C	C	C	C	
ii. Minor Utilities	P	P	P	P	P	P	P	P	
Schools, Public and Private	C	C	C	C	C	C	C	C	
Transportation Facilities			C	C	C	C	C	C	
6. Residential Uses	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	NOTE

Affordable Housing Projects			P	P	P				10
Senior Housing Projects		C	C	C	C	C	C	C	11
7. Restaurants and bars	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	NOTE
Bars, cocktail lounges (with or without dancing and/or entertainment)	C	C	C	C	C	C	C	C	
Restaurants:									
a. With drive-through			<u>C</u>	C	C	C	C	C	12
b. With no on-site consumption of liquor, no dancing, no entertainment	P	P	P	P	P	P	P	P	
c. With on-site sale of beer and wine:									
i. Indoors	MC	MC	MC	MC	MC	MC	MC	MC	
ii. Outdoors with up to 16 outdoor seats or four tables	MC	MC	MC	MC	MC	MC	MC	MC	
iii. Outdoors with more than 16 outdoor seats and/or four tables	MC	MC	MC	MC	MC	MC	MC	MC	
d. With on-site sale of hard alcohol: ^{12,13}									
i. Indoors	C	C	C	C	C	C	C	C	
ii. Outdoors with up to 16 outdoor seats or four tables	MC/ C	MC/ C	MC/ C	MC/ C	MC/ C	MC/ C	MC/ C	MC/ C	13,14
iii. Outdoors with more than outdoor 16 seats and/or four tables	C	C	C	C	C	C	C	C	13,14
e. With dancing and/or entertainment that has:									

i. No amplified sound	MC	MC	MC	MC	MC	MC	MC	MC	
ii. Amplified sound	C	C	C	C	C	C	C	C	
8. Unclassified Uses	NC	NC	NC	NC	NC	CC	CC	CC	NOTE
	1.1	1.2	1.3	2	3	1	2	3	
Accessory Buildings	C	C	C	C	C	C	C	C	
Alcohol Beverage Sales Concurrent with Motor Vehicle Fuel- Convenience Store Sales	C	C	C	C	C	C	C	C	15
Amusement Centers	C	C	C	C	C	C	C	C	16
Animal Grooming Shops	MC	MC	MC	P	P	P	P	P	
Bowling Alleys			<u>C</u>	C	C	C	C	C	
Drive-Thru Facilities, When in Conjunction with a Use Permitted or Conditionally Permitted in this Zone			<u>C</u>	C	C	C	C	C	
Grading, Not Accompanying a Development Request:									17
a. Emergency	P	P	P	P	P	P	P	P	
b. Major	C	C	C	C	C	C	C	C	
c. Minor	P	P	P	P	P	P	P	P	
Health/Fitness/Sports Clubs and Facilities	C	C	C	C	C	C	C	C	
Massage	P	P	P	P	P	P	P	P	18
Mortuaries			<u>C</u>	C	C	C	C	C	
Pool Halls			<u>C</u>	C	C	C	C	C	19
Recycling Facilities:									20
a. Reverse Vending Machines	P	P	P	P	P	P	P	P	

b. Small Collection	C	C	GP	P	P	P	P	P	
c. Large Collection			<u>C</u>	C	C	C	C	C	
Theaters			<u>C</u>	C	C	C	C	C	
Urban Private Storage									
Wine Tasting (Only as an Accessory Use to establishments selling wine or wine related products as a primary use)	MC	MC	MC	MC	MC	MC	MC	MC	
9. Vehicle-Related Repair, Sales and Service	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	NOTE 21
Car Washes			<u>C</u>	C	C	C	C	C	
Service/Gas Station	C	C	C	C	C	C	C	C	22
Vehicle Parts/Accessories Sales			<u>MC</u>	MC	MC	MC	MC	MC	
Vehicle Dealerships (Sales, Leasing, Rental, New and Used):									23
a. Auto Dealerships with fewer than 10 cars			<u>MC</u>	MC	MC	MC	MC	MC	
b. All Other Vehicle Dealerships			<u>C</u>	C	C	C	C	C	
Vehicle Repair/Service, Minor			<u>C</u>	C	C	C	C	C	26

Footnotes:

- 1 Refer to Section 17.28.120, Convenience Stores/Retail Establishments Selling Convenience Items, of this title, for special provisions for convenience stores.
- 2 Refer to Section 17.28.220, Parking Lots, of this title, for special provisions for single-use parking lots.
- 3 Refer to Section 17.28.090, Bed and Breakfast Inns, of this title, for special provisions for bed and breakfast inns.

4 Refer to Section 17.28.110 Congregate Care Facilities of this title for special provisions for congregate care facilities.

5 Refer to Section 17.28.100, Child Day Care Facilities, this title, for special provisions for day care facilities.

6 Small-family day care homes are permitted in single-family homes. A Minor Conditional Use Permit is required to allow small-family day care homes in other residential dwellings. Small-family day care homes only shall operate in buildings that were lawfully constructed.

7 Refer to Section 17.28.220, Parking Lots, of this title, for special provisions for parking lots.

8 Refer to Section 17.28.230, Public Park Facilities, of this title for review requirements for parks.

9 Refer to Section 17.28.240, Public Utilities, of this title, for special provisions for public utilities.

10 Refer to Section 17.56.090, Affordable Housing Overlay Zone, for projects in Commercial and Mixed-Use Zones, of this title, for special provisions for Affordable Housing Projects.

11 Refer to Section 17.28.280, Senior Housing Projects, of this title, for special provisions for senior housing projects.

12 Refer to Section 17.28.260, Restaurants, Drive-In, Drive-Through, of this title, for special provisions for drive-in/drive-thru restaurants.

13 When a restaurant has an approved CUP for the service of alcohol indoors and a CUP is required for the service of alcohol outdoors, then the applicant may request an amendment to the existing CUP to extend service outdoors. When a restaurant has an approved CUP for the service of alcohol indoors and an MCUP is required for the service of alcohol outdoors, an MCUP is the only application necessary (an amendment to the existing CUP shall not be necessary).

14 If a CUP has been previously approved for service of hard alcohol indoors, then that service may be extended outdoors for outdoor facilities with no more than 16 seats or four tables with the approval of an MCUP. If no CUP has been approved for service of hard alcohol indoors, then any service of hard alcohol outdoors requires a CUP.

15 Refer to Section 17.28.040, Alcoholic beverages and motor vehicle fuel, concurrent sale of, of this title, for special provisions for concurrent sales of motor fuel and alcoholic beverages.

16 Refer to Section 17.28.050, Amusement Centers, of this title, for special provisions for arcades/amusement centers.

17 Refer to Section 17.28.130, Grading, of this title, for special provisions for grading requests that are not accompanying development requests.

18 Massage is subject to Section 5.28 of the City of San Clemente Municipal Code.

19 The provisions for amusement centers shall apply to pool halls. Please refer to Section 17.28.050, Amusement Centers, for special provisions for amusement centers.

20 Refer to Section 17.28.250, Recycling Facilities, of this title, for special provisions for recycling facilities.

21 Refer to Section 17.28.330, Vehicle Service and Repair-Related Facilities, for provisions for all vehicle service and repair-related facilities.

22 Refer to Section 17.28.290, Service Stations, of this title, for special provisions for service/gas stations.

23 Refer to Section 17.28.310, Vehicle Dealerships, of this title, for special provisions for vehicle dealerships. The sales, leasing, and/or rental of new and/or used vehicles which meet any of the following criteria shall be prohibited within the commercial zones described in this chapter:

24 Refer to Section 17.28.320, Vehicle Repair Facilities, of this title, for special provisions for vehicle repair facilities.

(Ord. 1314 §§ 37—43, 2006; Ord. 1308 § 13, 2006; Ord. 1182 § 13, 1997; Ord. 1172 § 3 (Repealed by 96-555), 1996)

(Ord. No. 1517, § 3, 8-17-2010; Ord. No. 1524, §§ 5, 6, 12-7-2010; Ord. No. 1536, § 4(Exh. A), 6-21-2011; Ord. No. 1561, § 3(Exh. A, § 20), 11-27-2012; Ord. No. 1575, § 3(Exh. A, § 8), 12-3-2013)

17.36.030 Commercial zone general development standards.

The following property development standards shall apply to all land and permitted or conditionally permitted buildings located within their respective commercial zones.

A. **Creation of New Lots.** The creation of new lots within commercial zones following the date of adoption of this title shall conform to the minimum dimensions for lots established within this zone, except in the case of condominium lots or individual lots within a shopping center, in which case minimum dimensions shall be applied to the boundaries around the entire center. Individual lots created within shopping centers are exempt from the site development standards stated herein, as they relate to minimum lot areas and lot width, as long as the following conditions are met:

1. A Site Plan Permit for the entire center has been processed and approved pursuant to Section 17.16.050, Site Plan Permits and Minor Site Plan Permits, of this title;

2. Easements for reciprocal access, parking and maintenance are recorded in a form approved by the City Attorney and maintained; and
 3. All applicable setbacks adjacent to the exterior boundaries of the shopping center or commercial development are met.
- B. **General Development Standards.** Tables 17.36.030(A), Commercial Zone Development Standards, Neighborhood Commercial Zones, and 17.36.030(B), Commercial Zone Development Standards, Community and Regional Commercial Zones, list the site development standards required for projects located in commercial zones.

Table 17.36.030A

Commercial Zone Development Standards

Development Standards Applicable to Commercial Zones	
Lot Frontage, Minimum	Refer to Section 17.24.140, Lot Frontage Requirements, Minimum, of this title.
Landscape Setback for Parking Areas	Please refer to Section 17.64.060(C), Landscaping, for landscaping setbacks for parking areas.
Setbacks from Residentially Zoned Property	Please refer to Section 17.24.170, Residentially Zoned Property, Development Adjacent to, for setbacks from residentially zoned property.
Parking	For parking requirements, please refer to Chapter 17.64, Parking and Access Standards, of this title.
Landscaping	Refer to Chapter 17.68, Landscaping Standards, of this title, for landscaping requirements.
Floor Area Ratio, Historic Structures	Please refer to Section 17.24.100, Increases in Floor Area Ratio, for increases in floor area ratio when historic structures are preserved on-site or relocated to appropriate zones

NC 1.1 Development Standards	
Standard	NC 1.1 Zone Requirement
Lot Area, Minimum	4,000 Square Feet
Lot Width, Minimum	40'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"

Lot Coverage, Maximum	50 percent of lot area
Floor Area Ratio	.35
Height Limitation	15'-0"; 1 Story

NC 1.2 Development Standards	
Standard	NC 1.2 Zone Requirement
Lot Area, Minimum	4,000 Square Feet
Lot Width, Minimum	40'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	50 percent of lot area
Floor Area Ratio	.35
Height Limitation	33'-0" Top of Roof; 26'-0" Plate; 2 Stories

NC 1.3 Development Standards	
Standard	NC 1.3 Zone Requirement
Lot Area, Minimum	4,000 Square Feet
Lot Width, Minimum	40'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	50 percent of lot area
Floor Area Ratio	.35
Height Limitation	45'-0" Top of Roof; 37'-0" Plate; 3 Stories

NC 2 Development Standards	
Standard	NC 2 Zone Requirement
Lot Area,	6,000 Square Feet

Minimum	
Lot Width, Minimum	60'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	50-60 percent of lot area _[wc1]
Floor Area Ratio	.50; See also Section 17.24.100 "Increases in Floor Area Ratio" pertaining to historic structures on parcels not within the Coastal Zone
Height Limitation	33'-0" Top of Roof; 26'-0" Plate; 2 Stories

NC 3 Development Standards	
Standard	NC 3 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	50-80 percent of lot area _[wc2]
Floor Area Ratio	.75
Height Limitation	45'-0" Top of Roof; 37'-0" Plate; 3 Stories

CC 1 Development Standards	
Standard	CC 1 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"

Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	60 percent of lot area
Floor Area Ratio	.50
Height Limitation	33'-0" Top of Roof; 26'-0" Plate; 2 Stories

CC 2 Development Standards	
Standard	CC 2 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	60 percent of lot area; A lot coverage of 80 percent of lot area is allowed if the use of the parcel is comprised entirely of uses listed in Table 17.36.020 "Commercial Zone Uses" under subheading "2. Hospital Uses"
Floor Area Ratio	.50; A floor area ratio of 2.00 is allowed if the use of the parcel is comprised entirely of uses listed in Table 17.36.020 "Commercial Zone Uses" under subheading "2. Hospital Uses"
Height Limitation	45'-0" Top of Roof; 37'-0" Plate; 3 Stories. A height of 54'-0" Top of Roof, 45'-0" Plate; 4 stories, is allowed if the use of the parcel is comprised entirely of uses listed in Table 17.36.020 "Commercial Zone Uses" under subheading "2. Hospital Uses"

CC 3 Development Standards	
Standard	CC 3 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"

Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	80 percent of lot area
Floor Area Ratio	.70
Height Limitation	45'-0" Top of Roof; 37'-0" Plate; 3 Stories.

(Ord. 1231 § 4, 1999; Ord. 1172 § 3 (part), 1996)

(Ord. No. 1517, § 3, 8-17-2010; Ord. No. 1536, § 4(Exh. A), 6-21-2011)

17.36.040 Commercial zone special development standards.

Chapter 17.24, General Development Standards, of this title includes a number of special provisions affecting commercial properties. Unless otherwise indicated in the referenced sections, or in other City documents regulating commercial development, the development standards listed in Chapter 17.24, General Development Standards, of this title shall apply to all zones described in this chapter.

Table 17.36.040

Special Development Standards for All Commercial Zones

Standards	Sections
Accessory Buildings	Section 17.24.040
Building Equipment and Services and Their Screening	Section 17.24.050
Encroachment into Setbacks and Height Limits, General	Section 17.24.080
Fences, Walls, Hedges	Section 17.24.090
Height Limitations	Section 17.24.110
Increase in Floor Area Ratios	Section 17.24.100

Lighting	Section 17.24.130
Off-Street Loading Area	Section 17.24.150
Relocation of Structures	Section 17.24.160
Residentially Zoned Properties, Development Adjacent To	Section 17.24.170
Retaining Walls	Section 17.24.180
Skirt Walls	Section 17.24.190
Substandard Lots	Section 17.24.200
Through Lots, Rear Yard Setback For	Section 17.24.210
Trip Reduction Measures for Projects With Greater than 100 Employees	Chapter 17.76

(Ord. 1172 § 3 (part), 1996)

(Ord. No. 1536, § 4(Exh. A), 6-21-2011)

FOOTNOTE(S):

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Editor's note— Ord. No. 1536, § 4(Exh. A), adopted June 21, 2011, amended Ch. 17.36, in its entirety, to read as herein set out. Prior to inclusion of said ordinance, Ch. 17.36 pertained to similar subject matter. See also the Code Comparative Table and Disposition List. ([Back](#))

Section 1: Chapter 17.40 of the San Clemente Municipal Code is hereby amended in its entirety as follows:

CHAPTER 17.40 MIXED USE ZONES AND STANDARDS ^[2]

Sections:

17.40.010 Purpose and intent.

17.40.020 Residential densities in mixed-use zones.

17.40.030 Mixed-use regulations.

17.40.040 Mixed-use zone general development standards.

17.40.050 Mixed-use zone special development standards.

17.40.010 Purpose and intent.

The General Plan details the goals, objectives, and policies for the City's mixed-use zones, including the establishment of active, pedestrian-oriented districts which enhance the quality of life and vitality of the City. It is the purpose of this chapter to implement the General Plan's vision for distinct mixed-use zones through development regulations that allow for the mixture of retail, office and residential uses within the same zone, while achieving a high level of architectural quality

~~A combination of mixed use zones and overlays are established to bring particular development standards for designated parcels within the downtown core, in the transitional areas near the core, in frontage areas on El Camino Real, within the North Beach, in the Pier Bowl and along the southern portion of El Camino Real east of Interstate 5, described in the following paragraphs.~~

- A. North Beach Mixed Use (MU 1) Zone.** The North Beach area includes this zone to provide for a mix of uses and development standards similar to those within the Downtown transition area, while excluding stand alone residential development.
- B. North El Camino Real Mixed Use (MU 2) Zone.** The North El Camino Real is a unique community and visitor serving hub for entertainment and coastal recreation. This zone is intended to support the fulfillment of this character and potential through adopted development standards. In large measure, the zone replicates the use provisions of the former C 2 zone, which had allowed for a mix of uses.
- C. Downtown Mixed-Use (MU 3.0) Zone.** The downtown area (MU3.0) is defined in the San Clemente General Plan as the symbolic "core" of the City, maintaining its pedestrian-oriented village character. Commercial development—non-residential uses allowed in this zone such as community and tourist-serving retail commercial, entertainment, restaurants, offices, institutional and public uses—and residential uses accompanying commercial development are accommodated within this zone. Along with enhancing the pedestrian nature of downtown, the inclusion of residential uses into commercial development will provide housing opportunities for employees and owners of commercial establishments, as well as others

interested in living in the downtown area. As well as the MU3.0 zoning designation, many of the sites in the downtown area also have an Architectural (-A) Overlay District designation and/or a Central Business (-CB) District overlay designation. The requirements of these overlay districts affect the use, style and physical layout of projects. The overlay districts are described in Chapter 17.56, Overlay Districts and Standards, of this title. (Please refer to the City's Zoning Maps for the location of these overlay districts.)

The location of uses and parking within projects is particularly important to the pedestrian ambiance of this zone. In the -CB Overlay District, pedestrian-oriented uses are to be located along the street and less pedestrian-oriented uses to the rear or above street facing spaces.

Throughout the MU 3.0 zone, residential units are encouraged above the street level of projects to provide housing opportunities for employees, owners of commercial establishments and others interested in living in the downtown area, as well as to make room for more pedestrian-oriented uses on the street level. In the AH Overlay Zone, dwellings are allowed by right at the street level to facilitate development of accessible and affordable housing. The City may allow nonresidential uses included in Table 17.40.030, Permitted and Conditional Uses within the Mixed-use Zone, on the same floor as residential uses (above street level) through the appropriate discretionary review process. Buildings are to be located along the street and parking is to be located behind buildings (or to the side of buildings when parking behind buildings is impossible) to maintain and promote an interesting sidewalk scene for the pedestrian, in accordance with the City's General Plan and Urban Design Guidelines. For specific requirements regarding the location of uses, please refer to Section 17.04.030.2, Special Use Regulations for the Downtown Mixed-Use (MU3.0) Zone, and Section 17.56.030, Central Business (-CB) Overlay District, of this title, along with the City's General Plan and Urban Design Guidelines. The use of non-residential space in this zone is vital to the pedestrian nature of the area. Non-residential spaces must contain uses that serve clients and patrons that will visit the site. These spaces may not be merely used for storage for other businesses or for adjacent residential uses or be used as spaces that function in the same manner as home occupancy uses.

The scale, architectural style and physical layout of projects in the MU 3.0 zone are important to its pedestrian-oriented village character. In accordance with the General Plan, future development in this area is to be consistent in scale (2—3) stories and character with the prevailing Spanish Colonial Revival buildings. For specific details, please refer to Section 17.56.020, Architectural (-A) Overlay District, of this title, along with the City's General Plan and the Urban Design Guidelines.

D. Downtown Transition Mixed Use (MU 3.1) Zone. This zoning category provides providing for a transitional level of development surrounding the Downtown Core. Important distinctions regarding height and design form, plus an allowance for stand-alone residential development, distinguish this zone from the MU 3 zone.

- E. **El Camino Real South, West of Interstate 5 Mixed Use (MU 3.2) Zone.** This zone is particularly applied to parcels fronting the west side of El Camino Real and backing onto the parallel alley west of El Camino Real, southward of Downtown and northward of the Interstate 5 overcrossing. These particular parcels average approximately one hundred feet (100') in depth and slope downward from El Camino Real. The alley at the rear of these parcels abuts the single family residential RL zone. The intent of the MU 3.2 zone is to provide for commercial development fronting El Camino Real and mixed use development opportunity while respecting the scale of development on the neighboring residential areas.
- F. **Downtown / Residential Allowance Area Mixed Use (MU 3.3) Zone.** A series of parcels on Avenida Granada, southwest of South Ola Vista, which have been developed as residences can contribute to the scale and design of the downtown area while allowing for residential uses into the future. This zone utilizes the use provisions of the MU 3.1 Zone while retaining the development criteria of the MU 3.0 zone.
- G. **El Camino Real South, East of Interstate 5 Mixed-Use (MU 5) Zone.** The MU 5 land-use designation accommodates commercial and residential development within the same zone, but limits development such that commercial and residential uses cannot exist on the same lot. The standards for this zone include a requirement that the type of use allowed, residential or commercial, depends upon whether large contiguous areas of that use exist.

(Ord. 1252 § 6, 2001; Ord. 1172 § 3 (part), 1996)

(Ord. No. 1536, § 4(Exh. A), 6-21-2011)

17.40.020 Residential densities in mixed-use zones.

This title limits the maximum and minimum residential density for each mixed-use zone; however, the density allowed for any residential project within the City may be limited further through the appropriate discretionary review process, when discretionary review is provided for in this title. The Zoning Administrator, Planning Commission and/or City Council shall have the authority to reasonably condition any residential development subject to discretionary review to ensure proper transition to and compatibility with adjacent developments, existing or proposed.

(Ord. 1172 § 3 (part), 1996)

(Ord. No. 1536, § 4(Exh. A), 6-21-2011)

17.40.030 Mixed-use regulations.

A. Permitted and Conditionally Permitted Uses.

- 1. General Requirements. The uses identified in Table 17.40.030, Mixed-Use Zone Uses, shall be the primary uses allowed to occur on a property. All uses except for those provided for in Sections 17.28.210, Outdoor Display Areas and

17.28.300, Temporary Uses and Structures, of this title shall be conducted within enclosed structures. The primary uses identified in Table 17.40.030 shall be permitted or conditionally permitted, as indicated.

P	Where the symbol "P" appears, the use shall be permitted.
MC	Where the symbol "MC" appears, the use shall be permitted subject to the issuance of a Minor Conditional Use Permit, in accordance with Section 17.16.070, Minor Conditional Use Permits.
C	Where the symbol "C" appears, the use shall be permitted subject to the issuance of a Conditional Use Permit, in accordance with Section 17.16.060, Conditional Use Permits, of this title. If the use is located in the -CB Overlay District, it shall be reviewed for its appropriateness in pedestrian-oriented spaces in accordance with Section 17.56.030, Central Business District Overlay.
O	Where the symbol "O" appears, the use is subject to an alternative review process described in a subsequent footnote.

2. Special Use Regulations for

- a. Residential and Nonresidential Uses on the Same Floor. **In the MU1, MU2, MU3.0, and MU3.2 zones**, nonresidential uses shall be permitted on the same floor as a residential use subject to the issuance of a Conditional Use Permit, in accordance with Section 17.16.060, Conditional Use Permits, of this title.
- b. Review of the Location of Pedestrian and Non-pedestrian Uses in the Central Business Overlay (-CB). Non-pedestrian uses, as defined in Section 17.56.030, Central Business District Overlay, are discouraged in pedestrian-oriented spaces, also defined in Section 17.56.030, Central Business District Overlay, and shall be allowed in such spaces through the discretionary review processes indicated in Table 17.40.030, Permitted and Conditionally Permitted Uses within Mixed-Use Zones. For specific criteria for the location of pedestrian and non-pedestrian uses in pedestrian spaces, please refer to Section 17.56.030, Central Business District Overlay, for provisions for the Central Business District Overlay.
- c. **Location of Residential Uses.**
MU1, MU2, MU3.0, and MU3.2 zones. Residential uses shall be limited to floors above street level in MU1, MU2, and MU3.0 zones. In the MU3.2 zone, residential uses shall be limited to floors above street level where floor area is located within 25 feet of South El Camino Real. Lobbies, entryways, and other non-habitable space for residential uses shall be allowed on the street level.

ii. MU3.1 and MU3.3 zones. Residential uses may be on the ground level in MU 3.1 and MU3.3 zones.

iii. MU5 zone. For residential uses in the MU5 zone, please refer to Section 17.40.050(A), Residential Use Restrictions for MU5.

d. The Use of Non-residential Space. Non-residential spaces shall contain uses that serve clients and patrons that will visit the site. These spaces may not be merely used for storage for other businesses or for adjacent residential uses or be used in the same manner as home occupancy businesses.

e. Location of Parking. Parking shall be located behind buildings or to the side of buildings when parking behind buildings is impossible.

B. Prohibited Uses. The following uses are prohibited:

1. Uses that are listed in Table 17.40.030, but are not identified as either permitted—"P"—or conditionally permitted—"MC or C", or "O"; and
2. Uses that have been excluded from Table 17.40.030, unless they are found by the City to be similar to permitted or conditionally permitted uses.
3. Uses where a blank cell appears within Table 17.40.030

Table 17.40.030 - Mixed-Use Zone Uses

USE	ZONES							NOTE
	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	
1. Commercial Uses								
Antiques	P	P	P	P	P	P	P	
Art Galleries	P	P	P	P	P	P	P	
Bakery Goods/Sales (No Wholesale Distributors)	P	P	P	P	P	P	P	
Barber Shops	P	P	P	P	P	P	P	
Bicycle Shops	P	P	P	P	P	P	P	
Bookstores	P	P	P	P	P	P	P	
Ceramics (Retail Sales)	P	P	P	P	P	P	P	
Cleaners and Laundromats (No Linen Service)	P	P	P	P	P	P	P	
Clothing Stores	P	P	P	P	P	P	P	
Confectionery Stores (Small Scale Production with Retail Sales)	P	P	P	P	P	P	P	

Convenience Stores	C	C	C	C	C	C		1
Drugstores/Pharmacies	P	P	P	P	P	P	P	
Electronics (Retail Sales and Repair)	P	P	P	P	P	P	P	
Fabric Stores	P	P	P	P	P	P	P	
Floor Covering Stores	P	P	P	P	P	P	P	
Florists (Retail Sales)	P	P	P	P	P	P	P	
Furniture Stores (Retail Sales)	P	P	P	P	P	P	P	
Grocery/Food Stores (Not Convenience Stores)	P	P	P	P	P	P	P	
Gunsmith/Gun Shops	C	C	C	C	C	C	C	
Hair Salons	P	P	P	P	P	P	P	
Hardware Stores	P	P	P	P	P	P	P	
Home Appliance Stores (Retail Sales and Repair)	P	P	P	P	P	P	P	
Ice Cream Parlors (Retail Sales with Small Production)	P	P	P	P	P	P	P	
Interior Decorating Stores	P	P	P	P	P	P	P	
Jewelry Stores	P	P	P	P	P	P	P	
Liquor Sales:								
a. Hard Alcohol	C	C	C	C	C	C	C	
b. Beer and Wine (Off-Site Consumption Only)	MC	MC	MC	MC	MC	MC	MC	
Locksmith Shops	P	P	P	P	P	P	P	
Mail-Order Stores	P	P	P	P	P	P	P	
Medical/X-Ray Equipment (Sales Only)					P		P	
Medical Marijuana Dispensaries								
Music Sales	P	P	P	P	P	P	P	

Newsstands (On Private Property)	P	P	P	P	P	P	P	
Nurseries (Indoor Garden Retail Sales)	P	P	P	P	P	P	P	
Nurseries (Outdoor Garden Retail Sales)	C	C	C	C	C	C	C	
Office Equipment/Supplies	P	P	P	P	P	P	P	
Paint/Wallpaper Sales	P	P	P	P	P	P	P	
Patio/Outdoor Furniture Sales	P	P	P	P	P	P	P	
Pawn Shops	C	C	C	C	C	C	C	
Pet Shops	MC	MC	MC	MC	MC	MC	MC	
Pet Supply Stores	P	P	P	P	P	P	P	
Photographic Equipment Sales	P	P	P	P	P	P	P	
Pottery (Retail Sales with Small Production)	P	P	P	P	P	P	P	
Shoe Stores (Retail Sales and Repair)	P	P	P	P	P	P	P	
Specialty Food Stores	P	P	P	P	P	P	P	
Sporting Goods (Retail Sales)	P	P	P	P	P	P	P	
Stationery Stores	P	P	P	P	P	P	P	
Swimming Pool Accessory Shops	P	P	P	P	P	P	P	
Tailors/Dressmakers	P	P	P	P	P	P	P	
2. Lodging	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	NOTE
Bed and Breakfast Inns:								2
a. Five or Fewer Guest Rooms	O	P	O	P	P	P	P	3
b. Six to 10 Guest Rooms	O	MC	O	MC	MC	MC	MC	3
c. Over 10 Guest Rooms	C	C	C	C	C	C	C	
Hotel and Ancillary Uses	C	C	C	C	C	C	C	

Motels					C		C	
Timeshares	C	C	C	C	C	C	C	
3. Professional Offices, Financial Institutions and Related Uses	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	NOTE
Ambulance Services (Office Only)	O	P	O	P	P	P	P	3
Banks/Financial Institutions	P	P	P	P	P	P	P	
Employment Agencies	O	P	O	P	P	P	P	3
Offices, Medical:								
a. Optometrists with Retail Space	P	P	P	P	P	P	P	
b. Optometrists without Retail Space	O	P	O	P	P	P	P	3
c. Other Offices	O	P	O	P	P	P	P	3
Offices, Professional and/or General:								
a. Realtors	P	P	P	P	P	P	P	
b. Other Offices	O	P	O	P	P	P	P	3
Offices, Veterinary/Animal Hospitals	C	C	C	C	C	C	C	
Secretarial Services	O	P	O	P	P	P	P	3
Telemarketing Services	O	P	O	P	P	P	P	3
Travel Agencies	P	P	P	P	P	P	P	
4. Public/Quasi Public and Institutional Uses	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	NOTE
Churches	C	C	C	C	C	C	C	
Clubs/Social Organizations	C	C	C	C	C	C	C	
Congregate Care Facilities	C	C	C	C	C	C	C	4
Convalescent Homes							C	
Day Care Facilities:								5

a. Small Day Care Homes	O	O	O	O	O	O	O	6
b. Large Day Care Homes	MC	MC	MC	MC	MC	MC	MC	
c. Day Care Centers	C	C	C	C	C	C	C	
Group Instruction/Group Counseling	O	P	O	P	P	P	P	3
Libraries	P	P	P	P	P	P	P	
Parking Lots	MC	MC	MC	MC	MC	MC	MC	7
Parking Structures	C	C	C	C	C	C	C	
Parks	O	O	O	O	O	O	O	8
Public Utilities								9
a. City-Initiated Projects	O	O	O	O	O	O	O	
b. Projects Initiated by Outside Agencies:								
i. Major Utilities	C	C	C	C	C	C	C	
ii. Minor Utilities	P	P	P	P	P	P	P	
Schools, Public and Private 1—12 Individuals	MC	MC	MC	MC	MC	MC	MC	
Greater than 12 Individuals	C	C	C	C	C	C	C	
Transportation Facilities	C	C	C	C	C	C	C	
5. Residential Uses	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	NOTE
Affordable Housing Projects	P	P	P	P	P	P	P	10
Manufactured Homes							MC	11
Mobile Homes:							C	12
a. Units							C	
b. Subdivisions and Parks								13
Residential Units	P	P	P	P	P	P	P	14, 15
Senior Housing Projects	C	C	C	C	C	C	C	16
Stand Alone Residential				P		P	P	15

6. Restaurants and bars	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	NOTE
Bars, cocktail lounges (with or without dancing and/or entertainment)	C	C	C	C	C	C	C	
Restaurants								
a. With drive-through							C	17
b. With no on-site consumption of liquor, no dancing, no entertainment	P	P	P	P	P	P	P	
c. With on-site sale of beer and wine:								
i. Indoors	MC	MC	MC	MC	MC	MC	MC	
ii. Outdoors with up to 16 outdoor seats or four tables	MC	MC	MC	MC	MC	MC	MC	
iii. Outdoors with more than 16 outdoor seats and/or four tables	C	C	C	C	C	C	C	
d. With on-site sale of hard alcohol:								18,19, 20
i. Indoors	C	C	C	C	C	C	C	
ii. Outdoors with up to 16 outdoor seats or four tables	MC/C	MC/C	MC/C	MC/C	MC/C	MC/C	MC/C	
iii. Outdoors with more than 16 seats and/or four tables	C	C	C	C	C	C	C	
e. With dancing and/or entertainment that has:								
i. No amplified sound	MC	MC	MC	MC	MC	MC	MC	
ii. Amplified sound	C	C	C	C	C	C	C	
7. Unclassified Uses	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	NOTE
Accessory Buildings, Residential								21

a. Detached, Over 15 Feet in Height							C	
b. All Others							P	
Accessory Buildings, Nonresidential	C	C	C	C	C	C	C	21
Alcohol Beverage Sales Concurrent with Motor Vehicle Fuel-Convenience Store Sales							C	22
Amusement Centers	C	C	C	C	C	C	C	23
Animal Grooming Shops							MC	
Bowling Alleys							C	
Drive-Thru Facilities, When in Conjunction with a Use Permitted or Conditionally Permitted in this Zone							C	17
Grading, Not Accompanying a Development Request:								24
a. Emergency	P	P	P	P	P	P	P	
b. Major	C	C	C	C	C	C	C	
c. Minor	P	P	P	P	P	P	P	
Health/Fitness/Sports Clubs and Facilities	C	C	C	C	C	C	C	
Massage	P	P	P	P	P	P	P	25
Mortuaries							C	
Pool Halls	C	C	C	C	C	C	C	26
Recycling Facilities: Reverse Vending Machines	MC	MC	MC	MC	MC	MC	MC	27
Theaters	C	C	C	C	C	C	C	
Urban Private Storage	C	C	C	C	C	C		28
Wine Tasting (Only as an Accessory Use to establishments selling wine or	MC	MC	MC	MC	MC	MC	MC	

wine related products as a primary use)								
8. Vehicle-Related Repair, Sales and Service	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	NOTE 29
Car Washes							C	
Vehicle Parts/Accessories Sales with no on-site installation services							MC	29

1 Refer to Section 17.28.120, Convenience Stores/Retail Establishments Selling Convenience Items, of this title.

2 Refer to Section 17.28.090, Bed and Breakfast.

3 Refer to Section 17.56.030 Central Business (-CB) Overlay District. This use is potentially subject to locational criteria within a structure based on its compatibility with the objectives of creating or maintaining pedestrian-oriented space in the Central Business Overlay District. A Minor Conditional Use Permit is required to allow this use in pedestrian-oriented space.

4 Refer to Section 17.28.110, Congregate Care Facilities.

5 Refer to Section 17.28.100, Child Day Care Facilities.

6 Small-family day care homes are permitted in single-family homes. A Minor Conditional Use Permit is required to allow small-family day care homes in other residential dwellings. Small-family day care homes only shall operate in buildings that were lawfully constructed.

7 Refer to Section 17.28.220, Parking Lots.

8 Refer to Section 17.28.230, Public Park Facilities.

9 Refer to Section 17.28.240, Public Utilities.

10 Refer to Section 17.56.090 Affordable Housing Overlay District in Commercial and Mixed-Use Zones, for special provisions for Affordable Housing Projects.

11 Manufactured homes are subject to the same requirements as individual mobile homes. Please refer to Section 17.28.190(D), Minimum Standards for Individual Mobile Homes.

12 Refer to Section 17.28.190, Mobile Homes.

13 Refer to Section 17.36.040, Planned Residential District Overlay.

14 Residential uses in the MU1, MU2, MU3.0 zones are limited to the floors above street level. In the MU3.2 zone, residential uses are limited to the second floor where floor area is located within 25 feet of El Camino Real. Refer to Section 17.40.030(A)(2)(c), Location of Residential Uses.

15 Residential uses may be located on the ground level in the MU3.1, MU3.3, and MU5 zones. For residential uses in the MU5 zone, please refer to Section 17.40.050(A), Residential Use Restrictions for MU5.

16 Refer to Section 17.28.280, Senior Housing Projects.

17 Refer to Section 17.28.260, Drive-Throughs.

18 When a restaurant has an approved CUP for the service of alcohol indoors and a CUP is required for the service of alcohol outdoors, then the applicant may request an amendment to the existing CUP to extend service outdoors.

19 When a restaurant has an approved CUP for the service of alcohol indoors and an MCUP is required for the service of alcohol outdoors, an MCUP is the only application necessary (an amendment to the existing CUP shall not be necessary).

20 If a CUP has been previously approved for service of hard alcohol indoors, then that service may be extended outdoors for outdoor facilities with no more than 16 seats or four tables with the approval of an MCUP. If no CUP has been approved for service of hard alcohol indoors, then any service of hard alcohol outdoors requires a CUP.

21 Refer to Section 17.24.040, Accessory Buildings.

22 Refer to Section 17.28.040, Alcoholic beverages and motor vehicle fuel, concurrent sale of, of this title, for special provisions for concurrent sales of motor fuel and alcoholic beverages.

23 Refer to Section 17.28.050, Amusement Centers.

24 Refer to Section 17.28.130, Grading.

25 Massage is subject to Section 5.28 of the City of San Clemente Municipal Code.

26 The provisions for amusement centers shall apply to pool halls. Refer to Section 17.28.050, Amusement Centers.

27 Refer to Section 17.28.250, Recycling Facilities.

28 Refer to Section 17.28.305, Urban Private Storage.

29 Refer to Section 17.28.330, Vehicle Service and Repair-Related Facilities.

(Ord. 1442 §§ 5, 6, 2007; Ord. 1314 §§ 44—48, 2006; Ord. 1308 § 14, 2006; Ord. 1304 § 26, 2005; Ord. 1252 §§ 7 and 8, 2001; Ord. 1182 § 14, 1997; Ord. 1172 § 3 (part), 1996)

(Ord. No. 1524, §§ 7, 8, 12-7-2010; Ord. No. 1536, § 4(Exh. A), 6-21-2011; Ord. No. 1561, § 3(Exh. A, §§ 21—23), 11-27-2012; Ord. No. 1575, § 3(Exh. A, § 9), 12-3-2013)

17.40.040 Mixed-use zone general development standards.

The following property development standards shall apply to all land and permitted or conditionally permitted buildings located within their respective mixed-use zones.

- A. **The Creation of New Lots.** The creation of new lots within mixed-use zones following the date of adoption of this title shall conform to the minimum dimensions for lots established within this zone, except in the case of condominium lots or individual lots within a shopping center, in which case minimum dimensions shall be applied to the boundaries around the entire center. Parcels created within shopping centers are exempt from the site development standards Stated herein, as they relate to minimum site areas, and minimum lot width and depth, as long as the following conditions are met:
 - 1. A conceptual development plan for the entire center has been developed and approved pursuant to the provisions of this title;
 - 2. Easements for reciprocal access, parking and maintenance are recorded in a form approved by the City Attorney, and maintained; and
 - 3. All applicable setbacks adjacent to the exterior boundaries of the shopping center or mixed-use development are met.
- B. **General Development Standards.** Table 17.40.040, Mixed-Use Zone Development Standards, lists the site development standards required for mixed-use development projects.

Table 17.40.040

- Development Standards All Mixed Use Zones

Development Standards Applicable to All Mixed Use Zones	
Lot Frontage, Minimum	Refer to Section 17.24.140, Lot Frontage Requirements, Minimum, of this title.
Landscape Setback for Parking Areas	Please refer to Section 17.64.060(C), Landscaping, for landscaping setbacks for parking areas.
Setbacks from Residentially Zoned Property	Please refer to Section 17.24.170, Residentially Zoned Property, Development Adjacent to, for setbacks from residentially zoned property.
Parking	For parking requirements, please refer to Chapter 17.64, Parking and Access Standards, of this title.
Landscaping	Refer to Chapter 17.68, Landscaping Standards, of this title, for landscaping requirements.

Table 17.40.041

MU 1 Development Standards

MU 1 Development Standards	
Standard	MU 1 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Residential Density, Minimum / Maximum	Maximum of one dwelling unit per 1,200 square feet of net lot area or one dwelling unit per 1,800 square feet of gross area, whichever is less.
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	100 percent of lot area
Commercial/Mixed Use Floor Area Ratio, Maximum	Commercial projects: 1.0 FAR; Mixed use projects:2.0
Floor Area Ratio, Minimum/Maximum Required as Commercial in Mixed Use Projects	For Mixed Use projects, the Floor Area Ratio devoted to Commercial use shall be a minimum of 0.35 and a maximum of 1.0.
Height Limitation	Residential, Commercial, or Mixed Use projects on lots 12,000 square feet or smaller: 2 Stories with a maximum plate height of 26'-0" and a maximum Top of Roof height of 33'-0". Exception with Conditional Use Permit: 3 Stories with a maximum plate height of 37'-0" and a maximum Top of Roof height of 45'-0." Mixed Use projects on lots greater than 12,000 square feet: 3 Stories with a maximum plate height of 37'-0" and a maximum Top of Roof height of 45'-0."

Table 17.40.042

MU 2 Development Standards

MU 2 Development Standards	
Standard	MU2 Zone Requirement

Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Residential Density, Maximum	Maximum of one dwelling unit per 1,200 square feet of net lot area or one dwelling unit per 1,800 square feet of gross area, whichever is less.
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	50 percent of lot area.
Residential Development Location Requirement	Habitable residential space shall be located behind or above frontage commercial space.
Floor Area Ratio, Maximum	Commercial projects: 0.50; Mixed use projects:1.50
Floor Area Ratio, Minimum/Maximum Required as Commercial in Mixed Use Projects	For Mixed Use projects, the Floor Area Ratio devoted to Commercial use shall be a minimum of 0.35 and a maximum of 1.0.
Height Limitation	Commercial projects: 2 Stories with a maximum plate height of 26'-0" and a maximum Top of Roof height of 33'-0". Mixed Use projects: 3 Stories with a maximum plate height of 37'-0" and a maximum Top of Roof height of 45'-0."

Table 17.40.043

MU 3.0 Development Standards

MU 3.0 Development Standards	
Standard	MU 3.0 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Residential Density, Maximum	Maximum of one dwelling unit per 1,200 square feet of net lot area or one dwelling unit per 1,800 square feet of gross area, whichever is less.
Dwelling Unit Size, Minimum	600 square feet.

Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	100 percent of lot area
Residential Development Location Requirement	Habitable residential space shall be located on the second story or higher.
Floor Area Ratio, Maximum	Commercial projects: 1.0; Mixed use projects: 2.0
Floor Area Ratio, Minimum/Maximum Required as Commercial in Mixed Use Projects	For Mixed Use projects, the Floor Area Ratio devoted to Commercial use shall be a minimum of 0.35 and a maximum of 1.0.
Height Limitation	For all projects: 2 Stories with a maximum plate height of 26'-0" and a maximum Top of Roof height of 33'-0". For sites with sloping topography, an exception may be approved by the City Council to allow a maximum height of 3 Stories with a maximum plate height of 37'-0" and a maximum Top of Roof height of 45'-0".
Parking	In the MU3.0 Zone, parking is to be located behind buildings (or to the side of buildings when parking behind buildings is impossible). The calculation for parking for the Downtown Parking Study Area shall be made as follows: 1. The number of off-street parking spaces which shall be provided for an alteration of use or addition of square footage shall be the net increase ¹ in parking spaces required for the project as a result of the alteration or addition of square footage. ² 2. Waivers of the parking requirements may be approved by the City per Section 17.64.125(A), "Waivers", within the Downtown Parking Study Area.

Notes to MU3.0 Development Standards, "Parking":

¹ This exception is made for the Downtown Parking Study Area because of the results of Downtown, North Beach, and Pier Bowl Parking Needs Assessment completed in 1995. The study found that there was an excess supply of parking space within the Study Area for the uses existing at the time of the study, even considering that a number of lots within the Study Area are nonconforming as to parking. When requests

for alterations of use and additional square footage are considered by the City, only the net increase in parking requirements will be assessed, as opposed to requiring that projects make up for existing parking deficiencies within a site.

- ² Example: If an existing retail establishment currently requiring four parking spaces wishes to convert to a restaurant requiring seven parking spaces, the net increase in parking requirements is three spaces. To be permitted by the City, the restaurant in this example would have to be able to cover the net increase of three parking spaces. The following table illustrates the additional parking spaces that the restaurant would need to provide to be approved:

Number of Spaces Currently Provided by the Retail Establishment	Number of Spaces Which Must be Added to Allow the Restaurant
0—4	3
5	2
6	1
7	0

Table 17.40.044

MU 3.1 Development Standards

MU 3.1 Development Standards	
Standard	MU 3.1 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Residential Density, Minimum / Maximum	Maximum of one dwelling unit per 1,200 square feet of net lot area or one dwelling unit per 1,800 square feet of gross area, whichever is less.
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	100 percent of lot area
Commercial/Mixed Use Floor Area Ratio, Maximum	Commercial projects: 1.0 FAR; Mixed use projects:2.0
Floor Area Ratio, Minimum/Maximum Required as Commercial in Mixed Use Projects	For Mixed Use projects, the Floor Area Ratio devoted to Commercial use shall be a minimum of 0.35 and a maximum of 1.0.
Height Limitation	Residential, Commercial, or Mixed Use on lots 12,000 square feet or smaller: 2 Stories with a maximum plate height of 26'-0" and a maximum Top of Roof height of 33'-0". Exception with Conditional Use Permit: 3 Stories with a maximum plate height of 37'-0" and a maximum Top of Roof height of 45'-0." Mixed Use on lots greater than 12,000 square feet: 3 Stories with a maximum plate height of 37'-0" and a maximum Top of Roof height of 45'-0."
	In the MU3.1 Zone, parking is to be located behind buildings (or to the side of buildings when parking behind buildings is impossible). The calculation for parking for the Downtown Parking Study Area shall be made as follows: 1. The number of off-street parking spaces which shall be provided for an alteration of use or addition of square

	<p>footage shall be the net increase¹ in parking spaces required for the project as a result of the alteration or addition of square footage.²</p> <p>2. Waivers of the parking requirements may be approved by the City per Section 17.64.125(A), "Waivers", within the Downtown Parking Study Area.</p>
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Notes to MU3.1, Development Standards, "Parking":

- ¹ This exception is made for the Downtown Parking Study Area because of the results of Downtown, North Beach, and Pier Bowl Parking Needs Assessment completed in 1995. The study found that there was an excess supply of parking space within the Study Area for the uses existing at the time of the study, even considering that a number of lots within the Study Area are nonconforming as to parking. When requests for alterations of use and additional square footage are considered by the City, only the net increase in parking requirements will be assessed, as opposed to requiring that projects make up for existing parking deficiencies within a site.
- ² Example: If an existing retail establishment currently requiring four parking spaces wishes to convert to a restaurant requiring seven parking spaces, the net increase in parking requirements is three spaces. To be permitted by the City, the restaurant in this example would have to be able to cover the net increase of three parking spaces. The following table illustrates the additional parking spaces that the restaurant would need to provide to be approved:

Number of Spaces Currently Provided by the Retail Establishment	Number of Spaces Which Must be Added to Allow the Restaurant
0—4	3
5	2
6	1
7	0

Table 17.40.045

MU 3.2 Development Standards

MU 3.2 Development Standards	
Standard	MU 3.2 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Residential Density, Maximum	Maximum of one dwelling unit per 1,800 square feet of net lot area or one dwelling unit per 4,500 of gross area, whichever is less.
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Street Level Open Area Adjacent to Street or Alley Frontages, Minimum	50 percent of Urban Open Area provided at street level per Section 17.68.050(C)(1) shall be located between street facing building facade and property lines adjacent to streets and alleys.
Lot Coverage, Maximum	100 percent of lot area
Commercial/Mixed Use Floor Area Ratio, Maximum	Commercial projects: 1.00; Mixed use projects: 1.50.
Floor Area Ratio, Minimum/Maximum Required as Commercial in Mixed Use Projects	For Mixed Use projects, the Floor Area Ratio devoted to Commercial use shall be a minimum of 0.35 and a maximum of 1.0.
Height Limitations	<p>The maximum height of projects is limited by a height ceiling, height average limit, and alley transitional height limit. The height ceiling is applied to limit building mass to two stories facing El Camino Real while allowing for additional building mass behind and below, tucked into downward slopes that extend to an alley along the rear property line. The most restrictive of the following height limitations shall be applied to projects:</p> <ol style="list-style-type: none"> 1. Height Ceiling. A height ceiling shall extend above properties from the front property line to rear property line so that no roof or building element may have a

	<p>height that exceeds the height ceiling. The height ceiling shall be as follows: a maximum plate line height of 28 feet and maximum top of roof height of 33 feet. The height ceiling is measured above the front property line midpoint elevation. With the approval of a Conditional Use Permit, the height ceiling may be raised to a maximum plate line height of 30 feet and maximum top of roof height of 35 feet. For approval, the review authority shall meet the general findings for a Conditional Use Permit [Section 17.16.060(F)] and specific findings below.</p> <ul style="list-style-type: none"> a. The proposed height increase is necessary to allow for a second level of parking on a corner lot with access from a side street; and b. The proposed height increase will: <ul style="list-style-type: none"> i. maintain ocean views from the freeway; or ii. maintain a greater portion of freeway ocean views through roof and building offsets than what could be achieved if the project has the maximum top of roof height ceiling of 33 feet. <p>2. Height Average Limit. Projects may have a maximum plate line height of 37 feet and top of roof height of 45 feet, provided that building height complies with the height ceiling limitation.</p> <p>3. Alley Transitional Setback Height Limit and Offset. A height limitation shall be applied to transition building mass of the MU3.2 zone down to the allowed height and scale of residential properties across the rear facing alley. The height limit is applied as follows:</p> <ul style="list-style-type: none"> a. Any part of a building that exceeds a maximum top of roof height of 28 feet shall be set back a minimum of 13 feet from the rear property line. b. Height is measured above the rear lot line midpoint elevation.
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<p>Story Limitation, El Camino Real Frontage</p>	<p>The following additional standard shall be applied to limit development facing South El Camino Real to two stories. Projects shall be limited to two stories above street level within 25 feet inward of the front property line.</p>										
<p>Provision of Enclosed Residential Storage</p>	<p>Each dwelling unit shall be provided with an enclosed storage space for the personal and private use of each residence in accordance with the following table:</p> <table border="1" data-bbox="574 491 1284 680"> <thead> <tr> <th>Bedrooms</th> <th>Enclosed Storage (cubic feet, cf.)</th> </tr> </thead> <tbody> <tr> <td>Studio / One</td> <td>150 cf.</td> </tr> <tr> <td>Two</td> <td>200 cf.</td> </tr> <tr> <td>Three</td> <td>250 cf.</td> </tr> <tr> <td>Four or More</td> <td>300 cf.</td> </tr> </tbody> </table> <p>Design Requirements:</p> <ol style="list-style-type: none"> 1. Enclosed storage spaces may contain no dimension smaller than two feet and may not be divided into more than two locations. 2. At least 70 percent of the required space must be contiguous with the unit or required parking area it serves. 3. Storage spaces shall be as secure as possible. All storage spaces which are accessible from outside the living area must utilize one-inch deadbolt single cylinder locks, security-type hinges with non-removable pins, and solid core doors. Such spaces must be constructed in a secure workmanlike manner and of materials so as to resist forced entries. 4. The configuration of the storage space shall allow for all portions of it to be easily reattached. 5. One-half of the required space may be provided within the attic if it is accessible by a pull-down or stationary stairway. Where attic storage is provided, it shall be enclosed with one-hour fire-resistive construction. 6. Storage may not be provided by the enclosure of all or part of a required parking space to the extent that it prevents the full use of the space. If storage is provided by a suspended shelf or cabinetry, such shelf or cabinet may not extend to a point lower than 4'-0" above the surface of the parking space. 	Bedrooms	Enclosed Storage (cubic feet, cf.)	Studio / One	150 cf.	Two	200 cf.	Three	250 cf.	Four or More	300 cf.
Bedrooms	Enclosed Storage (cubic feet, cf.)										
Studio / One	150 cf.										
Two	200 cf.										
Three	250 cf.										
Four or More	300 cf.										

Table 17.40.046

MU 3.3 Development Standards

MU 3.3 Development Standards	
Standard	MU 3.3 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Residential Density, Maximum	Maximum of one dwelling unit per 1,200 square feet of net lot area or one dwelling unit per 1,800 square feet of gross area, whichever is less.
Dwelling Unit Size, Minimum	600 square feet.
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	100 percent of lot area
Residential Development Location; Mixed Use	In Mixed Use projects, habitable residential space shall be located on the second story or higher.
Floor Area Ratio, Maximum	Commercial projects: 1.0; Mixed use projects: 2.0
Floor Area Ratio, Minimum/Maximum Required as Commercial in Mixed Use Projects	For Mixed Use projects, the Floor Area Ratio devoted to Commercial use shall be a minimum of 0.35 and a maximum of 1.0.
Height Limitation	For all projects: 2 Stories with a maximum plate height of 26'-0" and a maximum Top of Roof height of 33'-0". For sites with sloping topography, an exception may be approved by the City Council to allow a maximum height of 3 Stories with a maximum plate height of 37'-0" and a maximum Top of Roof height of 45'-0".
Parking (adjacent to Downtown Core per Figure 17.64.125)	In the MU3.3 Zone, parking is to be located behind buildings (or to the side of buildings when parking behind buildings is impossible). The calculation for parking for the Downtown Parking Study Area shall be made as follows: 1. The number of off-street parking spaces which shall be provided for an alteration of use or addition of square footage shall be the net increase ¹ in parking spaces required for the project as a result of the alteration or addition of square footage. ²

	2. Waivers of the parking requirements may be approved by the City per Section 17.64.125(A), "Waivers", within the Downtown Parking Study Area.
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Notes to MU3.3, Development Standards, "Parking":

- 1 This exception is made for the Downtown Parking Study Area because of the results of Downtown, North Beach, and Pier Bowl Parking Needs Assessment completed in 1995. The study found that there was an excess supply of parking space within the Study Area for the uses existing at the time of the study, even considering that a number of lots within the Study Area are nonconforming as to parking. When requests for alterations of use and additional square footage are considered by the City, only the net increase in parking requirements will be assessed, as opposed to requiring that projects make up for existing parking deficiencies within a site.
- 2 Example: If an existing retail establishment currently requiring four parking spaces wishes to convert to a restaurant requiring seven parking spaces, the net increase in parking requirements is three spaces. To be permitted by the City, the restaurant in this example would have to be able to cover the net increase of three parking spaces. The following table illustrates the additional parking spaces that the restaurant would need to provide to be approved:

Number of Spaces Currently Provided by the Retail Establishment	Number of Spaces Which Must be Added to Allow the Restaurant
0—4	3
5	2
6	1
7	0

Table 17.40.047

MU 5 Development Standards

MU 5 Development Standards	
Standard	MU 5 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Residential Density, Minimum / Maximum	Maximum of one dwelling unit per 1,200 square feet of net lot area or one dwelling unit per 1,800 of gross area, whichever is less.
Front Setback, Minimum	10'-0"

Interior Side Setback, Minimum	5'-0"
Street Side Setback, Minimum	8'-0"
Rear Setback Minimum	5'-0"
Lot Coverage, Maximum	55 percent of lot area
Residential Development Location Requirement	Habitable residential space shall be located on the second story or higher.
Commercial Floor Area Ratio, Maximum	0.35
Height Limitation	2 Stories with a maximum plate height of 26'-0" and a maximum Top of Roof height of 33'-0"

(Ord. 1252 § 9, 2001; Ord. 1190 § 11, 1997; Ord. 1172 § 3 (part), 1996)

(Ord. No. 1536, § 4(Exh. A), 6-21-2011)

17.40.050 Mixed-use zone special development standards.

This section and Chapter 17.24, General Development Standards, of this title, includes a number of special provisions affecting mixed-use properties. Unless otherwise indicated in the referenced sections, or in other City documents regulating mixed-use development, the development standards listed in Chapter 17.24, General Development Standards, of this title shall apply to all zones described in this chapter.

Table 17.40.050

Special Development Standards for All Mixed-Use Zones

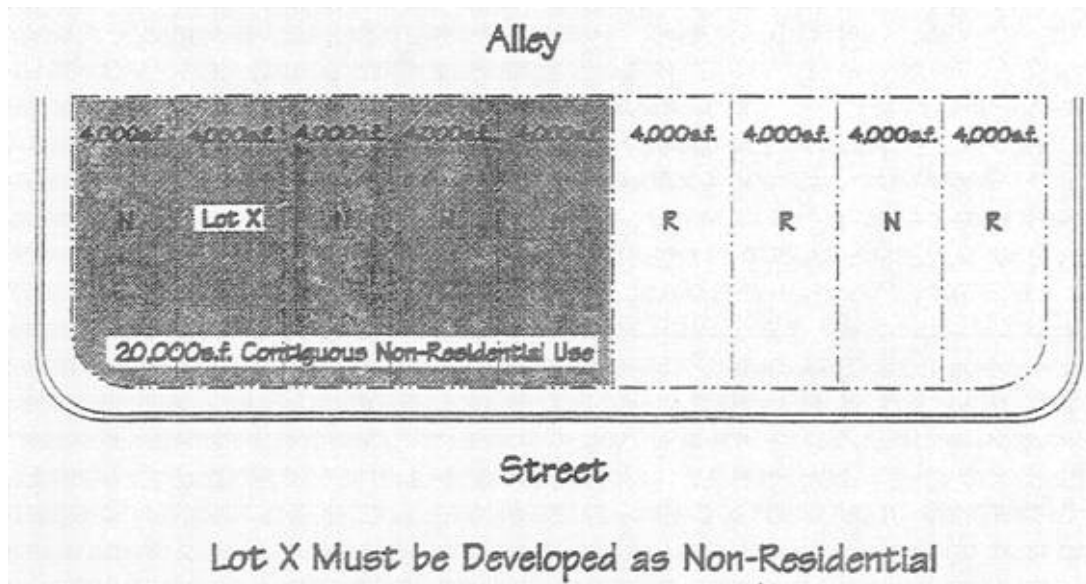
Standards	Sections
Accessory Buildings	Section 17.24.040
Arbors (Residential Structures Only)	Section 17.32.050(A), Arbors
Building Equipment and Services and Their Screening	Section 17.24.050
Density Allowance for Lots with Less than 3,600 Square Feet of Lot Area (Residential Lots Only)	Section 17.32.050(B), Density Allowance for Lots with Less than 3,600 Square Feet of Lot Area (residential lots only)

Distance Between Primary Buildings, Minimum Required	Section 17.32.050(C), Distance Between Primary Buildings, Minimum Required
Encroachment into Setbacks and Height Limits, General	Section 17.24.080
Fences, Walls, Hedges	Section 17.24.090
Front Setback, Special Provisions for Reduction (Residential Lots Only)	Section 17.32.050(D)
Garage Encroachment into the Front Yard Setback (Residential Lots Only)	Section 17.32.050(E)
Height Limitations	Section 17.24.110, Front Setbacks, Special Provisions for Reductions (residential lots only), Section 17.32.050(D), Garage Encroachment into the Front Yard Setbacks (residential lots only), Section 17.32.050(E)
Increase in Floor Area Ratios	Section 17.24.100
Lighting	Section 17.24.130
Off-Street Loading Area	Section 17.24.150
Relocation of Structures	Section 17.24.160
Residential/Nonresidential Use Restrictions for MU3.0-CB	Please refer to Section 17.56.030, Central Business District Overlay.
Residential/Nonresidential Use Restrictions for MU 5 (Minimum Contiguous Use)	Please refer to subsection (A), Residential/Nonresidential Use Restrictions for MU 5.
Residentially Zoned Properties, Development Adjacent to	Section 17.24.170
Retaining Walls	Section 17.24.180

Skirt Walls	Section 17.24.190, Special Provisions for Dwelling Units with Front Entrances Located Along the Side Property Line (residential lots only), Section 17.32.050(F)
Special Provisions for Dwelling Units with Front Entrances Located Along the Side Property Line (Residential Lots Only)	Section 17.32.050(F)
Substandard Lots	Section 17.24.200
Through Lots, Rear Yard Setback For	Section 17.24.210
Trip Reduction Measures for Projects With Greater Than 100 Employees	Chapter 17.76
Unit Size, Minimum, MU-3	Please refer to subsection (B), Unit Size, Minimum, MU-3

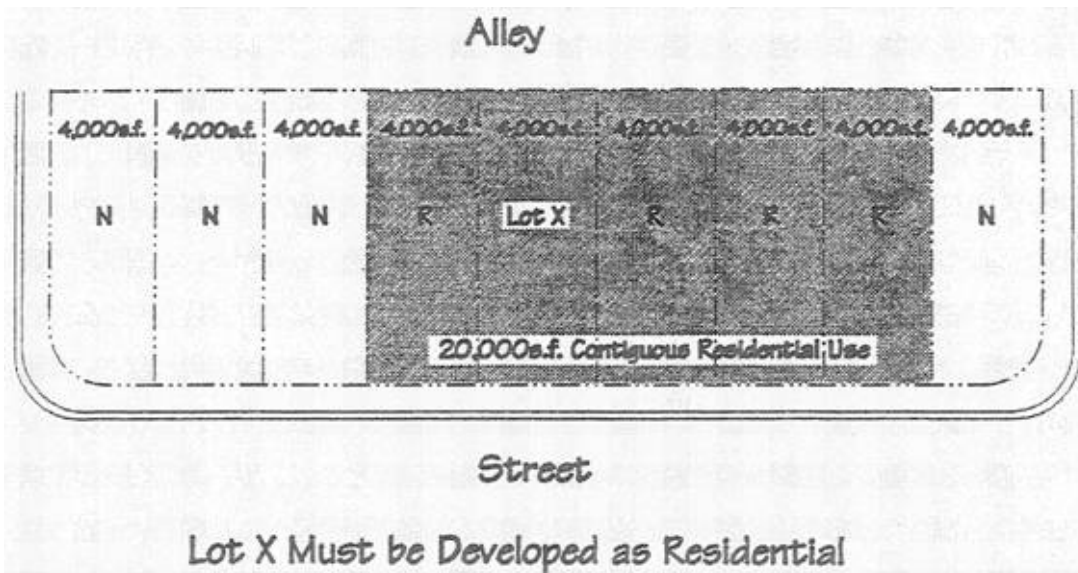
- A. **Restrictions for MU 5 (Minimum Contiguous Use).** In order to maintain and enhance the compatibility of existing land uses in the MU 5 zone, the development of a vacant site or demolition of an existing primary structure and construction of new primary structure on a site in this zone shall comply with the following standards:
1. Nonresidential development is required on a site when the development would result in a minimum of 20,000 square feet of contiguous lot area devoted to nonresidential development within a block;

Figure 17.40.050A



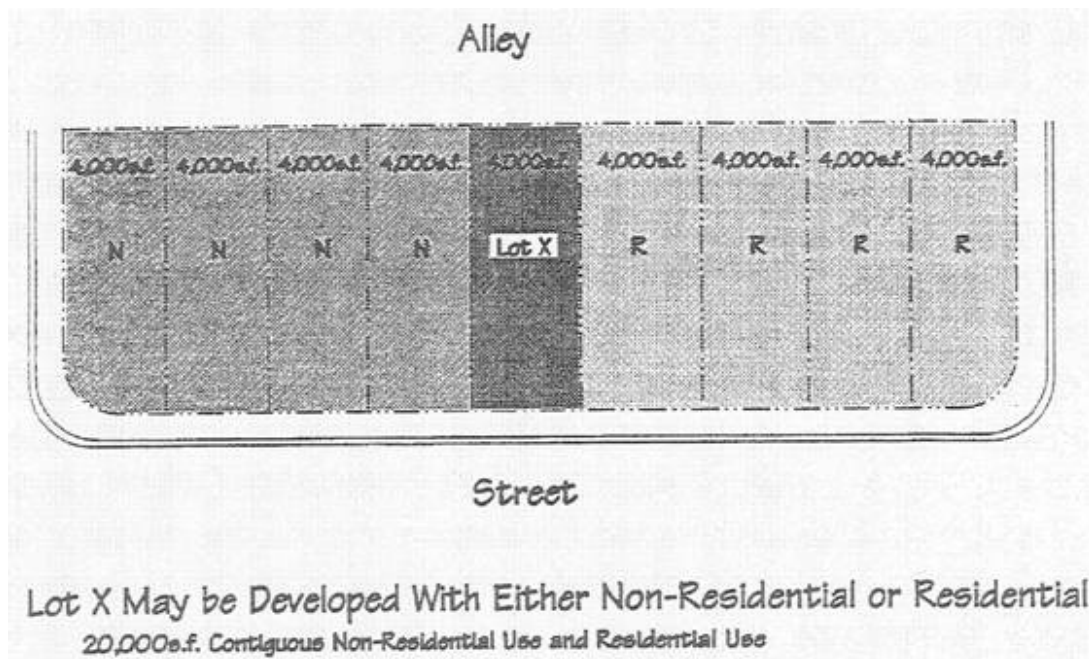
2. Residential development is required on a site when the development would result in a minimum of 20,000 square feet of contiguous lot area devoted to residential development within a block;
3. A choice of nonresidential or residential development is allowed on a site when the following conditions exist:
 - a. The development of the property would result in a minimum of 20,000 square feet of contiguous lot area devoted to both nonresidential and residential development within a block; or
 - b. The subject site is a corner lot; or
 - c. Any other circumstances not addressed by the restrictions described in this section.

Figure 17.40.050B



Contiguous lot area, for the purpose of this standard, includes the lot area of contiguous adjacent parcels which are currently developed with the use in question (residential or nonresidential). Contiguous lot area is calculated within blocks. Parcels located on adjacent blocks are not counted in contiguous lot area calculations.

Figure 17.40.050C



B. **Minimum Dwelling Unit Size** ~~MU3~~ **for Mixed Use Projects.** For mixed use projects, the minimum unit size for dwelling units shall be 600 square feet of habitable floor area. Exceptions to this standard may be granted by the City for affordable or senior housing, through the discretionary review process required for the project.

C. **Exceptions to the Development Standards for Lots of 12,000 Square Feet or Smaller, ~~MU 3 Zone.~~**

1. Exceptions. Development of commercial and mixed-use projects on lots of 12,000 square feet or smaller shall comply with the standards of ~~the MU 3~~ **Mixed Use zones**, with the following exceptions that may be granted through a Conditional Use Permit, in accordance with Section 17.16.060, of this title.

a. Minimum Floor Area Ratio for the Commercial Portion of Mixed-use Projects. The minimum floor area requirement for the commercial portion of mixed-use projects, as defined in Table 17.40.040, Mixed-use Zone Development Standards, of this title, may be reduced to the numbers indicated below, as long as the following limitations on maximum project FAR are met:

Standard	Lots 12,000 square feet or smaller
Minimum Floor Area Ratio, Commercial Portion of Mixed-use Projects	.15
Maximum Floor Area Ratio, Mixed-use Project	1.2

b. Circulation for Commercial and Mixed-use Projects. The following exceptions from parking circulation requirements in the City's Engineering Division Technical Standards, with City Engineer's concurrence may be granted:

Standard	Lots 60 feet wide or less	Lots wider than 60 feet to lots 120 feet wide
Driveway Width, Driveways	16'—24'	20'—24'
	Lots 6,000 square feet or smaller	Lots from 6,001 to 12,000 square feet
Parking Space Width, Parking Spaces Located Adjacent to Walls	9'—11.5'	11.5'

c. Maximum Height Limit for Mixed-use Projects. Three stories, with 45 feet to top-of-roof and 37 feet to plate, may be allowed for mixed-use projects on lots 12,000 square feet or smaller, if the following finding can be made in addition to the other findings required for exceptions for mixed-use projects on small lots and the general findings for Conditional Use Permits:

The Planning Commission has reviewed and considered the project in light of the design guidelines of the City and all appropriate appendices, and finds

the project to be acceptable in terms of height, massing, scale and compatibility with and/or sensitivity to neighboring projects.

- d. Total Parking Space Requirement for Mixed-use Projects on Lots of 6,000 Square Feet or Smaller. When the calculation of the total number of parking spaces required for a mixed-use project is a number less than five (e.g. 4.9, then the number may be rounded down, if all of the following conditions apply:

Number of Required Parking Spaces	Number Rounded Down to:	Conditions which must apply
Between 4.0 and 4.9	4	<ul style="list-style-type: none"> • Maximum one residential unit; • The net floor area of the residential portion of the project is 2,700 square feet or less; • The total number of bedrooms in the residential portion of the project is 3 or fewer; • The net floor area of the non-residential portion of the project is less than 800 square feet.
Between 3.0 and 3.99	3	<ul style="list-style-type: none"> • Maximum one residential unit; • The net floor area of the residential portion of the project is 1,800 square feet or less; • The total number of bedrooms in the residential portion of the project is 2 or fewer; • The net floor area of the non-residential portion of the project is less than 800 square feet.

- e. Landscaping for Commercial and Mixed-use Projects. The following reductions in the landscaping required in Section 17.68.050(C)(b), Urban Open Area Requirement, of this title, may be granted:

Standard	Lots 6,000 square feet or smaller	Lots from 6,001 to 12,000 square feet
Total Urban Open Area (as percent of net lot area)		No Reduction
If provided on street level	15%	

If provided on multiple levels	25%	
Percentage of Urban Open Area to be provided in Landscaping	20%	
Landscape pockets along the edges of driveways	Pockets for landscaping no deeper than 1 foot (measured into the driveway) or wider than 2 feet (measured along driveway) are allowed to project into the required driveway, as long as the landscaping pockets comply with the following conditions, which are to be included as conditions of approval for the project: <ul style="list-style-type: none"> •Are not so frequent as to essentially narrow the minimum width of the driveway; •Contain landscaping which will not that will not hamper sight distance to the street; •and Contain landscaping which will not protrude into the driveway in a manner that hampers adequate access to and from parking spaces. 	
Landscaping credit for trailing or climbing vines	Through the discretionary review process required for a project, the City may give vine plantings credit for greater than the size of the planting area (toward the landscaping requirement for the project).	

- f. Miscellaneous Parking Requirements for Existing Development Being Converted to a Mixed-use Project on Lots 6,000 Square Feet or Smaller. When a commercial or residential project legally existing prior to May 16, 2001, is being converted to a mixed-use project, then the requirements for covered parking, parking location, parking space size and parking-related landscaping found in this chapter may be reduced if all of the following findings can be made in addition to the other findings required for exceptions for mixed-use projects on small lots and the general findings for Conditional Use Permits.
 - i. No square footage is being added to the project;
 - ii. There is not net increase in the number of parking spaces required for the project, as defined in Table 17.40.040, Mixed-use Zone Development Standards, footnote 9. The requirement for covered parking spaces is waived for no more than two parking spaces;
 - iii. The conversion improves the quality of the project and the neighborhood;
 - iv. The conversion contributes to the goals established for the land use designation, as defined in the City's General Plan, the purpose and intent

established for the zone, as defined in the Zoning Ordinance, and compliance with the guidelines, as defined in the Design Guidelines of the City; and

- v. Except for the parking requirements being waived, the project meets the intent of the Design Guidelines of the City and all appropriate appendices, as they relate to parking.
2. Required Findings for Exceptions. Prior to approving a Conditional Use Permit for exceptions allowed in this section, all of the following findings must be made along with the general findings required for the approval of a Conditional Use Permit:
 - a. Because of the limited size of the lot, the exception(s) is(are) reasonably necessary to accommodate development that fulfills the purpose and intent of the ~~MU-3~~ zone and relevant overlay zones;
 - b. The project meets the intent of the Design Guidelines of the City and all appropriate addendums as it relates to projects in this zone.
- D. Exceptions to the Minimum Floor Area Requirements for the Commercial Portion of Mixed-use Projects for Buildings on the City's Designated Historic Structure List in ~~the MU3~~ Mixed Use Zones.**
1. Exceptions. Structures on the City's Designated Historic Structures List and located in Mixed Use Zones may be excepted from the minimum floor area requirements for the commercial portion of mixed-use projects through a Conditional Use Permit, in accordance with Section 17.16.060, Conditional Use Permits.
 2. Required Findings for Exceptions. Prior to approving a Conditional Use Permit for an exception to the minimum commercial floor area for mixed-use projects allowed in this section, all of the following findings must be made along the general findings required for the approval of a Conditional Use Permit:
 - a. The project contains commercial floor area that meets the intent of the zone;
 - b. The exception is necessary to maintain the historical integrity of the structure;
 - c. The project meets the intent of the City's Urban Design Guidelines, as it relates to projects in this zone.

(Ord. 1304 § 27, 2005; Ord. 1252 §§ 10—12, 2001; Ord. 1172 § 3 (part), 1996)

(Ord. No. 1536, § 4(Exh. A), 6-21-2011)

FOOTNOTE(S):

--- (2) ---

Editor's note— Ord. No. 1536, § 4(Exh. A), adopted June 21, 2011, amended Ch. 17.40, in its entirety, to read as herein set out. Prior to inclusion of said ordinance, Ch. 17.40 pertained to similar subject matter. See also the Code Comparative Table and Disposition List. ([Back](#))

--- (1) ---

1 Please refer to Section 17.40.050(B), Unit Size, Minimum, for provisions regarding unit size. ([Back](#))

([Back](#))

--- (2) ---

2 A minor adjustment to the required front yard setback is available through the approval of a Minor Exception Permit, in accordance with Section 17.16.090, Minor Exception Permits, of this title. ([Back](#))

--- (3) ---

3 A minor adjustment to the required side yard setback is available through the approval of a Minor Exception Permit, in accordance with Section 17.16.090, Minor Exception Permits, of this title. ([Back](#))

--- (4) ---

4 A minor adjustment to the required side yard setback is available through the approval of a Minor Exception Permit, in accordance with Section 17.16.090, Minor Exception Permits, of this title. ([Back](#))

--- (5) ---

5 A minor adjustment to the required rear yard setback is available through the approval of a Minor Exception Permit, in accordance with Section 17.16.090, Minor Exception Permits, of this title. ([Back](#))

--- (6) ---

6 Refer to Section 17.24.100, Floor Area Ratios, Increase In, of this title. ([Back](#))

--- (7) ---

7 Refer to Section 17.24.100, Floor Area Ratios, Increase In, of this title. ([Back](#))

--- (8) ---

8 Refer to Section 17.40.050(C), Exceptions to the Development Standards for Lots of 12,000 Square Feet, and Section 17.40.050(D), Exceptions to the Minimum Floor Area Requirements for the Commercial Portion of Mixed-use Projects for Buildings on the City's Designated Historic Structure List in the MU3.0 Zone, of this title. ([Back](#))

RESOLUTION NO. PC 15-028

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL CERTIFY ADDENDUM NO. 1 OF THE CENTENNIAL GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT AMENDMENTS TO GENERAL PLAN LAND USE MAPS, AND ADOPT GENERAL PLAN AMENDMENT 15-049, EXCLUDING AMENDMENTS RELATED TO THE MU 3.2 ZONE AND BOUNDARIES OF THE ECR A-OVERLAY

WHEREAS, on February 13, 2014, the City Council approved and/or certified the following:

- A. Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2013041021), mitigation monitoring program, and statements of overriding consideration, addressing significant, unavoidable adverse environmental impacts identified in the FEIR, namely Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. The environmental documents are attached under separate cover (on compact disc);
- B. Final Centennial General Plan, dated February 2014;
- C. Final 2013 Bicycle and Pedestrian Master Plan, dated January 2014; and
- D. Final Climate Action Plan, dated January 2014; and

WHEREAS, in approving the Centennial General Plan, the City complied with the procedural requirements of the Planning and Zoning Act including, but not limited to Government code Section 65352, 653532.2, 65352.3,65355, and 65356; and

WHEREAS, the Centennial General Plan was prepared and designed in a manner to support its widespread use and availability as a "web-based General Plan", and will be posted and maintained on the City's internet site for public use. Within the "web-based General Plan", the document contains links to various documents and websites, provided for the public to navigate the contents of the General Plan or direct the public to outside sources of information for reference purposes. The "web-links" do not set forth objectives, principles, standards, and plan proposals, unless specified otherwise within the link or linked document. Unless specified as such, links may be modified without being subject to Government code Section 65352, 653532.2, 65352.3,65355, and 65356, given the links in this circumstance are not "General Plan content", described in Government code Section 65302; and

WHEREAS, on February 3, 2015, the City Council initiated a General Plan Amendment (GPA) 15-049 ("the project") to address cleanup items, make clarifications, and make land use changes summarized on Exhibit A of the attached draft City Council Resolution. The location of the affected City areas is shown on maps under separate cover titled "General Plan changes" (dated August 10, 2015); and

WHEREAS, on March 18, 2015, the Planning Commission had a study session discussion on GPA15-049 and provided comments and direction; and

WHEREAS, on April 22, 2015, the Planning Commission held a duly noticed public hearing on amendments to the Centennial General Plan of the City of San Clemente and considered the written staff report, along with public testimony, and thereafter continued the matter with the public hearing held open to May 6, 2015; and

WHEREAS, on May 6, 2015 the Planning Commission, at the request of staff and in order to provide notice to property owners affected by additional proposals for action related to the establishment of the MU 3.3 Zone, and amendments to the General Plan land use map of the City of San Clemente for certain parcels; tabled the matter to a date uncertain to provide additional time necessary for staff to complete an environmental assessment per the California Environmental Quality Act (CEQA), create and edit maps, and finish drafting amendments; and

WHEREAS, on June 3, 2015, the Planning Commission held a duly noticed and continued public hearing on General Plan Amendment 15-049. Due to an unavoidable scheduling issue, the Commission had a discussion focused on Mixed Use 3.2 area standards, and the Commission continued the matter with the public hearing held open to June 17, 2015; and

WHEREAS, on June 17, 2015, the Planning Commission opened the continued public hearing on General Plan Amendments (GPA) 15-049, considered a staff presentation and public testimony, and provided direction; and further continued the matter to July 8, 2015; and

WHEREAS, the City conducted an environmental review in conformance with the CEQA and the State CEQA Guidelines, and determined the project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the previously certified FEIR. Therefore, an EIR addendum may be prepared, pursuant to CEQA Guidelines Section 15164(b); and

WHEREAS, on July 8, 2015, the Planning Commission opened the continued public hearing on General Plan Amendments (GPA) 15-049, considered a staff presentation and public testimony, and provided direction; tabled the item to a date uncertain; and directed staff to schedule a study session to discuss Mixed Use 3.2 standards; and

WHEREAS, on August 10, 2015, the Planning Commission had a held a duly noticed study session to discuss the Mixed Use 3.2 portion of General Plan Amendments (GPA) 15-049, considered a staff presentation and public testimony, and provided direction; and

WHEREAS, on September 2, 2015, the Planning Commission held a duly noticed public hearing on amendments to the Centennial General Plan of the City of San Clemente, considered evidence presented by City staff including a draft Resolution and exhibits attached thereto, and heard other interested parties and made a recommendation to the City Council as fully set forth herein; and

WHEREAS, the Planning Commission made findings and recommended to the City Council that it certify Addendum No. 1 of the Centennial General Plan Final Environmental Impact Report, adopt amendments to General Plan Land Use Map, and adopt General Plan Amendment 15-049; excluding amendments related to the MU 3.2 Zone and boundaries of the ECR A-Overlay; and

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

Section 1. CEQA Findings. The City conducted an environmental review in conformance with the CEQA and the State CEQA Guidelines and determined the project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the previously certified FEIR. Therefore, an EIR addendum may be prepared, pursuant to CEQA Guidelines Section 15164(b), as minor technical changes or additions must be made to the FEIR to reflect GPA 15-049. An EIR addendum, attached as Exhibit B, has been prepared per Public Resource Code 21166 and CEQA Section 15162 findings below:

- A. The proposed addendum to the project description will not require major revision of the EIR;
- B. No substantial changes are occurring with respect to the circumstances under which the project is being undertaken that would require major revisions to the certified EIR; and
- C. No new information of substantial importance has become available that creates inconsistencies with the prior EIR or would require major revisions to occur.

Section 2. Certification of EIR Addendum. The Planning Commission hereby recommends the City Council certify Addendum No. 1 to the Final Environmental Impact Report, attached to the City Council draft resolution as Exhibit B.

Section 3. GPA Findings. With respect to General Plan Amendment (GPA) 15-049, the Planning Commission hereby makes the following findings:

- A. The proposed amendment is internally consistent with those portions of the General Plan, which are not being amended. The amendment fixes clean up items, clarifies ambiguous text, adds missing standards, adds and improves maps, and makes several land use changes to designations, standards, and policies that reflect existing land uses, incorporate previous General Plan amendments, and reverse unintended land use changes made at the time of General Plan adoption. Overall, GPA 15-049 improves the clarity, consistency, and readability of the Centennial General Plan, facilitating its implementation.
- B. The proposed amendment will not adversely affect the public health, safety, and welfare, in that the changing of certain land use designations, standards, and

policies as proposed will not adversely impact the public health, safety, and welfare since they further the Centennial General Plan objectives of:

1. Meeting community values, needs and conditions;
2. Guiding long-term public and private land use, transportation, economic development, resource preservation, urban design and other public policy actions; and
3. Reflecting the City Council's review, direction and independent judgment regarding land use, circulation and transportation, economic development, environmental protection, recreation, public safety and services, coastal issues, historic preservation, natural resources, urban design, and governance and growth management policies.

Section 4. GPA Adoption. The Planning Commission recommends the City Council approve and adopt General Plan Amendment 15-049, as set forth in the attached draft City Council Resolution and Exhibits attached thereto; and maps attached under separate cover titled "General Plan changes" and "General Plan", dated August 10, 2015; excluding amendments related to the MU 3.2 Zone and boundaries of the ECR A-Overlay

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on September 2, 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 September 2, 2015, and carried by the following roll call vote:

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

Secretary of the Planning Commission

RESOLUTION NO. PC 15-029

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AMENDMENTS TO THE ZONING MAP OF THE CITY OF SAN CLEMENTE AND ADOPT ZONING AMENDMENT 14-456, EXCLUDING AMENDMENTS RELATED TO THE MU 3.2 ZONE, NC 2 ZONE, AND NC 3 ZONE; BOUNDARIES OF THE ECR A-OVERLAY; THE RENAMING OF THE NC 2 ZONE AS NC1.2, AND THE REZONING OF A PORTION OF PARCELS FROM RL TO NC1.3

WHEREAS, on February 4, 2014, the City Council of the City of San Clemente adopted the Centennial General Plan, which, among other provisions, included changes in the areas comprising the various categories of Mixed Use and Commercial land use designations, as well as changes to the particular uses and development criteria for certain categories of those designations; and

WHEREAS, as part of its consideration and action on the Centennial General Plan, the City Council made Environmental Impact Report Findings including a Statement of Overriding Considerations, certified Final Environmental Impact Report (FEIR), State Clearing House (SCH) No. 2013041021, and approved mitigation monitoring measures pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, on February 3, 2015 the City Council gave further direction and initiated amendments to the Centennial General Plan to address cleanup items, make clarifications, and make land use changes. The City is processing General Plan Amendment (GPA) 15-049 and Addendum No. 1 to Centennial General Plan FEIR in conjunction with this project; and

WHEREAS, on February 3, 2015, the City Council directed staff to expedite zoning updates of Mixed Use and Commercial in light of opportunities presented by pending or possible private development proposals. This includes updates to the particular uses and development criteria for certain categories of those designations amendments. In addition, the project updates the Zoning Map to be consistent with the Centennial General Plan. The proposed Zoning Map amendments are summarized on Exhibit A of the attached draft City Council Ordinance and shown on maps attached under separate cover, "Zoning Changes" (dated August 10, 2015). The zoning updates of Mixed Use and Commercial are part of a work program to update the Zoning Ordinance to be consistent with the Centennial General Plan; and

WHEREAS, on April 22, 2015, the Planning Commission held a duly noticed public hearing on amendments to the Zoning Map of the City of San Clemente and to amend the San Clemente Municipal Code at Chapter 17.36 [Commercial Zones], Chapter 17.40 [Mixed Use Zones], Chapter 17.88 [Definitions] and, Section 17.24.110.B [Measurement

of Height], hereinafter Zoning Amendments 14-456, and considered the written staff report, along with public testimony, and thereafter continued the matter with the public hearing held open to May 6, 2015; and

WHEREAS, on May 6, 2015 the Planning Commission, at the request of staff and in order to provide notice to property owners affected by additional proposals for action related to the establishment of the MU 3.3 Zone, and amendments to the Zoning Map of the City of San Clemente for certain parcels; tabled the matter to a date uncertain to provide additional time necessary for staff to complete an environmental assessment per the California Environmental Quality Act (CEQA), create and edit maps, and finish drafting amendments; and

WHEREAS, on June 3, 2015, the Planning Commission held a duly noticed and continued public hearing on Zoning Amendments 14-456. Due to an unavoidable scheduling issue, the Commission had a discussion focused on Mixed Use 3.2 area standards, and the Commission continued the matter with the public hearing held open to June 17, 2015; and

WHEREAS, on June 17, 2015, the Planning Commission opened the continued public hearing on Zoning Amendments 14-456, considered a staff presentation and public testimony, and provided direction on Zoning Amendments 14-456; and further continued the matter to July 8, 2015; and

WHEREAS, on July 8, 2015, the Planning Commission opened the continued public hearing on Zoning Amendments 14-456, considered a staff presentation and public testimony, and provided direction; tabled the item to a date uncertain; and directed staff to schedule a study session to discuss Mixed Use 3.2 standards; and

WHEREAS, on August 10, 2015, the Planning Commission had a held a duly noticed study session to discuss the Mixed Use 3.2 portion Zoning Amendments 14-456, considered a staff presentation and public testimony, and provided direction; and

WHEREAS, on September 2, 2015, the Planning Commission held a duly noticed public hearing on Zoning Amendments 14-456, considered evidence presented by City staff including a draft Ordinance and exhibits attached thereto, and heard other interested parties and made a recommendation to the City Council as fully set forth herein; and

WHEREAS, the Planning Commission, among other actions, made findings and recommended to the City Council that it adopt Zoning Amendments 14-456, excluding amendments related to the MU 3.2 Zone, NC 2 Zone, and NC 3 Zone; boundaries of the ECR A-Overlay; the renaming of the NC 2 Zone as NC1.2, and the rezoning of a portion of parcels from RL to NC1.3; and

WHEREAS, the City conducted an environmental review in conformance with the CEQA and the State CEQA Guidelines, and determined the project does not require further environmental study. The Zoning Amendment is proposed to make the Zoning Ordinance and Zoning Map consistent with the Centennial General Plan, and amendments being

processed (GPA 15-049). The project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the certified FEIR for the Centennial General Plan and Addendum No. 1; and

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

Section 1: the Planning Commission finds that further environmental studies are not required as the project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the certified FEIR for the Centennial General Plan and Addendum No. 1; and

Section 2: With respect to Zoning Ordinance Amendments 14-456, the following findings are made regarding the amendments to the Zoning Ordinance, as set forth in Section 3 herein:

- A. The proposed amendments are consistent with the General Plan, since they are direct implementation of the Centennial General Plan as adopted on February 14, 2014 and subsequent amendments thereto adopted on [date], pursuant to Government Code section 65860(c), by placing zones on parcels mirroring the maps contained in the Land Use Element of the Centennial General Plan as adopted and subsequently amended, and by reflecting use provisions and development criteria from the Centennial General Plan as adopted and subsequently amended, particularly including but not limited to, such use provisions and development criteria found in Table LU-1.
- B. The rezoning of the areas and the adoption of the use provisions and development criteria as proposed will not adversely impact the public health, safety, and welfare since they further the Centennial General Plan objectives of, (1) meeting community values, needs and conditions; (2) guiding long-term public and private land use, transportation, economic development, resource preservation, urban design and other public policy actions; and (3) reflecting the City Council's review, direction and independent judgement regarding land use, circulation and transportation, economic development, environmental protection, recreation, public safety and services, coastal issues, historic preservation, natural resources, urban design, and governance and growth management policies.

Section 3: The Planning Commission recommends that the City Council of the City of San Clemente approve and adopt Zoning Amendments 14-456, excluding amendments related to the MU 3.2 Zone, NC 2 Zone, and NC 3 Zone; boundaries of the ECR A-Overlay; the renaming of the NC 2 Zone as NC1.2, and the rezoning of a portion of parcels from RL to NC1.3; as set forth in the draft attached City Council Ordinance and Exhibits attached thereto; and approve and adopt an updated Zoning Map (titled "Zoning Map", dated August 10, 2015) attached under separate cover and incorporated herein.

Section 4: This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on September 2, 2015.

Planning Commission 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 September 2, 2015, and carried by the following roll call vote:

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

Secretary of the Planning Commission

RESOLUTION NO. PC 15-030

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AMENDMENTS TO THE ZONING MAP OF THE CITY OF SAN CLEMENTE AND ADOPT ZONING AMENDMENT 14-456, WITH RECOMMENDED AMENDMENTS LIMITED TO THE RENAMING OF THE NC 2 ZONE AS NC1.2, AND THE PARTICULAR REZONING OF A PORTION OF PARCELS FROM RL TO NC1.3

WHEREAS, on February 4, 2014, the City Council of the City of San Clemente adopted the Centennial General Plan, which, among other provisions, included changes in the areas comprising the various categories of Mixed Use and Commercial land use designations, as well as changes to the particular uses and development criteria for certain categories of those designations; and

WHEREAS, as part of its consideration and action on the Centennial General Plan, the City Council made Environmental Impact Report Findings including a Statement of Overriding Considerations, certified Final Environmental Impact Report (FEIR), State Clearing House (SCH) No. 2013041021, and approved mitigation monitoring measures pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, on February 3, 2015 the City Council gave further direction and initiated amendments to the Centennial General Plan to address cleanup items, make clarifications, and make land use changes. The City is processing General Plan Amendment (GPA) 15-049 and Addendum No. 1 to Centennial General Plan FEIR in conjunction with this project; and

WHEREAS, on February 3, 2015, the City Council directed staff to expedite zoning updates of Mixed Use and Commercial in light of opportunities presented by pending or possible private development proposals. This includes updates to the particular uses and development criteria for certain categories of those designations amendments. In addition, the project updates the Zoning Map to be consistent with the Centennial General Plan. The proposed Zoning Map amendments are summarized on Exhibit A of the attached draft City Council ordinance and shown on maps attached under separate cover, "Zoning Changes" (dated August 10, 2015). The zoning updates of Mixed Use and Commercial are part of a work program to update the Zoning Ordinance to be consistent with the Centennial General Plan; and

WHEREAS, on April 22, 2015, the Planning Commission held a duly noticed public hearing on amendments to the Zoning Map of the City of San Clemente and to amend the San Clemente Municipal Code at Chapter 17.36 [Commercial Zones], Chapter 17.40 [Mixed Use Zones], Chapter 17.88 [Definitions] and, Section 17.24.110.B [Measurement

of Height], hereinafter Zoning Amendments 14-456, and considered the written staff report, along with public testimony, and thereafter continued the matter with the public hearing held open to May 6, 2015; and

WHEREAS, on May 6, 2015 the Planning Commission, at the request of staff and in order to provide notice to property owners affected by additional proposals for action related to the establishment of the MU 3.3 Zone, and amendments to the Zoning Map of the City of San Clemente for certain parcels; tabled the matter to a date uncertain to provide additional time necessary for staff to complete an environmental assessment per the California Environmental Quality Act (CEQA), create and edit maps, and finish drafting amendments; and

WHEREAS, on June 3, 2015, the Planning Commission held a duly noticed and continued public hearing on Zoning Amendments 14-456. Due to an unavoidable scheduling issue, the Commission had a discussion focused on Mixed Use 3.2 area standards, and the Commission continued the matter with the public hearing held open to June 17, 2015; and

WHEREAS, on June 17, 2015, the Planning Commission opened the continued public hearing on Zoning Amendments 14-456, considered a staff presentation and public testimony, and provided direction on Zoning Amendments 14-456; and further continued the matter to July 8, 2015; and

WHEREAS, on July 8, 2015, the Planning Commission opened the continued public hearing on Zoning Amendments 14-456, considered a staff presentation and public testimony, and provided direction; tabled the item to a date uncertain; and directed staff to schedule a study session to discuss Mixed Use 3.2 standards; and

WHEREAS, on August 10, 2015, the Planning Commission had a held a duly noticed study session to discuss the Mixed Use 3.2 portion Zoning Amendments 14-456, considered a staff presentation and public testimony, and provided direction; and

WHEREAS, on September 2, 2015, the Planning Commission held a duly noticed public hearing on Zoning Amendments 14-456, considered evidence presented by City staff including a draft Ordinance and exhibits attached thereto, and heard other interested parties and made a recommendation to the City Council as fully set forth herein; and

WHEREAS, the Planning Commission, among other actions, made findings and recommended to the City Council that it adopt Zoning Amendments 14-456, limited to the renaming of the NC 2 Zone as NC1.2, and the particular rezoning of a portion of parcels from RL to NC1.3; and

WHEREAS, the City conducted an environmental review in conformance with the CEQA and the State CEQA Guidelines, and determined the project does not require further environmental study. The Zoning Amendment is proposed to make the Zoning Ordinance and Zoning Map consistent with the Centennial General Plan, and amendments being processed (GPA 15-049). The project does not cause new significant environmental

effects or substantially increase environmental effects previously studied and mitigated within the certified FEIR for the Centennial General Plan and Addendum No. 1; and

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

Section 1: the Planning Commission finds that further environmental studies are not required as the project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the certified FEIR for the Centennial General Plan and Addendum No. 1; and

Section 2: With respect to Zoning Ordinance Amendments 14-456, the following findings are made regarding the amendments to the Zoning Ordinance, as set forth in Section 3 herein:

- A. The proposed amendments are consistent with the General Plan, since they are direct implementation of the Centennial General Plan as adopted on February 14, 2014 and subsequent amendments thereto adopted on [date], pursuant to Government Code section 65860(c), by placing zones on parcels mirroring the maps contained in the Land Use Element of the Centennial General Plan as adopted and subsequently amended, and by reflecting use provisions and development criteria from the Centennial General Plan as adopted and subsequently amended, particularly including but not limited to, such use provisions and development criteria found in Table LU-1.
- B. The rezoning of the areas and the adoption of the use provisions and development criteria as proposed will not adversely impact the public health, safety, and welfare since they further the Centennial General Plan objectives of, (1) meeting community values, needs and conditions; (2) guiding long-term public and private land use, transportation, economic development, resource preservation, urban design and other public policy actions; and (3) reflecting the City Council's review, direction and independent judgement regarding land use, circulation and transportation, economic development, environmental protection, recreation, public safety and services, coastal issues, historic preservation, natural resources, urban design, and governance and growth management policies.

Section 3: The Planning Commission recommends that the City Council of the City of San Clemente approve and adopt Zoning Amendments 14-456, as set forth in the draft attached City Council Ordinance and Exhibits attached thereto; and approve and adopt an updated Zoning Map (titled "Zoning Map", dated August 10, 2015) attached under separate cover and incorporated herein; with recommended amendments limited to the renaming of the NC 2 Zone as NC1.2, and the particular rezoning of a portion of parcels from RL to NC1.3.

Section 4: This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on September 2, 2015.

Planning Commission 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 September 2, 2015, and carried by the following roll call vote:

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

Secretary of the Planning Commission

RESOLUTION NO. PC 15-031

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL CERTIFY ADDENDUM NO. 1 OF THE CENTENNIAL GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT AMENDMENTS TO GENERAL PLAN LAND USE MAPS, AND ADOPT GENERAL PLAN AMENDMENT 15-049, WITH RECOMMENDED AMENDMENTS LIMITED TO MU 3.2 ZONE, AND BOUNDARIES OF THE ECR A-OVERLAY

WHEREAS, on February 13, 2014, the City Council approved and/or certified the following:

- A. Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2013041021), mitigation monitoring program, and statements of overriding consideration, addressing significant, unavoidable adverse environmental impacts identified in the FEIR, namely Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. The environmental documents are attached under separate cover (on compact disc);
- B. Final Centennial General Plan, dated February 2014;
- C. Final 2013 Bicycle and Pedestrian Master Plan, dated January 2014; and
- D. Final Climate Action Plan, dated January 2014; and

WHEREAS, in approving the Centennial General Plan, the City complied with the procedural requirements of the Planning and Zoning Act including, but not limited to Government code Section 65352, 653532.2, 65352.3,65355, and 65356; and

WHEREAS, the Centennial General Plan was prepared and designed in a manner to support its widespread use and availability as a "web-based General Plan", and will be posted and maintained on the City's internet site for public use. Within the "web-based General Plan", the document contains links to various documents and websites, provided for the public to navigate the contents of the General Plan or direct the public to outside sources of information for reference purposes. The "web-links" do not set forth objectives, principles, standards, and plan proposals, unless specified otherwise within the link or linked document. Unless specified as such, links may be modified without being subject to Government code Section 65352, 653532.2, 65352.3,65355, and 65356, given the links in this circumstance are not "General Plan content", described in Government code Section 65302; and

WHEREAS, on February 3, 2015, the City Council initiated a General Plan Amendment (GPA) 15-049 ("the project") to address cleanup items, make clarifications, and make land use changes summarized on Exhibit A of the attached draft City Council Resolution. The location of the affected City areas is shown on maps under separate cover titled "General Plan changes" (dated August 10, 2015); and

WHEREAS, on March 18, 2015, the Planning Commission had a study session discussion on GPA15-049 and provided comments and direction; and

WHEREAS, on April 22, 2015, the Planning Commission held a duly noticed public hearing on amendments to the Centennial General Plan of the City of San Clemente and considered the written staff report, along with public testimony, and thereafter continued the matter with the public hearing held open to May 6, 2015; and

WHEREAS, on May 6, 2015 the Planning Commission, at the request of staff and in order to provide notice to property owners affected by additional proposals for action related to the establishment of the MU 3.3 Zone, and amendments to the General Plan land use map of the City of San Clemente for certain parcels; tabled the matter to a date uncertain to provide additional time necessary for staff to complete an environmental assessment per the California Environmental Quality Act (CEQA), create and edit maps, and finish drafting amendments; and

WHEREAS, on June 3, 2015, the Planning Commission held a duly noticed and continued public hearing on General Plan Amendment 15-049. Due to an unavoidable scheduling issue, the Commission had a discussion focused on Mixed Use 3.2 area standards, and the Commission continued the matter with the public hearing held open to June 17, 2015; and

WHEREAS, on June 17, 2015, the Planning Commission opened the continued public hearing on General Plan Amendments (GPA) 15-049, considered a staff presentation and public testimony, and provided direction; and further continued the matter to July 8, 2015; and

WHEREAS, the City conducted an environmental review in conformance with the CEQA and the State CEQA Guidelines, and determined the project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the previously certified FEIR. Therefore, an EIR addendum may be prepared, pursuant to CEQA Guidelines Section 15164(b); and

WHEREAS, on July 8, 2015, the Planning Commission opened the continued public hearing on General Plan Amendments (GPA) 15-049, considered a staff presentation and public testimony, and provided direction; tabled the item to a date uncertain; and directed staff to schedule a study session to discuss Mixed Use 3.2 standards; and

WHEREAS, on August 10, 2015, the Planning Commission had a held a duly noticed study session to discuss the Mixed Use 3.2 portion of General Plan Amendments (GPA) 15-049, considered a staff presentation and public testimony, and provided direction; and

WHEREAS, on September 2, 2015, the Planning Commission held a duly noticed public hearing on amendments to the Centennial General Plan of the City of San Clemente, considered evidence presented by City staff including a draft Resolution and exhibits attached thereto, and heard other interested parties and made a recommendation to the City Council as fully set forth herein; and

WHEREAS, the Planning Commission made findings and recommended to the City Council that it adopt GPA 15-049 and certify Addendum No. 1 of the Centennial General Plan Final Environmental Impact Report; with recommended amendments limited to the particular permitted use table entries, development criteria and related references pertaining to the MU 3.2 Zone, and the particular changes to the boundaries of the ECR A-Overlay; and

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

Section 1. CEQA Findings. The City conducted an environmental review in conformance with the CEQA and the State CEQA Guidelines and determined the project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the previously certified FEIR. Therefore, an EIR addendum may be prepared, pursuant to CEQA Guidelines Section 15164(b), as minor technical changes or additions must be made to the FEIR to reflect GPA 15-049. An EIR addendum, attached as Exhibit B, has been prepared per Public Resource Code 21166 and CEQA Section 15162 findings below:

- A. The proposed addendum to the project description will not require major revision of the EIR;
- B. No substantial changes are occurring with respect to the circumstances under which the project is being undertaken that would require major revisions to the certified EIR; and
- C. No new information of substantial importance has become available that creates inconsistencies with the prior EIR or would require major revisions to occur.

Section 2. Certification of EIR Addendum. The Planning Commission hereby recommends the City Council certify Addendum No. 1 to the Final Environmental Impact Report, attached to the City Council draft resolution as Exhibit B.

Section 3. GPA Findings. With respect to General Plan Amendment (GPA) 15-049, the Planning Commission hereby makes the following findings:

- A. The proposed amendment is internally consistent with those portions of the General Plan, which are not being amended. The amendment fixes clean up items, clarifies ambiguous text, adds missing standards, adds and improves maps, and makes several land use changes to designations, standards, and policies that reflect existing land uses, incorporate previous General Plan amendments, and reverse unintended land use changes made at the time of General Plan adoption. Overall, GPA 15-049 improves the clarity, consistency, and readability of the Centennial General Plan, facilitating its implementation.
- B. The proposed amendment will not adversely affect the public health, safety, and welfare, in that the changing of certain land use designations, standards, and

policies as proposed will not adversely impact the public health, safety, and welfare since they further the Centennial General Plan objectives of:

1. Meeting community values, needs and conditions;
2. Guiding long-term public and private land use, transportation, economic development, resource preservation, urban design and other public policy actions; and
3. Reflecting the City Council's review, direction and independent judgment regarding land use, circulation and transportation, economic development, environmental protection, recreation, public safety and services, coastal issues, historic preservation, natural resources, urban design, and governance and growth management policies.

Section 4. GPA Adoption. The Planning Commission recommends that the City Council approve and adopt General Plan Amendment 15-049, as set forth in the draft City Council Resolution and Exhibits attached thereto; and maps attached under separate cover titled "General Plan changes" and "General Plan", dated August 10, 2015; with recommended amendments limited to the MU 3.2 Zone, and the particular changes to the boundaries of the ECR A-Overlay.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on September 2, 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 September 2, 2015, and carried by the following roll call vote:

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

Secretary of the Planning Commission

RESOLUTION NO. PC 15-032

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AMENDMENTS TO THE ZONING MAP OF THE CITY OF SAN CLEMENTE AND ADOPT ZONING AMENDMENT 14-456, WITH RECOMMENDED AMENDMENTS LIMITED TO MU 3.2 ZONE, THE NC 2 ZONE, AND THE NC 3 ZONE; AND BOUNDARIES OF THE ECR A-OVERLAY

WHEREAS, on February 4, 2014, the City Council of the City of San Clemente adopted the Centennial General Plan, which, among other provisions, included changes in the areas comprising the various categories of Mixed Use and Commercial land use designations, as well as changes to the particular uses and development criteria for certain categories of those designations; and

WHEREAS, as part of its consideration and action on the Centennial General Plan, the City Council made Environmental Impact Report Findings including a Statement of Overriding Considerations, certified Final Environmental Impact Report (FEIR), State Clearing House (SCH) No. 2013041021, and approved mitigation monitoring measures pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, on February 3, 2015 the City Council gave further direction and initiated amendments to the Centennial General Plan to address cleanup items, make clarifications, and make land use changes. The City is processing General Plan Amendment (GPA) 15-049 and Addendum No. 1 to Centennial General Plan FEIR in conjunction with this project; and

WHEREAS, on February 3, 2015, the City Council directed staff to expedite zoning updates of Mixed Use and Commercial in light of opportunities presented by pending or possible private development proposals. This includes updates to the particular uses and development criteria for certain categories of those designations amendments. In addition, the project updates the Zoning Map to be consistent with the Centennial General Plan. The proposed Zoning Map amendments are summarized on Exhibit A of the attached draft City Council ordinance and shown on maps attached under separate cover, "Zoning Changes" (dated August 10, 2015). The zoning updates of Mixed Use and Commercial are part of a work program to update the Zoning Ordinance to be consistent with the Centennial General Plan; and

WHEREAS, on April 22, 2015, the Planning Commission held a duly noticed public hearing on amendments to the Zoning Map of the City of San Clemente and to amend the San Clemente Municipal Code at Chapter 17.36 [Commercial Zones], Chapter 17.40 [Mixed Use Zones], Chapter 17.88 [Definitions] and, Section 17.24.110.B [Measurement of Height], hereinafter Zoning Amendments 14-456, and considered the written staff report,

along with public testimony, and thereafter continued the matter with the public hearing held open to May 6, 2015; and

WHEREAS, on May 6, 2015 the Planning Commission, at the request of staff and in order to provide notice to property owners affected by additional proposals for action related to the establishment of the MU 3.3 Zone, and amendments to the Zoning Map of the City of San Clemente for certain parcels; tabled the matter to a date uncertain to provide additional time necessary for staff to complete an environmental assessment per the California Environmental Quality Act (CEQA), create and edit maps, and finish drafting amendments; and

WHEREAS, on June 3, 2015, the Planning Commission held a duly noticed and continued public hearing on Zoning Amendments 14-456. Due to an unavoidable scheduling issue, the Commission had a discussion focused on Mixed Use 3.2 area standards, and the Commission continued the matter with the public hearing held open to June 17, 2015; and

WHEREAS, on June 17, 2015, the Planning Commission opened the continued public hearing on Zoning Amendments 14-456, considered a staff presentation and public testimony, and provided direction on Zoning Amendments 14-456; and further continued the matter to July 8, 2015; and

WHEREAS, on July 8, 2015, the Planning Commission opened the continued public hearing on Zoning Amendments 14-456, considered a staff presentation and public testimony, and provided direction; tabled the item to a date uncertain; and directed staff to schedule a study session to discuss Mixed Use 3.2 standards; and

WHEREAS, on August 10, 2015, the Planning Commission had a held a duly noticed study session to discuss the Mixed Use 3.2 portion Zoning Amendments 14-456, considered a staff presentation and public testimony, and provided direction; and

WHEREAS, on September 2, 2015, the Planning Commission held a duly noticed public hearing on Zoning Amendments 14-456, considered evidence presented by City staff including a draft ordinance and exhibits attached thereto, and heard other interested parties and made a recommendation to the City Council as fully set forth herein; and

WHEREAS, the Planning Commission, among other actions, made findings and recommended to the City Council that it adopt Zoning Amendments 14-456, limited to the particular permitted use table entries, development criteria and related references pertaining to the MU 3.2 Zone, the NC 2 Zone, and the NC 3 Zone; and the particular changes to the boundaries of the ECR A-Overlay; and

WHEREAS, the City conducted an environmental review in conformance with the CEQA and the State CEQA Guidelines, and determined the project does not require further environmental study. The Zoning Amendment is proposed to make the Zoning Ordinance and Zoning Map consistent with the Centennial General Plan, and amendments being processed (GPA 15-049). The project does not cause new significant environmental

effects or substantially increase environmental effects previously studied and mitigated within the certified FEIR for the Centennial General Plan and Addendum No. 1; and

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

Section 1: the Planning Commission finds that further environmental studies are not required as the project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the certified FEIR for the Centennial General Plan and Addendum No. 1; and

Section 2: With respect to Zoning Ordinance Amendments 14-456, the following findings are made regarding the amendments to the Zoning Ordinance, as set forth in Section 3 herein:

- A. The proposed amendments are consistent with the General Plan, since they are direct implementation of the Centennial General Plan as adopted on February 14, 2014 and subsequent amendments thereto adopted on [date], pursuant to Government Code section 65860(c), by placing zones on parcels mirroring the maps contained in the Land Use Element of the Centennial General Plan as adopted and subsequently amended, and by reflecting use provisions and development criteria from the Centennial General Plan as adopted and subsequently amended, particularly including but not limited to, such use provisions and development criteria found in Table LU-1.
- B. The rezoning of the areas and the adoption of the use provisions and development criteria as proposed will not adversely impact the public health, safety, and welfare since they further the Centennial General Plan objectives of, (1) meeting community values, needs and conditions; (2) guiding long-term public and private land use, transportation, economic development, resource preservation, urban design and other public policy actions; and (3) reflecting the City Council's review, direction and independent judgement regarding land use, circulation and transportation, economic development, environmental protection, recreation, public safety and services, coastal issues, historic preservation, natural resources, urban design, and governance and growth management policies.

Section 3: The Planning Commission recommends that the City Council of the City of San Clemente approve and adopt Zoning Amendments 14-456, as set forth in the draft attached City Council Ordinance and Exhibits attached thereto; and approve and adopt an updated Zoning Map (titled "Zoning Map", dated August 10, 2015) attached under separate cover and incorporated herein; with recommended amendments limited to the particular permitted use table entries, development criteria and related references pertaining to the MU 3.2 Zone, the NC 2 Zone and the NC 3 Zone; and the particular changes to the boundaries of the ECR A-Overlay.

Section 4: This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on September 2, 2015.

Planning Commission Chair

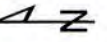
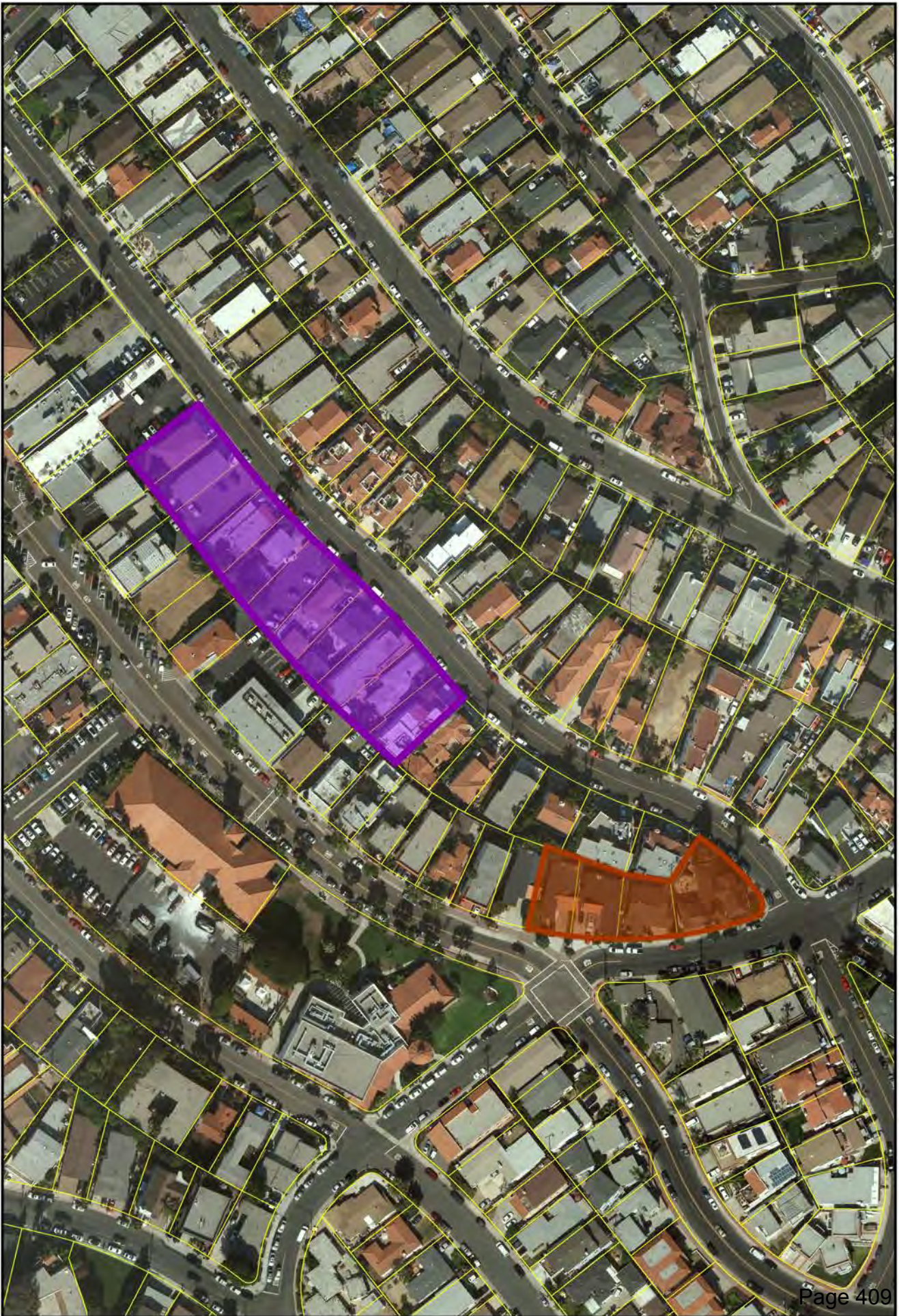
TO WIT:

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 September 2, 2015, and carried by the following roll call vote:

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

Secretary of the Planning Commission

Proposed Land Use Change (GPA 51/ZA 57)



- Legend**
- MU 3.3 as previously proposed
 - New changes Proposed



Memo



TO: Planning Commissioners
City of San Clemente

CC: Chris Wright
Associate City Planner
Community Development Department
City Of San Clemente

From: Shaun Prestridge
Michael Luna and Associates Architects Inc.
1531 N. El Camino Real, Suite A
San Clemente, CA 92672

Date: 8/26/2015

RE: Request for clarification of stand alone residential land uses with mixed use land use designations in the downtown area.

1531

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El Camino Real

Suite A

San Clemente

California

92672

REQUEST:

Currently the General Plan contains two conflicting statements in regards to allowing stand alone residential land uses in the downtown area. We are seeking to clarification of the intent of the General Plan-as to whether a standalone residential land use is specifically allowed at 257 Avenida Del Mar.

CONTEXT

The specific site of our concern, 257 Avenida del Mar, is designated MU 3.0 by the Centennial General Plan and lies within the Pedestrian Overlay and the Coastal Zone. General Plan Land Use Figure 5 indicates that a standalone residential use at 257 should be allowed. However General Plan Land Use Policy 3.05 (LU 3.05) precludes standalone residential land uses in areas prioritized for stand alone residential in LU Figure 5.

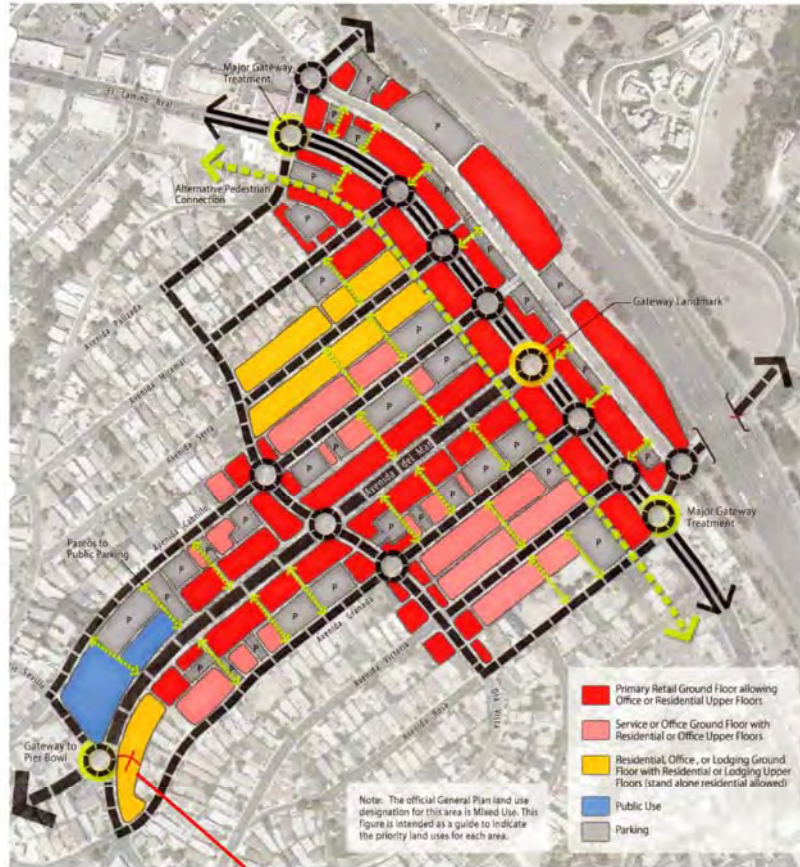
949.493.5200

Fax 949.493.5248

Included are excerpts from the general plan that identify Figure LU 5 and LU Policy 3.05.



LU FIGURE 5:



257 Del Mar

Figure LU-5 DEL MAR/T-ZONE MIXED USE GUIDE

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California

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LU – 3.05 Stand Alone Residential Uses

In Mixed Use areas 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:

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- 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.

The consequence of not allowing standalone residential land uses in the areas identified in LU Figure 5 is that existing standalone residential uses within the Pedestrian Overlay would be classified as existing non conforming uses and be denied the ability to expand their residences. Zoning Ordinance 17.72.060, Section D, Subsection 2 Prohibits the "increase in gross square footage of an existing structure to increase the floor space that is occupied by a nonconforming use." For many property owners, expanding their units is an incentive to improve the architectural quality of their structure.

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STUDY

A study was performed to survey the land uses on lower Avenida Del Mar to determine the current uses and character of the properties in question. The main question was to establish whether the area is inherently residential or commercial and character.

Parcels Studied:

Street Address	APN
239 Avenida Del Mar	058-112-12
241 Avenida Del Mar	058-112-11
245 Avenida Del Mar	058-112-10
247 Avenida Del Mar	058-112-08
249 Avenida Del Mar	058-112-08
251 Avenida Del Mar	058-112-07
253 Avenida Del Mar	058-112-06
255 Avenida Del Mar	058-112-05
257 Avenida Del Mar	058-112-04
259 Avenida Del Mar	058-112-03
103 S. Calle Seville	058-112-02
105 S. Calle Seville	058-112-01

Products: Pleases see attached Figures 1 -5.



**Michael
Luna**
& ASSOCIATES
Architects

FINDINGS

Staff has indicated the 257 Avenida Del Mar, 105 S Calle Seville and 103 South Calle Seville;

- Primarily overlook residential areas along Avenida Seville.
- Are not parts of the Avenida Del Mar commercial corridor. If you look up Avenida Del Mar (from the intersection of Calle Seville and Avenida Del Mar) you will be able to see a street scene not impacted by the residential properties in question.

It was found that because the properties in question are deemed to be more a part of the surrounding residential neighborhoods, than part of the Avenida Del Mar commercial district, standalone residential on the properties would be appropriate. Staff has agreed with this premise.

1531

North

POSSIBLE POLICY CHANGES:

El Camino Real

The following policy changes could be implemented to allow property owners to develop their standalone properties to their fullest potential. The policy changes include developing a new mixed use land use category for areas within the pedestrian overlay where standalone residential is desired.

Suite A

The policy changes could be made as follows:

San Clemente

1. Change the land and Use Designation of the following Parcels to MU 3.3

California

Street Address	APN
257 Avenida Del Mar	058-112-04
259 Avenida Del Mar	058-112-03
103 S. Calle Seville	058-112-02
105 S. Calle Seville	058-112-01

92672

2. Change LU 3.05

Policy Currently Reads:

"In Mixed Use areas 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:..."

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Fax 949.493.5248



Amend Policy to Read:

"In Mixed Use 3.0 areas outside the Pedestrian Overlay, stand alone residential uses are permitted. In Mixed Use 3.3 areas 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..."

Thank you for your consideration.

Shaun Prestridge
MICHAEL LUNA & ASSOCIATES, ARCHITECTS
1531 N. El Camino Real, Suite A
San Clemente, CA 92672
949.493.5200
949.493.5248 fax

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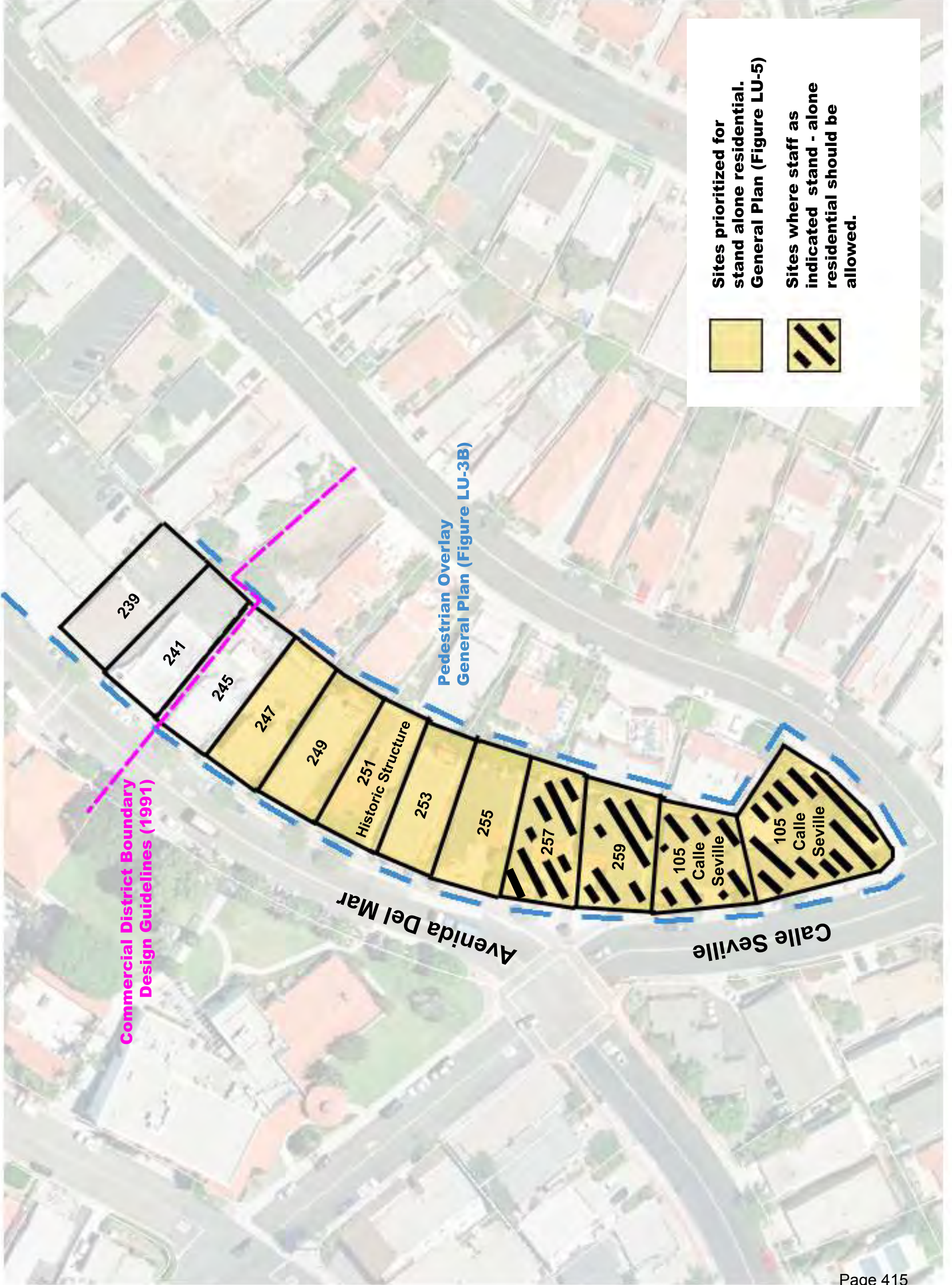
San Clemente California 92672

Phone: (949) 493 5200 Fax: (949) 493 5238

Avenida Del Mar Synoptic Survey

Proposed Stand Alone Residential

Figure 5





241 Avenida Del Mar

Ground Floor Use: Commercial Office (Property Management)
Second Floor Use: n/a



245 Avenida Del Mar

Ground Floor Use: Commercial (Cafe Mimosa)
Second Floor Use: Residential



247 Avenida Del Mar

Ground Floor Use: Residential
Second Floor Use: Residential



249 Avenida Del Mar

Ground Floor Use: Residential + Parking
Second Floor Use: Residential



**Michael
Luna**
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**Avenida
Del Mar
Synoptic
Survey**

Photos 1

Figure 2





251 Avenida Del Mar

Ground Floor Use: Commercial (Psychic Reader)
 Second Floor Use: Residential



253 Avenida Del Mar

Ground Floor Use: Residential + Parking
 Second Floor Use: Residential



255 Avenida Del Mar

Ground Floor Use: Residential + Parking
 Second Floor Use: Residential



257 Avenida Del Mar

Ground Floor Use: Residential + Parking
 Second Floor Use: Residential



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**Avenida
 Del Mar
 Synoptic
 Survey**

Photos 2

Figure 3





259 Avenida Del Mar

Ground Floor Use: Residential + Parking
Second Floor Use: Residential



103 Calle Seville

Ground Floor Use: Residential + Parking
Second Floor Use: na



105 Calle Seville

Ground Floor Use: Residential + Parking
Second Floor Use: Residential



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**Avenida
Del Mar
Synoptic
Survey**

Photos 3

Figure 4

