



## STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: February 8, 2017

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**PLANNER:** Christopher Wright, Associate Planner *CSW*

**SUBJECT:** Specific Plan Amendment 16-361, General Plan Consistency for Shorecliff's Senior Housing Site, a continued public hearing on a request to forward a recommendation to the City Council on the adoption of applicant initiated amendments of the Forster Ranch Specific Plan. The amendments change the permitted use of a site in the Sector G Coastal Zone area of the Specific Plan from "hotel" to "senior housing", to be consistent with the Centennial General Plan.

### **REQUIRED FINDINGS**

The following findings shall be made prior to approval of the proposed project. The draft Resolution (Attachment 1) provides an assessment of the project's compliance with these findings:

#### ***Specific Plan Amendment, Section 17.16.030(G)***

1. The proposed specific plan or specific plan amendment is consistent with the goals, objectives, policies, and programs of the General Plan, and is necessary and desirable to implement the provisions of the General Plan.
2. The uses proposed in the specific plan or specific plan amendment are compatible with adjacent uses and properties.
3. The proposed specific plan or specific plan amendment will not adversely affect the public health, safety and welfare.
4. The proposed specific plan amendment will not create internal inconsistencies within the specific plan.

### **BACKGROUND**

This item was continued on December 21, 2016, so staff could respond to questions and concerns. The Planning Commissions' concerns were related to two subjects: 1) maintaining or enhancing access, amenities, quality, and operation of Shorecliffs Golf Course, including a clubhouse, and 2) adhering to the Measure V Open Space Voter initiative. See Attachment 4 for minutes of the December 21<sup>st</sup> hearing. This report explains:

1. The applicant's request,
2. The proposed amendments,
3. How the amendments maintain standards and designated area for the golf course, clubhouse, and driving range; and
4. How the redevelopment or redesign of the clubhouse may occur within the requirements of Measure V.

***Why are amendments proposed?***

Forster Ranch Specific Plan amendments are proposed to make the Sector G Coastal Zone consistent with the Centennial General Plan, adopted in February 2014. Sector G Coastal Zone includes the Shorecliffs Golf Course and an area for a future hotel. The General Plan changed the hotel site to High-density residential for senior housing. The proposed amendments are necessary to reflect the change of use, so the hotel site is brought into compliance with the General Plan. The amendments do not reduce the designated area or restrict permitted use of the Shorecliffs Golf Course. See Attachment 5 for background information on the General Plan change. This includes excerpts of a City Council report and minutes.

***Why is this initiated by the applicant?***

The applicant owns the property designated for a hotel in Sector G of the Forster Ranch Specific Plan. Since this use is inconsistent with the General Plan, the property owner's plans for a senior housing project are on hold until the Specific Plan is updated to align with the General Plan. To move forward with minimal delay, the applicant initiated the Specific Plan amendments as stand-alone project, rather than wait for staff to complete a Specific Plan update later this year.

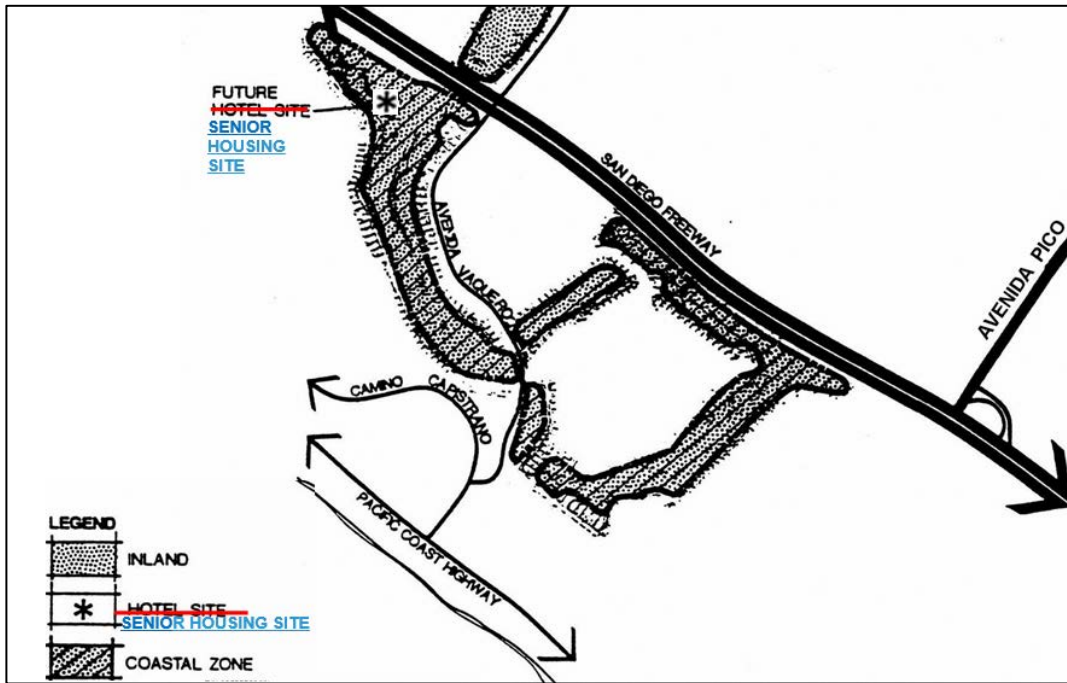
***Public Noticing***

This is a continued item from the public hearing on December 21, 2016. Public notices were distributed and posted for that hearing according to regulations and meeting agendas have been posted at public buildings since that date with this item identified. No public comments have been received on this project.

**DISCUSSION**

The request changes the hotel site to High Density residential for senior housing consistent with the General Plan. The below exhibit shows the Sector G land use plan and the approximate location of the existing hotel site. The Ordinance changes references to the hotel site to senior housing.

**Specific Plan Exhibit 2-3 – Sector G Land Use Plan**



The hotel site is similarly identified in other sections of the Specific Plan. The Ordinance updates exhibits, data, permitted uses, and development standards so senior housing is the use permitted for the site rather than a hotel. The proposed amendments are summarized in Table 1 below. An explanation is provided after the table.

**Table 1 – Overview of Proposed Amendments**

Specific Plan Chapter	Proposed changes
Introduction and Chapter 2 “Master Plan”	Amends descriptions and maps to reflect the General Plan land use plan and shows senior housing is a conditionally permitted use, rather than a resort hotel (where the clubhouse and driving range are presently located only)
Chapter 5 “Development Standards”	Updates the Zoning district’s purpose and intent description, development standards, and permitted uses to ensure continued successful operations of the Shorecliffs golf course and allow for senior housing development where a resort hotel could be constructed under the prior General Plan

**Specific Plan Chapters: Introduction and Master Plan**

The following changes are proposed:

1. The “hotel site” is changed to “senior housing site”
2. The Sector G Coastal Zone area of the General Plan land use map is updated to be consistent with open space designations in the Land Use Element and General Plan map.
3. The size of the senior housing site is updated to reflect a land use change in the 1994 General Plan. In 1994, the size of the site was reduced from eight to six acres, but the Specific Plan wasn’t updated to reflect this. The Ordinance corrects this inconsistency in the Specific Plan as shown in Table 2-3 below.

**Specific Plan Exhibit 2-3 – Sector G Land Use Plan**

Site Name	Total Ac.	O.S. Ac.	Dev. Ac.	General Plan
<u>Shorecliffs</u> Golf Course	139.07.0	139.07.0	0.0	<del>OS</del> OS2
<del>Hotel</del> -Senior Housing Site	6.08.0	0.0	6.08.0	RH <del>CRC</del> 2
TOTALS	145.0	139.07.0	6.08.0	

**Development standards**

Chapter 5 identifies development standards and uses allowed in Specific Plan Zoning districts. In its review of the previous draft of the Ordinance, the Planning Commission noted the following concerns:

1. The Specific Plan didn’t explicitly permit a clubhouse and driving range as permitted uses on the golf course.
2. The Ordinance reworded several accessory uses in a way that may limit opportunities for clubhouse amenities, operations, and redevelopment in the future.

The following changes have been made to address these concerns:

1. A clubhouse and driving range are now identified as permitted accessory uses.
2. Golf course and senior housing standards are now in subsections to clearly define what is allowed and required in each area.
3. The list of permitted accessory uses is reworked to allow and account for the types of typical uses that support a successful golf course and clubhouse. And, the list for the senior housing site builds on which uses are allowed on the golf course list. This allows golf course uses to remain and be reestablished where the clubhouse and driving range is currently located, if a senior housing project is developed. In effect,

this allows the golf course clubhouse, driving range, and accessory uses to be integrated into a senior housing project, which is a “win-win” in terms of expanding resident access and use of recreational facilities.

4. The location of the senior housing site is more clearly defined where the use is identified as a conditionally permitted use. The golf course is a “principal” permitted for both the golf course and senior housing site.

### ***Golf course and clubhouse access, site design, and operations***

The Planning Commission had concerns that the senior housing project can compromise the golf course’s integrity, amenities, or quality. When a senior housing project is proposed, its site plan, architecture, amenities, and any land use impacts will be evaluated through a discretionary process and environmental review. For project approval, a development plan must be found consistent with the General Plan. Particular to the Shorecliffs Golf Course, projects will be reviewed for consistency with Policy 5.01 of the Beaches, Parks, and Recreation Element:

*“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.”*

With a development plan, the senior housing project can be evaluated in detail to ensure it meets this policy and is compatible with the golf course. Information will be available regarding the design of the project, where the golf course clubhouse will be redeveloped and accessory uses will be located, such as parking. Additionally, this will be the time in which golf course access will be reviewed, and “lot-ties” or easements will be required as conditions of approval, if necessary. That said, there may have been confusion about the boundaries and street frontage of the senior housing site based on a map provided in the prior staff report. The senior housing site is not “landlocked” from Avenida Vaquero. The site fronts the street. See Attachment 6 for a parcel map of the site.

The Ordinance does not reduce the size, or remove or restrict any aspect of current land use standards and uses for the golf course and clubhouse. On the contrary, the proposed amendments implement the General Plan policy (BPR 5.01, above) by:

1. Clarifying golf course uses may occur on both the open space areas and the senior housing site.
2. Identifying a clubhouse as a permitted accessory use, and
3. Listing additional golf course accessory uses that may help to support successful operation of the clubhouse and golf course.

***Measure V open space initiative***

The Planning Commission had several questions about Measure V and whether the Ordinance adheres to the ballot measure, adopted in 2007. Measure V was adopted to require voter approval of two types of actions: 1) changing the zoning of open space to a non-open space zone, and 2) to allow land uses in open space that weren't allowed in any open space zone, when Measure V was adopted. See Attachment 7 for the Measure V Ordinance and permitted open space uses.

The Specific Plan amendments do not reduce open space or allow land uses in the golf course area that weren't allowed when Measure V was adopted. Therefore, the proposed amendments do not require voter approval per Measure V. In addition, other conclusions were made in regards to open space and Measure V:

- The golf course clubhouse may be redeveloped in the golf course portion of Sector G Coastal Zone, not limited to its current location.
- Senior housing parking and other specific accessory uses must occur on the senior housing site. The property owner states the development plan will and can meet this requirement. This limitation has been noted in Chapter 5 for parking accessory uses.
- Golf course parking may be provided on the senior housing site if the developer wishes.

***Other clarifications recommended by staff***

The Public Works department recommended minor changes in Chapter 4 that address infrastructure funding for new development. Staff recommends amendments that clarify development projects must fund infrastructure improvements according to general requirements, not funding mechanisms from the expired Development Agreement.

**ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):**

The Planning Division processed and completed an initial environmental assessment for this project in accordance with the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission find the project is exempt from further CEQA review beyond Final Environmental Impact Report (EIR), State Clearinghouse No. 2013041021, certified for the Centennial General Plan on February 13, 2014. The project does not require further review because its within the scope of the program EIR, which adequately describes the project for the purposes of CEQA. The project could have no new effects and no new mitigations are required.

**ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES**

The Planning Commission may provide staff with alternative direction for the amendment. If the Planning Commission requests staff to research issues or recommend significant

revisions, a continuance or tabling of this agenda item may be necessary to make revisions and reassess the project with the CEQA.

**CALIFORNIA COASTAL COMMISSION REVIEW**

The proposed amendment relates to property that lies partially within the Coastal Zone. The draft Coastal Land Use Plan under review at the California Coastal Commission reflects the land use designations in the General Plan for this property. The Coastal Commission may suggest modifications to the draft Coastal Land Use Plan that relate to or affect this property.

**RECOMMENDATION**

Based on the information in the staff report and subject to the required Findings, staff recommends the Planning Commission:

1. Recommend the City Council find the project is exempt from further review of the California Environmental Quality Act (CEQA) beyond Final Environmental Impact Report (EIR), State Clearinghouse No. 2013041021, certified for the Centennial General Plan on February 13, 2014, pursuant to California Public Resources Code §21083.3, and
2. Adopt Resolution PC 16-030 and forward a recommendation to the City Council that it adopt an Ordinance amending the Forster Ranch Specific Plan (SPA16-361).

**Attachments:**

1. Draft Resolution PC 16-030
2. Draft City Council Ordinance, including, Exhibit A: Specific Plan amendments
3. Tracked changes of the Specific Plan amendments
4. Planning Commission meeting minutes, December 21, 2016
5. Background information
6. Recorded parcel map for site
7. Measure V and list of permitted uses in Open Space zones that don't require voter approval (*any use shown is allowed without a vote*)

# ATTACHMENT 1

## RESOLUTION NO. PC 16-030

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ADOPTING SPECIFIC PLAN AMENDMENT 16-361, AMENDING LAND USE DESIGNATIONS AND STANDARDS FOR A PORTION OF THE FORSTER RANCH SPECIFIC PLAN SECTOR G TO BE CONSISTENT WITH THE CENTENNIAL GENERAL PLAN**

**WHEREAS**, on February 13, 2014, the City Council approved and/or certified the 1) Centennial General Plan, dated February 2014, and 2) Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2013041021), mitigation monitoring program, and statements of overriding consideration; and

**WHEREAS**, the Centennial General Plan changed the land use designation of approximately 6-acres presently occupied by the Shorecliffs Golf Course driving range, clubhouse, practice, and parking areas, from Coastal Recreation Commercial (CRC2) to Residential High (RH). Under the prior General Plan, the CRC2 designation allowed a resort hotel as a conditionally permitted use with up to a maximum of 500 rooms, a 55-foot maximum height (or the height of the adjacent freeway, whichever is lower), and 1.0 Floor Area Ratio. The Centennial General Plan allows the RH designation to have a maximum density of 36 dwelling units per net acre and maximum height of 45-feet; and

**WHEREAS**, the Forster Ranch Specific Plan currently designates approximately eight acres as the "Resort Site" because it was never updated to reflect the fact that the 1994 General Plan changed approximately two of the eight acres to OSC, private golf course open space (leaving approximately six acres as CRC2). The proposed Ordinance updates the Forster Ranch Specific Plan to reflect the 1994 General Plan amendment and be consistent with the Centennial General Plan by updating acreage totals as follows: designating approximately six acres for the "Senior Housing Site" and two acres for the "Shorecliffs Golf Course", consistent with existing conditions. These updates adhere to Measure V voter initiative adopted by the City Council in 2007; and

**WHEREAS**, in the adoption of the Strategic Implementation Plan (SIP) and approval of the Long-term Financial Plan, the City Council initiated and prioritized a work program that includes amendments to Specific Plans to make the Centennial General Plan consistent with implementation plans; and

**WHEREAS**, the zoning designation for the site is Forster Ranch Specific Plan Sector G Coastal Zone. Implementation Measure #1F of the General Plan Land Use Element calls for "*Amending the Forster Ranch Specific Plan to change the former hotel site from CRC2 to RH and to require the property be used for senior housing.*" With its annual review and adoption of the SIP, the City Council identified completion of the Implementation Measure as a "High Priority" project with a start date within three years of General Plan adoption; and

**WHEREAS**, on September 30, 2016, an application was submitted and completed, by LHC Investments, 1450 Indiana Avenue, Pasadena, CA 91030, for Specific Plan Amendment 16-361, General Plan Consistency for Shorecliff's Senior Housing Site, a request to consider amendments to the Forster Ranch Specific Plan that update land use designations and standards of Sector G Coastal Zone to be consistent with and



implement the Centennial General Plan. The site is located to the west of the Interstate 5 Avenida Vaquero overpass and west of the intersection of Calle Arco and Avenida Vaquero. The legal description is portion of Parcel 17, shown on filed in Book 4, Page 15 of Record of Surveys described as Parcel 1 in grant deed recorded on July 3, 1967 in Book 8300, Page 815, Official Records, and Parcel 1 described in grant deed recorded February 7, 1968, in Book 8512, Page 717. The Assessor's Parcel Number are 691-231-04 and portion of 691-231-01; and

**WHEREAS**, the Planning Division conducted an environmental review in conformance with the California Environmental Quality Act (CEQA) and Guidelines, and determined that the Specific Plan amendment exempt from further CEQA review beyond the Final Environmental Impact Report (EIR), State Clearinghouse No. 2013041021, certified for the Centennial General Plan on February 13, 2014 pursuant to California Public Resources Code §21083.3, because:

- A. The Specific Plan amendment is within the scope of the program EIR in that the Centennial General Plan specifically included as an implementation measure requiring amendment of the Forster Ranch Specific Plan to make the specific plan land use designation for the area consistent with the Centennial General Plan, and the program EIR adequately describes the proposed action for the purposes of CEQA; and
- B. There have been no changed circumstances or changes to the land use designation analyzed in the Centennial General Plan EIR that would require a subsequent or supplemental EIR for the Specific Plan amendment pursuant to CEQA Guidelines Section 15162 and 15164; and

**WHEREAS**, on December 21, 2016, the Planning Commission held a duly noticed public hearing on the proposed Specific Plan amendment, considered testimony, and other evidence. The Planning Commission continued the item to January 18, 2017 and then February 8, 2017, so staff could research several issues, respond to questions, and revise the Ordinance as needed; and

**WHEREAS**, on February 8, 2017, the Planning Commission continued discussion of a duly noticed public hearing on the proposed Specific Plan amendment and recommended the City Council approve and adopt this Ordinance; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

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

**Section 1:** Incorporation of Recitals.

The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals are true and correct and are hereby incorporated and adopted as findings of the Planning Commission as if fully set forth herein.

**Section 2:** CEQA Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby recommends the City Council find the project is exempt from further CEQA review beyond the Final Environmental Impact Report (EIR), State Clearinghouse No. 2013041021, certified for the Centennial General Plan on February 13, 2014, because:

- A. The Specific Plan amendment is within the scope of the program EIR in that the Centennial General Plan specifically included as an implementation measure requiring amendment of the Forster Ranch Specific Plan to make the specific plan land use designation for the area consistent with the Centennial General Plan, and the program EIR adequately describes the proposed action for the purposes of CEQA; and
- B. There have been no changed circumstances or changes to the land use designation analyzed in the Centennial General Plan EIR that would require a subsequent or supplemental EIR for the Specific Plan amendment pursuant to CEQA Guidelines Section 15162 and 15164; and

**Section 3:** Specific Plan Amendment Findings.

The following findings are made regarding the specific plan amendment:

- A. The proposed specific plan amendment is consistent with the goals, objectives, policies and programs of the General Plan, and is necessary and desirable to implement the provisions of the General Plan, pursuant to Government Code section 65860(c), by making land use classifications, boundaries, and standards consistent with the General Plan's Land Use and Housing Elements;
- B. The uses proposed in the specific plan amendment are compatible with adjacent uses and properties in that any future development application for the senior site will be subject to the City's development review and approval process, including environmental review and public hearings;
- C. The proposed specific plan amendment will not adversely affect the public health, safety and welfare in that the uses are appropriate for the site and any future development application for the senior site will be subject to the City's development review and approval process, including environmental review and public hearings; and
- D. The proposed specific plan amendment will not create internal inconsistencies within the specific plan.

**Section 4:** Specific Plan Amendment (by Ordinance) Recommendation.

Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings made and evidence discussed in the staff report and this Resolution, the Planning Commission hereby recommends that the City Council adopt an ordinance entitled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ADOPTING SPECIFIC PLAN AMENDMENT 16-361, AMENDING LAND USE DESIGNATIONS AND STANDARDS FOR A PORTION OF THE FORSTER RANCH SPECIFIC PLAN SECTOR G TO BE CONSISTENT WITH THE CENTENNIAL GENERAL PLAN" which is attached as Attachment 2 to the accompanying staff report and which is incorporated here by reference.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of San Clemente on February 8, 2017.

\_\_\_\_\_  
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 February 8, 2017, and carried by the following roll call vote:

- AYES:            COMMISSIONERS:**
- NOES:            COMMISSIONERS:**
- ABSTAIN:        COMMISSIONERS:**
- ABSENT:         COMMISSIONERS:**

\_\_\_\_\_  
Secretary of the Planning Commission

# ATTACHMENT 2

## ORDINANCE NO.

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ADOPTING SPECIFIC PLAN AMENDMENT 16-361, AMENDING LAND USE DESIGNATIONS AND STANDARDS FOR A PORTION OF THE FORSTER RANCH SPECIFIC PLAN SECTOR G TO BE CONSISTENT WITH THE CENTENNIAL GENERAL PLAN**

**WHEREAS**, on February 13, 2014, the City Council approved and/or certified the 1) Centennial General Plan, dated February 2014, and 2) Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2013041021), mitigation monitoring program, and statements of overriding consideration; and

**WHEREAS**, the Centennial General Plan changed the land use designation of approximately 6-acres presently occupied by the Shorecliffs Golf Course driving range, clubhouse, practice, and parking areas, from Coastal Recreation Commercial (CRC2) to Residential High (RH). Under the prior General Plan, the CRC2 designation allowed a resort hotel as a conditionally permitted use with up to a maximum of 500 rooms, a 55-foot maximum height (or the height of the adjacent freeway, whichever is lower), and 1.0 Floor Area Ratio. The Centennial General Plan allows the RH designation to have a maximum density of 36 dwelling units per net acre and maximum height of 45-feet; and

**WHEREAS**, the Forster Ranch Specific Plan currently designates approximately eight acres as the “Resort Site” because it was never updated to reflect the fact that the 1994 General Plan changed approximately two of the eight acres to OSC, private golf course open space (leaving approximately six acres as CRC2). The proposed Ordinance updates the Forster Ranch Specific Plan to reflect the 1994 General Plan amendment and be consistent with the Centennial General Plan by updating acreage totals as follows: designating approximately six acres for the “Senior Housing Site” and two acres for the “Shorecliffs Golf Course”, consistent with existing conditions. These updates adhere to Measure V voter initiative adopted by the City Council in 2007; and

**WHEREAS**, in the adoption of the Strategic Implementation Plan (SIP) and approval of the Long-term Financial Plan, the City Council initiated and prioritized a work program that includes amendments to Specific Plans to make the Centennial General Plan consistent with implementation plans; and

**WHEREAS**, the zoning designation for the site is Forster Ranch Specific Plan Sector G Coastal Zone. Implementation Measure #1F of the General Plan Land Use Element calls for “*Amending the Forster Ranch Specific Plan to change the former hotel site from CRC2 to RH and to require the property be used for senior housing.*” With its annual review and adoption of the SIP, the City Council identified completion of the Implementation Measure as a “High Priority” project with a start date within three years of General Plan adoption; and

**WHEREAS**, the Planning Division conducted an environmental review in conformance with the California Environmental Quality Act (CEQA) and Guidelines, and determined that the proposed amendments are exempt from further CEQA review beyond the Final Environmental Impact Report (EIR), State Clearinghouse No. 2013041021, certified for the Centennial General Plan on February 13, 2014 pursuant to California Public Resources Code §21083.3, because:

- A. The Specific Plan amendment is within the scope of the program EIR in that the Centennial General Plan specifically included as an implementation measure requiring amendment of the Forster Ranch Specific Plan to make the specific plan land use designation for the area consistent with the Centennial General Plan, and the program EIR adequately describes the proposed action for the purposes of CEQA; and
- B. There have been no changed circumstances or changes to the land use designation analyzed in the Centennial General Plan EIR that would require a subsequent or supplemental EIR for the Specific Plan amendment pursuant to CEQA Guidelines Section 15162 and 15164; and

**WHEREAS**, on December 21, 2016, the Planning Commission held a duly noticed public hearing on the proposed Specific Plan amendment, considered testimony, and other evidence. The Planning Commission continued the item to January 18, 2017 and then February 8, 2017, so staff could research several issues, respond to questions, and revise the Ordinance as needed; and

**WHEREAS**, on February 8, 2017, the Planning Commission continued discussion of a duly noticed public hearing on the proposed Specific Plan amendment and recommended the City Council approve and adopt this Ordinance; and

**WHEREAS**, on [date], the City Council held a duly noticed public hearing on this Ordinance, and considered evidence; and

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

**Section 1:** Incorporation of Recitals.

The City Council hereby specifically finds that all facts set forth in the Recitals are true and correct and are hereby incorporated and adopted as findings of the City Council as if fully set forth herein.

**Section 2.** CEQA Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby recommends the City Council find the project is

exempt from further CEQA review beyond the Final Environmental Impact Report (EIR), State Clearinghouse No. 2013041021, certified for the Centennial General Plan on February 13, 2014, because:

- A. The Specific Plan amendment is within the scope of the program EIR in that the Centennial General Plan specifically included as an implementation measure requiring amendment of the Forster Ranch Specific Plan to make the specific plan land use designation for the area consistent with the Centennial General Plan, and the program EIR adequately describes the proposed action for the purposes of CEQA; and
- B. There have been no changed circumstances or changes to the land use designation analyzed in the Centennial General Plan EIR that would require a subsequent or supplemental EIR for the Specific Plan amendment pursuant to CEQA Guidelines Section 15162 and 15164.

**Section 3.** Specific Plan Amendment Findings.

The following findings are made regarding the specific plan amendment:

- A. The proposed specific plan amendment is consistent with the goals, objectives, policies and programs of the General Plan, and is necessary and desirable to implement the provisions of the General Plan, pursuant to Government Code section 65860(c), by making land use classifications, boundaries, and standards consistent with the General Plan's Land Use and Housing Elements;
- B. The uses proposed in the specific plan amendment are compatible with adjacent uses and properties in that any future development application for the senior site will be subject to the City's development review and approval process, including environmental review and public hearings;
- C. The proposed specific plan amendment will not adversely affect the public health, safety and welfare in that the uses are appropriate for the site and any future development application for the senior site will be subject to the City's development review and approval process, including environmental review and public hearings; and
- D. The proposed specific plan amendment will not create internal inconsistencies within the specific plan.

**Section 4:** Specific Plan Amendment. The City Council hereby amends the Forster Ranch Specific Plan as set forth in Exhibit A.

**Section 5:** Custodian of Records.

The documents and materials that constitute the record of proceedings on which this Ordinance is based are located at the City Clerk’s office located at 100 Avenida Presidio, San Clemente, CA 92672-3100. The custodian of these records is the City Clerk.

**Section 6:** Severability.

If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

**Section 7:** Effective Date.

This Ordinance takes effect within 30 days after adoption of this Ordinance by the City Council.

**Section 8:** Publication.

The City Clerk shall certify as to the adoption of this Ordinance and shall cause it to be published within 15 days of the adoption and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with California Government Code Section 36933.

**APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

\_\_\_\_\_  
City Clerk of the City of  
San Clemente, California

\_\_\_\_\_  
Mayor of the City of San  
Clemente, California

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

I, **JOANNE BAADE**, City Clerk of the City of San Clemente, California, hereby certify that Ordinance No. \_\_\_\_\_ having been regularly introduced at the meeting of \_\_\_\_\_, was again introduced, the reading in full thereof unanimously waived, and duly passed and adopted at a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and said ordinance was adopted 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



**Specific Plan Amendments**

**Section 1:** Forster Ranch Specific Plan Introduction Sections 106, 107, and 108 are amended to read as follows:

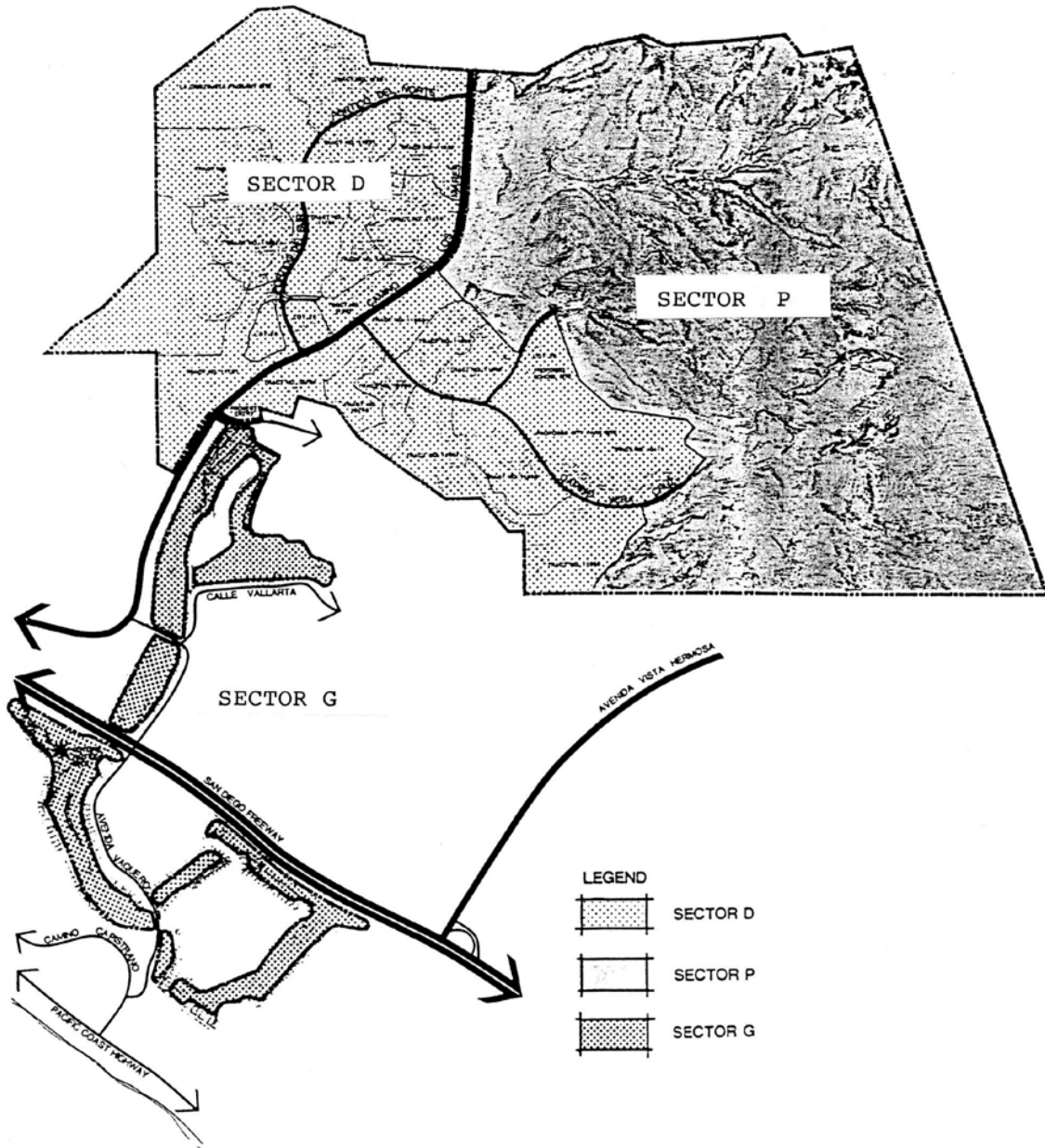
**106 PLANNING SECTORS****A. SECTOR D (Formerly the “Development Area”)**

The Forster Ranch has been divided into three sectors for planning and development purposes. Sector D was formerly referred to in previous planning and legal documents as the “Development Area” of the Ranch (see Exhibit 1-3). It contains 741.1 acres and is made up of the two master tentative tracts (10596 and 10417) processed by the original Ranch developer, Estrella Properties. These two tentative tracts have in turn been divided into 19 final-tract development phases. Development of these final tracts were virtually complete by 1994.

Sector D also includes two sites which were undeveloped as of late 1997. These sites, located on each side of Portico del Sur at Camino de los Mares, are designated high density residential (approximately 7.6 buildable acres) and neighborhood commercial (approximately 7.3 buildable acres). Finally, Sector D includes the Cristianita Pageant site, the Truman Benedict School, and a public community park site adjacent to the school. Planning for these areas is addressed in Chapter 2. There are no changes proposed to Sector D in this 1998 Specific Plan Amendment.

**B. SECTOR G (Golf Course, Coastal Zone and Inland)**

The portion of the existing Shorecliffs Golf Course located southwest of the I-5 freeway and the future senior housing site are the only land uses permitted within the Coastal Zone portion of Sector G. Sector G Inland is comprised solely of the portion of the Shorecliffs Golf Course which is inland of the I-5 Freeway (see 1-3). These areas are described in more detail in Chapter 2.



**FORSTER RANCH  
Specific Plan**

**Planning Sectors**

### **C. SECTOR P (Formerly the “Planning Area”)**

Sector P, as shown in Exhibit 1-3, is composed of the land formerly referred to as the “Planning Area” of the Ranch. The changes proposed in this 1998 Specific Plan Amendment are focused mainly on Sector P. It contains 1,096 acres and lies to the east and north of Sector D. Sector P was partially developed as of late 1997. Planning areas 2 and 6, located adjacent to Camino del Rio, were developed or approved for development with low density residential. Planning areas 1, 3 and 4 remain undeveloped, although one tentative tract map (Tentative Tract 13999) has been approved within Planning Area 1 and two tentative tract maps (Tentative Tracts 14283 and 14964) have been approved within Planning Area 3. Land use designations and development standards for Sector P are provided in Chapters 2 and 5, respectively.

## **107 GENERAL PLAN AND ZONING**

### **A. GENERAL PLAN**

Land use designations for Forster Ranch per the General Plan are shown on Exhibit 1-4. They include the following:

RL	Residential - Low Density (Max 4.5 DU/Gross Acre)
RML	Residential - Medium Low Density (Max 7.0 DU /Gross Acre)
RM	Residential Medium Density (Max 15.0 DU/Gross Acre)
RH	Residential - High Density (Max 24.0 DU/Gross Acre)
NC1	Neighborhood Commercial (Max Floor Area 0.35)
P	Public Uses (Educational, Governmental, Administrative, Utilities, other)
OS1	Public Open Space
OS2	Private Open Space

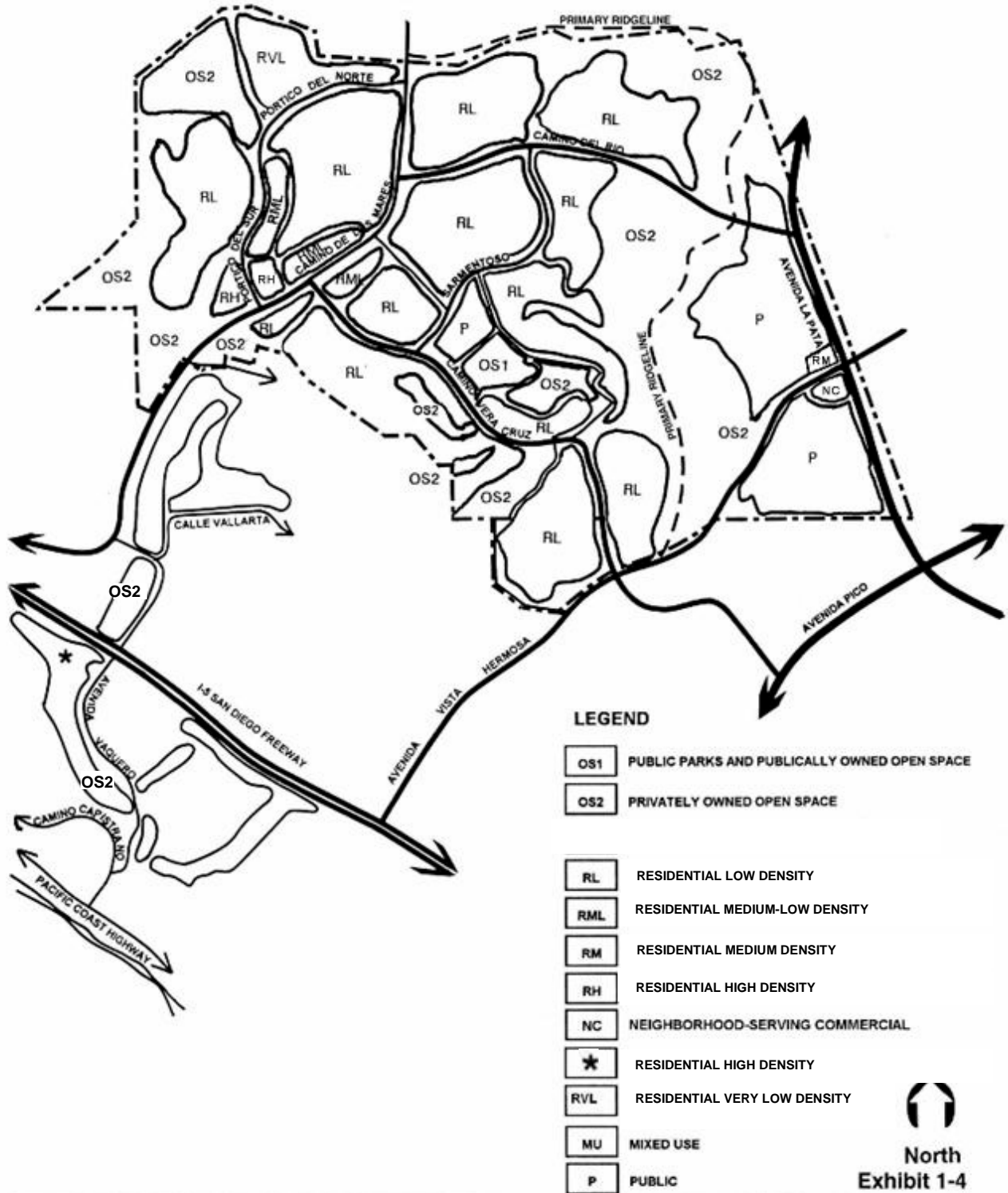
### **B. ZONING**

The Zoning for Forster Ranch is “SPFR” - Specific Plan Forster Ranch, which requires the adoption of a Specific Plan by the City Council. Development within Forster Ranch shall conform to all provisions of this Specific Plan as well as the SP Specific Plan Zone of the City’s Zoning Ordinance.

## **108 EXISTING PHYSICAL CONDITIONS**

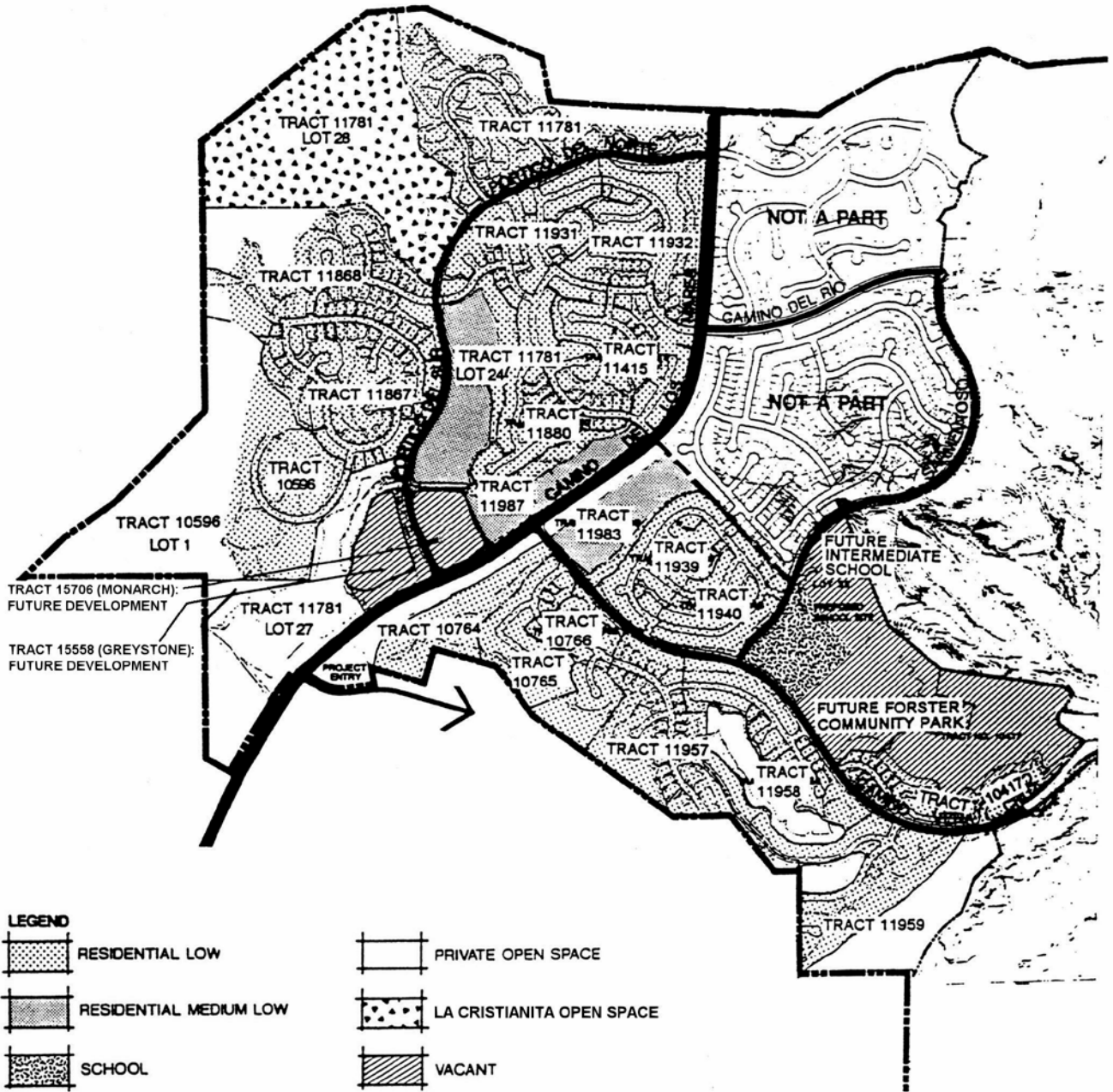
Table 1-1 and Exhibit 1-5 summarize existing and future development in Sector D. Tables 1-2 and 1-3 are summaries of existing and future land uses, acreages, and dwelling unit counts in Sectors G and P. The designated and developed land uses in Sector D include residential developments with various densities and housing types, open space uses, Truman Benedict Elementary School, Bernice Ayers Middle School, the Forster Ranch Community Park, and development sites for high density residential and neighborhood commercial. Sector G is developed with the 139-acre Shorecliffs Golf Course. There is also a six-acre future senior housing site in the Sector G Coastal Zone.







The Environmental Impact Report (EIR) for this Specific Plan describes existing geological, biological, and other environmental resources within the undeveloped portions of Forster Ranch, and the impacts of development upon those resources.



**FORSTER RANCH  
Specific Plan**

**General Plan Land  
Use Designations**



LEGEND			
	RESIDENTIAL LOW		PRIVATE OPEN SPACE
	RESIDENTIAL MEDIUM LOW		LA CRISTIANITA OPEN SPACE
	SCHOOL		VACANT



North  
Exhibit 1-5

**FORSTER RANCH  
Specific Plan**

**Existing Land Use  
Sector D**

**TABLE 1-1  
SECTOR D 1998 EXISTING LAND USE - RESIDENTIAL**

<b>Site Name</b>	<b>Tract</b>	<b>Total Acres</b>	<b>O.S. Acres</b>	<b>Dev. Acres</b>	<b>No. of D.U.</b>	<b>Type of D.U.</b>	<b>General Plan</b>
Casablanca	11987	14.0	0.0	14.0	74	Attached Condo	RML
The Colony	11983	18.2	0.0	18.2	64	Detached Condo	RML
Del Cabo	10596	31.8	0.0	31.8	50	Detached Condo	RL
Glenridge	10765 10766	14.1 14.8	1.0 1.5	13.1 13.3	34 31	Detached Single Family	RL/ OS2
Rimrock	11415 11880 11931 11932	31.4 19.5 21.2 28.3	0.0 0.0 0.0 0.0	31.4 19.5 21.2 28.3	71 72 72 74	Detached Single Family	RL
S.C. Equestrian	11781	26.9	11.0	15.9	22	Custom Single Family	RL/OS2
Tocayo Canyon	11781 Lot 24	21.0	0.0	21.0	120	Detached Condo	RML
Tocayo Hills	10417 11957 11958 11959	42.8 27.0 30.4 44.2	24.7 2.5 6.0 21.0	18.1 24.5 24.4 23.2	34 47 41 53	Detached Single Family	RL/OS2
Tocayo Ridge	11867 11868	31.5 42.0	0.0 8.5	31.5 33.5	77 73	Detached Single Family	RL/OS2
Veracruz	11939 11940	17.4 17.6	0.0 0.0	17.4 17.6	58 57	Detached Single Family	RL
Villamar	10764	21.5	3.0	18.5	35	Detached Condo	RL/OS2
Naples (Greystone)	15558	24.9	17.3	7.6	64	Detached SF	RH
Alisal (Monarch)	15706	7.3	0	7.3	59	Detached SF	RH
<b>RESIDENTIAL TOTALS</b>		<b>547.8</b>	<b>96.5</b>	<b>451.3</b>	<b>1,282</b>		

**TABLE 1-1 (CONTINUED)**  
**SECTOR D 1998 EXISTING LAND USE - NON-RESIDENTIAL**

Site Name	Tract	Total Ac.	O.S. Ac.	Dev. Ac.	Land Use	General Plan
Del Cabo Open Space*	10596 Lot 1	34.0	34.0	0.0	Natural Open Space	OS2
Los Mares Slope*	11781 Lot 27	23.8	23.8	0.0	Graded Slope	OS2
* Major Hillside Open Space Subtotal: 57.8 ac.						
Cristianita Pageant Site	11781 Lot 28	59.5	59.5	0.0	Natural Open Space	OS2
Los Mares Greenbelt (Including Project Entry)	10764 11983	15.3**	15.3	0.0	Greenbelt	OS2
Forster Ranch Community Park	10417	21.9	21.9	0.0	Construction Started Fall 1997	OS1
Truman Benedict School	10417	10.9	7.0	14.7	Elementary School	P
Bernice Ayer Middle School	10417	10.8			Construction Started Fall 1997	P
Arterial Highways		16.1	0.0	16.1	Roadways	
NON-RESIDENTIAL		192.3	161.5	30.8		
TOTAL SECTOR D		740.1	258.0	482.1		

\*\* Excluding the one-acre residential area removed from the specific plan per the November 1998 SDG&E specific plan amendment.

**TABLE 1-2**  
**SECTOR G: COASTAL ZONE AND INLAND 1998 EXISTING LAND USE**

Site Name	Total Ac.	O.S. Ac.	Dev. Ac.	Land Usess	General Plan
Shorecliffs Golf Course	139.0	139.0	0.0	Golf Course	OS2
Senior Housing Site	6.0	0.0	6.0	Driving Range/Clubhouse	RH
TOTALS	145.0	139.0	6.0		

**TABLE 1-3  
SECTOR P 2007 EXISTING LAND USE**

<b>Planning Area</b>	<b>Total Acres</b>	<b>O.S. Acres</b>	<b>Development Acres</b>	<b>Max. D.U.</b>	<b>Land Uses</b>	<b>Gen. Plan</b>	<b>Status in 1997</b>
P.A. 2 Flora Vista, Sunset Ridge	99.5	0	99.5	388	Low Density Residential	RL	Development Complete
P.A. 6 El Encanto	83.6	14.5	69.1	192	Low Density Residential	RL	Development Complete
P.A. 1, 3, 4	534.2	200.3	333.9	1037	Low Density Residential	RL	Development Complete
P.A. A & B	194.3	80	114.0	NA	Public & Institutional	P	Vacant -No Devel. Started
P.A. C	2.7	0.0	2.7	NA	Commercial	NC2	Vacant -No Devel. Started
P.A. D	9.0	0.0	9.0	135 (future)	Medium Density Residential	RM	Vacant -No Devel. Started
Los Mares Greenbelt	8.8	8.8	0.0	NA	Open Space	OS2	Open Space
Hillside & Ridgeline O/Space*	123.5	123.5	0.0	NA	Open Space	OS2	Open Space
Arterials	40.4	0.0	40.4	NA	Roadways		Partially Complete
<b>TOTALS</b>	<b>1096.0</b>	<b>427.1</b>	<b>668.9</b>	<b>1752</b>			

\* In addition to hillside and ridgeline open space within residential planning areas.



**Specific Plan Amendments**

**Section 2:** Sections 202 and 204 of Forster Ranch Specific Plan Chapter 2 are amended to read as follows:

**202 MASTER LAND USE PLAN**

The Forster Ranch Specific Plan area encompasses a total of 1982 acres which are divided into three Sectors. Developed and developable acreage within the Specific Plan includes residential, neighborhood commercial, commercial recreation, educational uses, and roadways. Open space acreage includes the Shorecliffs Golf Course, the Los Mares Greenbelt, community and neighborhood parks, and passive hillside open space (both natural hillsides and landscaped slopes within development areas). The following table indicates the proportions of open space acreage to development acreage within the Forster Ranch Specific Plan and its Planning Sectors.

**TABLE 2-1  
MASTER PLAN LAND USE SUMMARY**

<b>Sector</b>	<b>Development Acres</b>	<b>Open Space Acres</b>	<b>Total Acres</b>	<b>Maximum D.U.'s</b>
G	6.0	139.0	145.0	216
D	482.1	258.0	740.1	1282
P	668.9	427.1	1096.0	1752
TOTALS	1159.0	822.1	1981.1	3240

**204 SECTOR G LAND USE PLAN**

As shown in Exhibit 2-3, the existing Shorecliffs golf course occupies most of Sector G's 145 acres. Table 2-3 summarizes Sector G Coastal Zone and Inland planned land use. The course is located on both sides of the San Diego Freeway, extending almost to the ocean. The lower nine holes of the course, below the freeway, are within the coastal zone. The full course is almost completely surrounded by residential development. The golf course lies within Prima Deshecha Canada, one of San Clemente's two major drainage courses. In 1978 and 1980, flood waters caused major damage to the golf course, leading to abandonment of the course after the 1980 floods. The course was subsequently rehabilitated and returned to operation in 1984. A new MO-1 drainage channel was completed in 1994 by Centex in accordance with their 1992 Development Agreement obligations.

The Specific Plan previously designated a portion of the golf course property (presently occupied by the golf course clubhouse and driving range) for a resort hotel with a maximum of 500 rooms and a 55-foot maximum height. The General Plan land use designation of this 6-acre site was Coastal Recreation Commercial (CRC2). With its adoption of the Centennial General Plan in February 2014, the City Council changed the General Plan land use designation of the site to Residential High Density

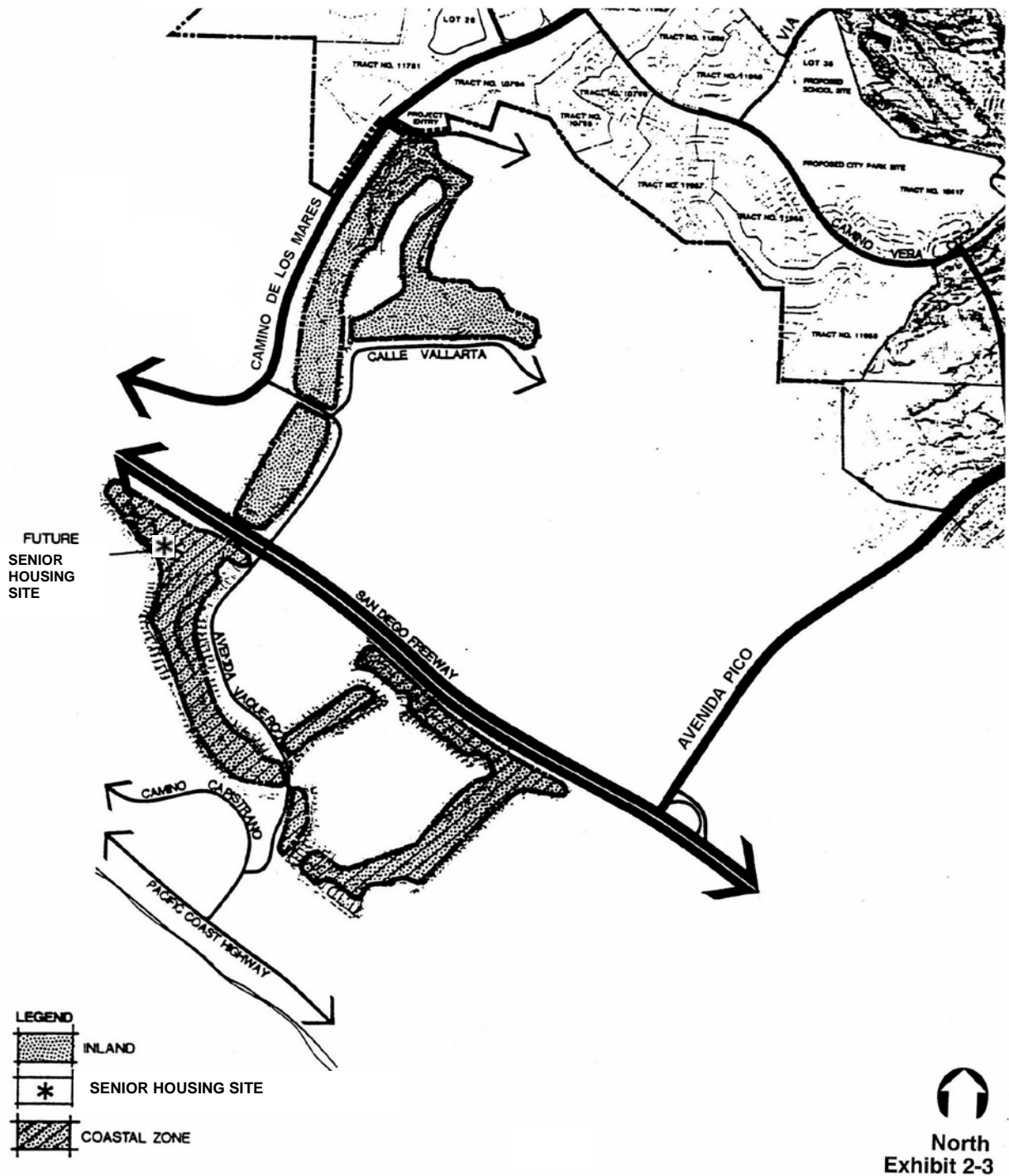
(RH) with intent for senior housing to be developed instead of a resort hotel. In 2017, Specific Plan amendments were adopted to be consistent with and implement the General Plan change.

All future development in Sector G Coastal Zone and Sector G Inland shall be in accordance with Table 2-3 and Exhibit 2-3, and corresponding permitted uses and development standards in Chapter 5:

**TABLE 2-3  
SECTOR G LAND USE SUMMARY**

<b>Site Name</b>	<b>Total Ac.</b>	<b>O.S. Ac.</b>	<b>Dev. Ac.</b>	<b>General Plan</b>
Shorecliffs Golf Course	139.0	139.0	0.0	OS2
Senior Housing Site	6.0	0.0	6.0	RH
<b>TOTALS</b>	145.0	139.0	6.0	

**Section 3:** Exhibit 2-3 of Forster Ranch Specific Plan Chapter 2, Section 204 is amended to read as follows:



**FORSTER RANCH  
Specific Plan**

**Land Use Plan  
Sector G**

**Section 4:** 1<sup>st</sup> paragraph and Table 2-5 of Forster Ranch Specific Plan Chapter 2, Section 206 are amended to read as follows:

## 206 PARKS, OPEN SPACE AND RECREATION TRAILS

The General Plan Growth Management Element requires 779.5 acres of open space within Forster Ranch. Exhibits 2-5 and 2-6 and Table 2-5 show the various types and locations of open space. The total open space provided is 824.1 acres. Exhibit 2-7 is the Parks, Open Space, and Recreation Trails Plan for the Ranch.

**TABLE 2-5  
OPEN SPACE SUMMARY**

<b>Open Space Area</b>	<b>Sector D</b>	<b>Sector P</b>	<b>Sector G</b>	<b>Totals</b>
Forster Community Park (Phase 1: Joint Use w/School)	7.0	0	0	7.0
Forster Community Park (Phase 2)	21.9	0	0	21.9
Los Mares Greenbelt	15.3*	8.8	0	25.1
Major Hillside & Ridgeline Open Space	57.8	322.1	0	379.9
Open Space within Development Areas	96.5	96.2	0	192.7
Private Open Space (La Cristianita Pageant Site)	59.5	0	0	59.5
Shorecliffs Golf Course	0	0	139.0	139.0
<b>Total Open Space Acres</b>	<b>258.0</b>	<b>427.1</b>	<b>139.0</b>	<b>824.1</b>
<b>Total Acres in Sector</b>	<b>740.1</b>	<b>1096.0</b>	<b>145.0</b>	<b>1981.1</b>
<b>Percentage Open Space</b>	<b>34.8%</b>	<b>39.0%</b>	<b>95.7%</b>	<b>41.6%</b>

\* Excluding the one-acre residential area removed from the specific plan per the November 1998 SDG&E specific plan amendment.

**Specific Plan Amendments**

**Section 5:** Forster Ranch Specific Plan Chapter 4, Section 405 and Section 406 are amended to read as follows:

**405 INFRASTRUCTURE IMPROVEMENTS**

**GENERAL REQUIREMENTS**

Developers of property within Forster Ranch will construct required infrastructure improvements, such as streets, water lines, sewers, storm drains, etc., in conjunction with their projects. In addition the developer shall construct required public improvements coincident with each development in accordance with final engineering drawings approved by the City Engineer. When required by the City, public facilities shall be extended to the Forster Ranch boundaries to serve adjacent properties. When such extensions are required, the City will require subsequent reimbursement by benefiting property owners and/or developers by means of a reimbursement agreement or other mechanism.

**DEVELOPMENT AGREEMENT IMPROVEMENTS**

A. Water System

Distribution water mains have been installed for the Forster Ranch throughout Sector D and part of Sector P in accordance with an approved Water Distribution Plan for Forster Ranch (Exhibit 4-3). If and when upgrading of facilities is necessary to serve future development, it shall be a condition of approval per Section 406. Water reservoirs have been constructed per the previous agreement between Centex and the City.

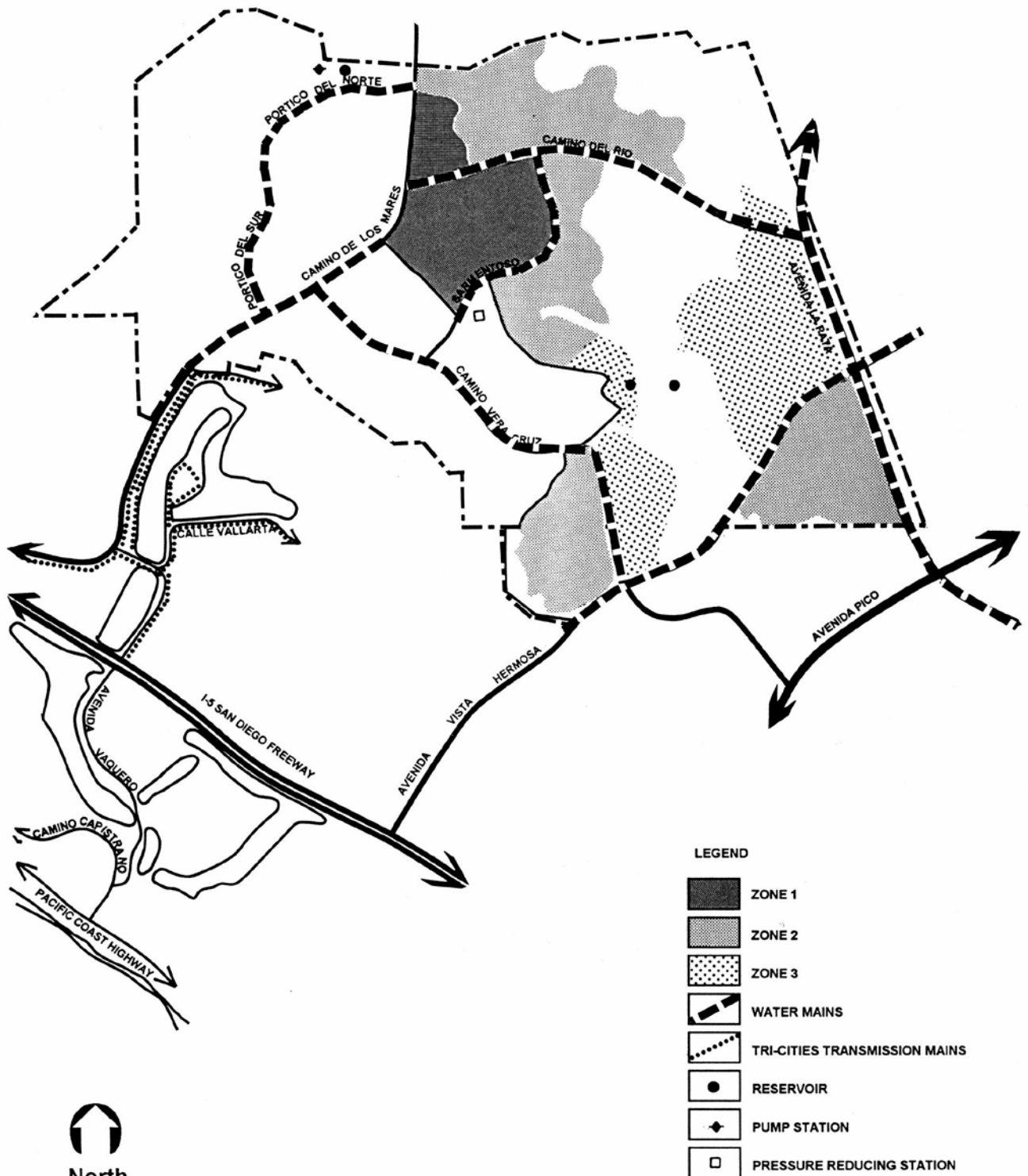
In Sector G, piping and other necessary modifications are to be made by the golf course owner or operator within the Shorecliffs Golf Course so that reclaimed water can be used for irrigation purposes when it becomes available.

B. Wastewater Treatment and Sanitary Sewer System

Development of Sector P will adhere to the basic engineering design guidelines established by the City of San Clemente Wastewater Master Plan. Sewer trunk lines will be sized and designed in accordance with the criteria established in the Master Plan (see Sewer Plan for Sectors D and P, Exhibit 4-4). Construction of trunk facilities will be accomplished by the landowner or designee, who may apply for reimbursement for any master plan facilities it constructs if there are payments made to the Sewer Connection Fee Revenue Fund for those same improvements.

C. Drainage System

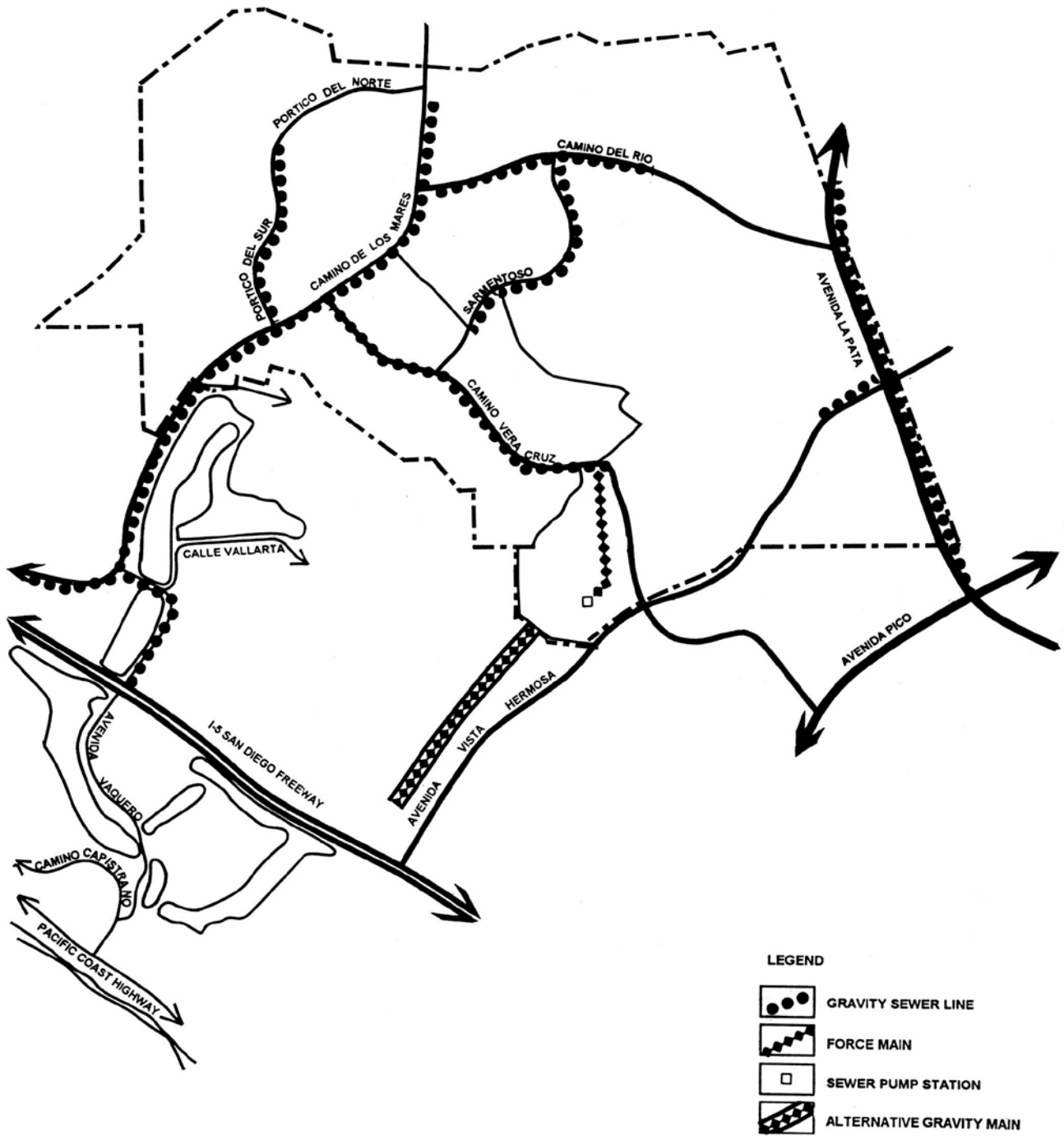
Drainage from the Forster Ranch after development will continue to flow through the same general areas as before development. The acreage in each drainage area will be unchanged. No major diversion of drainage is proposed. The Primary Ridgeline which separates the two drainage basins will not be altered in any manner which would significantly affect tributary drainage areas. However, the amount of runoff flowing into each of the two drainage basins will increase due to the proposed development.



North  
Exhibit 4-3

**FORSTER RANCH  
Specific Plan**

**Water Distribution Plan**



  
North  
Exhibit 4-4

**FORSTER RANCH  
Specific Plan**

**Sewer Plan**

Along the boundary between Sectors D and P, drainage from the Prima Deshecha basin will be carried in the M01 Prima Deshecha storm drain system, which is located along the easterly side of Camino de los Mares (see Exhibit 4-5). Construction of a box culvert to carry stormwater runoff in the M01 channel has been completed.

The portion of Sector P east of the Primary Ridgeline is within the Segunda Deshecha drainage watershed. Instead of the direct construction of the main channel, development in this portion of the Ranch will contribute drainage fees in conformance with the City of San Clemente Master Plan of Drainage. The developer will be responsible for the conveyance of storm runoff to an acceptable point of discharge.

## **406 FUNDING OF PUBLIC FACILITIES**

### ***GENERAL REQUIREMENTS***

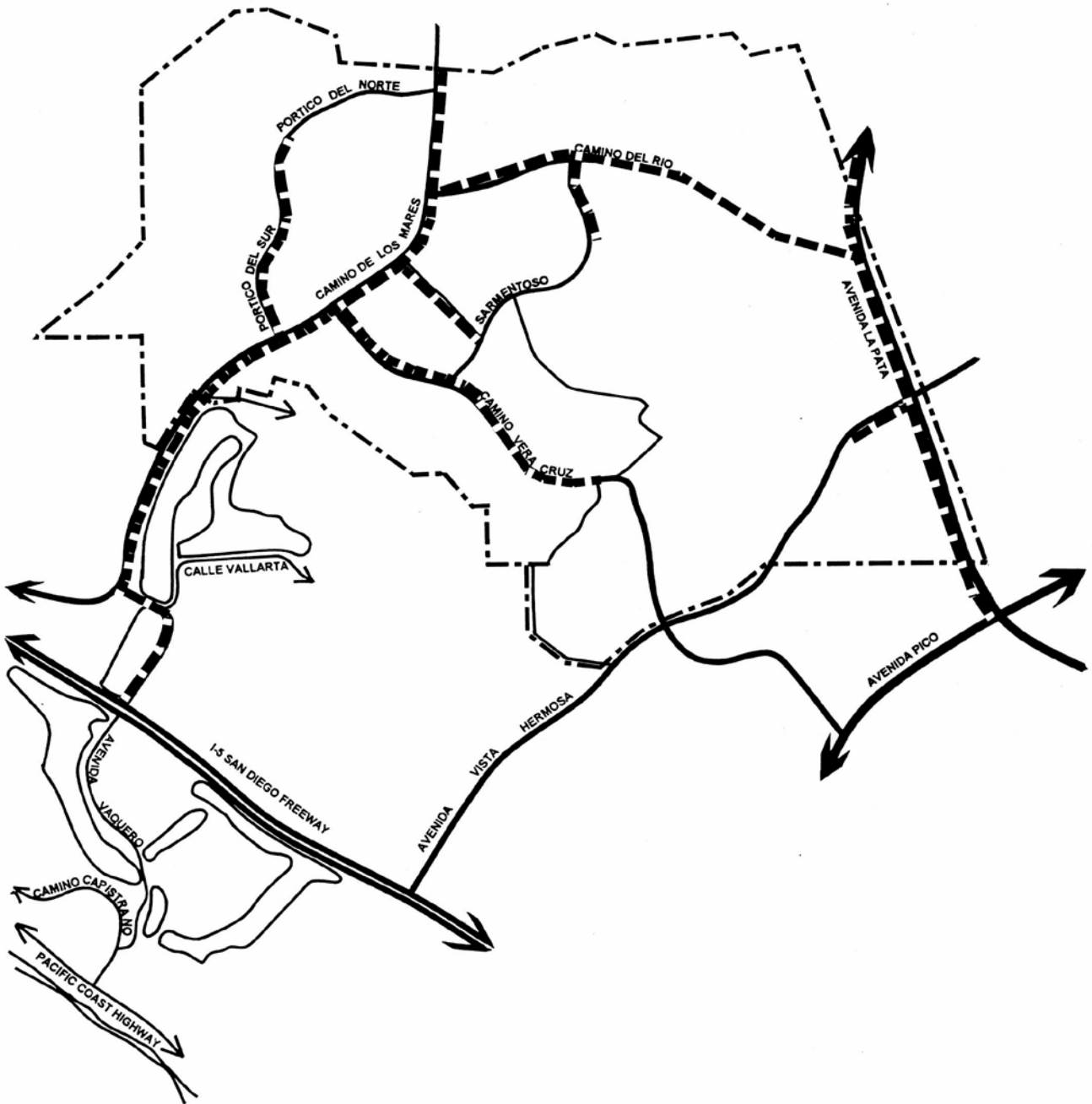
When improvements are required, the City will require subsequent reimbursement by benefiting property owners and/or developers by means of a reimbursement agreement or other mechanism.

### ***BACKGROUND ON DEVELOPMENT AGREEMENT***

Mechanisms established for the funding of public facilities associated with the Forster Ranch development agreement included the following:

1. Regional Circulation Financing and Phasing Program (RCFPP) - Contributions to this program shall be as required per the 1998 Development Agreement between the City and Laing.
2. Transportation Corridor Fee - Flat per-unit fee collected at issuance of building permit.
3. San Clemente Sewer Assessment District - Debt retirement on bonds sold to establish the sewer assessment district as required per the 1998 Development Agreement between the City and Laing.
4. Beach Parking Fee - Flat per-unit fee collected at issuance of building permit as required per the 1998 Development Agreement between the City and Laing.
5. School Impact Fee - Shall be as required in the 1997 School Fee Mitigation Agreement between Laing and the Capistrano Unified School District.
6. Water Acreage Reserve Fee - Fee collected prior to Final Tract Map approval as required per the 1998 Development Agreement between the City and Laing.
7. Park Fees - Park fees and improvements shall be as required per the 1998 Development Agreement between the City and Laing.
8. Segunda Deshecha Drainage Fees - Local drainage fees for development within the Segunda Deshecha Canada basin as required per the 1998 Development Agreement between the City and Laing.





LEGEND



DRAINAGE FACILITY

(STORM DRAIN FACILITY IN MAJOR STREETS)



North  
Exhibit 4-5

**FORSTER RANCH  
Specific Plan**

**Drainage Plan**

**Specific Plan Amendments**

**Section 6:** Forster Ranch Specific Plan Chapter 5, Section 509 is amended to read as follows:

**509           SECTOR G COASTAL ZONE**

**A.       PURPOSE AND APPLICABILITY**

1.     Purpose - The purpose of this Section is to provide for:
  - a.     The continued successful operation of the Shorecliffs Golf Course as a championship course,
  - b.     Development of senior housing in the area presently occupied by the golf course driving range and clubhouse, that is consistent with the General Plan and Coastal Land Use Plan; and
  - c.     Development standards that encourage quality design and development to enhance the City’s image as a “Spanish Village by the Sea.”
2.     Applicability - This Section applies to the Sector G Coastal Zone golf course and senior housing site as designated on Exhibit 2-3.
3.     Standards Not Listed - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendices of this Specific Plan.
4.     Land Uses Not Listed - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.
5.     Site Plan Review - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.
6.     Design Guidelines - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.
7.     Coastal Development Permit - All development within this area shall be subject to the requirements of the California Coastal Act and the City’s Local Coastal Plan.

**B.       PRINCIPAL USES PERMITTED**

1.     Golf course and continued maintenance of the low flow conservation easement stream along the golf course.

**C. CONDITIONAL USES PERMITTED WITHIN SENIOR HOUSING PORTION OF SECTOR G COASTAL ZONE**

1. Senior residential (housing) development with the approval of a Conditional Use Permit. This conditionally permitted use is allowed on an approximately six acre area presently occupied by the golf course driving range and clubhouse. No other location shall be considered.

**D. ACCESSORY USES AND STRUCTURES PERMITTED**

1. Shorecliffs Golf Course. Within the Shorecliffs Golf Course, the following accessory uses and structures are permitted:
  - a. Accessory structures, non-habitable, in conjunction with a permitted use. Examples: clubhouse, garage for golf cart storage, kiosk for valet parking, etc.
  - b. Driving range.
  - c. Golf course pro shop that sells golf clothing, gifts, and sports equipment, if located within the golf course clubhouse.
  - d. Golf lessons.
  - e. Parking (for golf course and clubhouse, not senior residential).
  - f. Paths for golf carts, jogging, walking.
  - g. Restaurant, including a cocktail lounge (a Conditional Use Permit required for the sale of alcoholic beverages), if located within the golf course clubhouse.
2. Senior Housing Site. In addition to accessory uses and structures listed above in Paragraph 1, the following is allowed with a permitted senior housing development:
  - a. Cabanas, garages, gazebos, pergolas, sheds, and similar structures accessory to residential uses.
  - b. Courts for games. Examples: tennis, bocce ball.
  - c. Dining facilities (indoor and outdoor).
  - d. Exercise rooms if located within a building. Examples: dance, yoga, weights.
  - e. Park, picnic or nature areas.
  - f. Parking (parking for senior residential use must be located within the senior housing site, not within the golf course portion

of Sector G).

- g. Salon/Spa.
- h. Swimming pools and spas.

**E. DEVELOPMENT STANDARDS**

As stated above, development projects are subject to Site Plan Review in accordance with Section 601. The following development standards apply:

1. Shorecliffs Golf Course. Within the Shorecliffs Golf Course, development standards for a clubhouse and/or accessory structures shall be established in conjunction with the Site Plan Review. Development standards shall be consistent with the General Plan and the purpose and intent of Sector G Coastal Zone.
2. Senior Housing Site. Within the senior housing area, development shall be subject to the RH zoning standards set forth in the City's Zoning Code. Parking requirements shall be in accordance with the standards for senior housing set forth in the Zoning Code.

## **Tracked changes Amendment to Forster Ranch Specific Plan**

The Forster Ranch Specific Plan is hereby amended to reflect the following changes:

[All modified sections of the Specific Plan are attached. Modifications are shown in strike through (deletions) and underlining (additions)].

**Specific Plan Amendments**

**Section 1:** Forster Ranch Specific Plan Introduction Sections 106, 107, and 108 are amended to read as follows:

**106 PLANNING SECTORS**

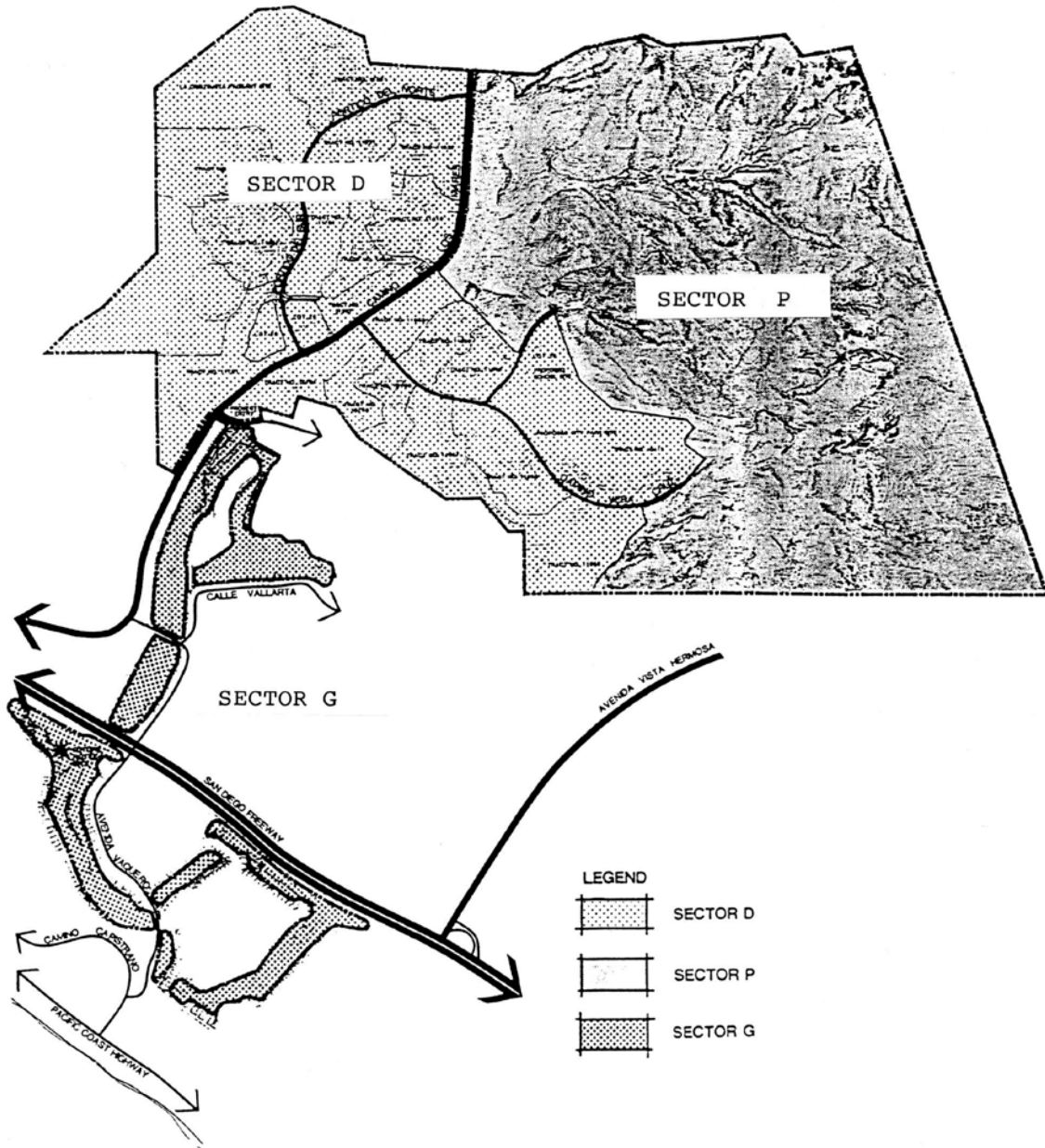
**A. SECTOR D (Formerly the “Development Area”)**

The Forster Ranch has been divided into three sectors for planning and development purposes. Sector D was formerly referred to in previous planning and legal documents as the “Development Area” of the Ranch (see Exhibit 1-3). It contains 741.1 acres and is made up of the two master tentative tracts (10596 and 10417) processed by the original Ranch developer, Estrella Properties. These two tentative tracts have in turn been divided into 19 final-tract development phases. Development of these final tracts were virtually complete by 1994.

Sector D also includes two sites which were undeveloped as of late 1997. These sites, located on each side of Portico del Sur at Camino de los Mares, are designated high density residential (approximately 7.6 buildable acres) and neighborhood commercial (approximately 7.3 buildable acres). Finally, Sector D includes the Cristianita Pageant site, the Truman Benedict School, and a public community park site adjacent to the school. Planning for these areas is addressed in Chapter 2. There are no changes proposed to Sector D in this 1998 Specific Plan Amendment.

**B. SECTOR G (Golf Course, Coastal Zone and Inland)**

The portion of the existing Shorecliffs Golf Course located southwest of the I-5 freeway and the future ~~resort hotel~~ senior housing site are the only land uses permitted within the Coastal Zone portion of Sector G. Sector G Inland is comprised solely of the portion of the Shorecliffs Golf Course which is inland of the I-5 Freeway (see 1-3). These areas are described in more detail in Chapter 2. ~~There are no changes proposed to Sector G in this 1998 Specific Plan Amendment.~~



**FORSTER RANCH  
Specific Plan**

**Planning Sectors**

### C. SECTOR P (Formerly the “Planning Area”)

Sector P, as shown in Exhibit 1-3, is composed of the land formerly referred to as the “Planning Area” of the Ranch. The changes proposed in this 1998 Specific Plan Amendment are focused mainly on Sector P. It contains 1,096 acres and lies to the east and north of Sector D. Sector P was partially developed as of late 1997. Planning areas 2 and 6, located adjacent to Camino del Rio, were developed or approved for development with low density residential. Planning areas 1, 3 and 4 remain undeveloped, although one tentative tract map (Tentative Tract 13999) has been approved within Planning Area 1 and two tentative tract maps (Tentative Tracts 14283 and 14964) have been approved within Planning Area 3. Land use designations and development standards for Sector P are provided in Chapters 2 and 5, respectively.

## 107 GENERAL PLAN AND ZONING

### A. GENERAL PLAN

Land use designations for Forster Ranch per the ~~new~~ General Plan ~~Amendment~~ are shown on Exhibit 1-4. They include the following:

RL	Residential - Low Density (Max 4.5 DU/Gross Acre)
RML	Residential - Medium Low Density (Max 7.0 DU /Gross Acre)
RM	Residential Medium Density (Max 15.0 DU/Gross Acre)
RH	Residential - High Density (Max 24.0 DU/Gross Acre)
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P	Public Uses (Educational, Governmental, Administrative, Utilities, other)
OS1	Public Open Space
OS2	Private Open Space
<del>OSC</del>	<del>Golf Course</del>
<del>CRC2</del>	<del>Coastal and Recreation Servng</del>

### B. ZONING

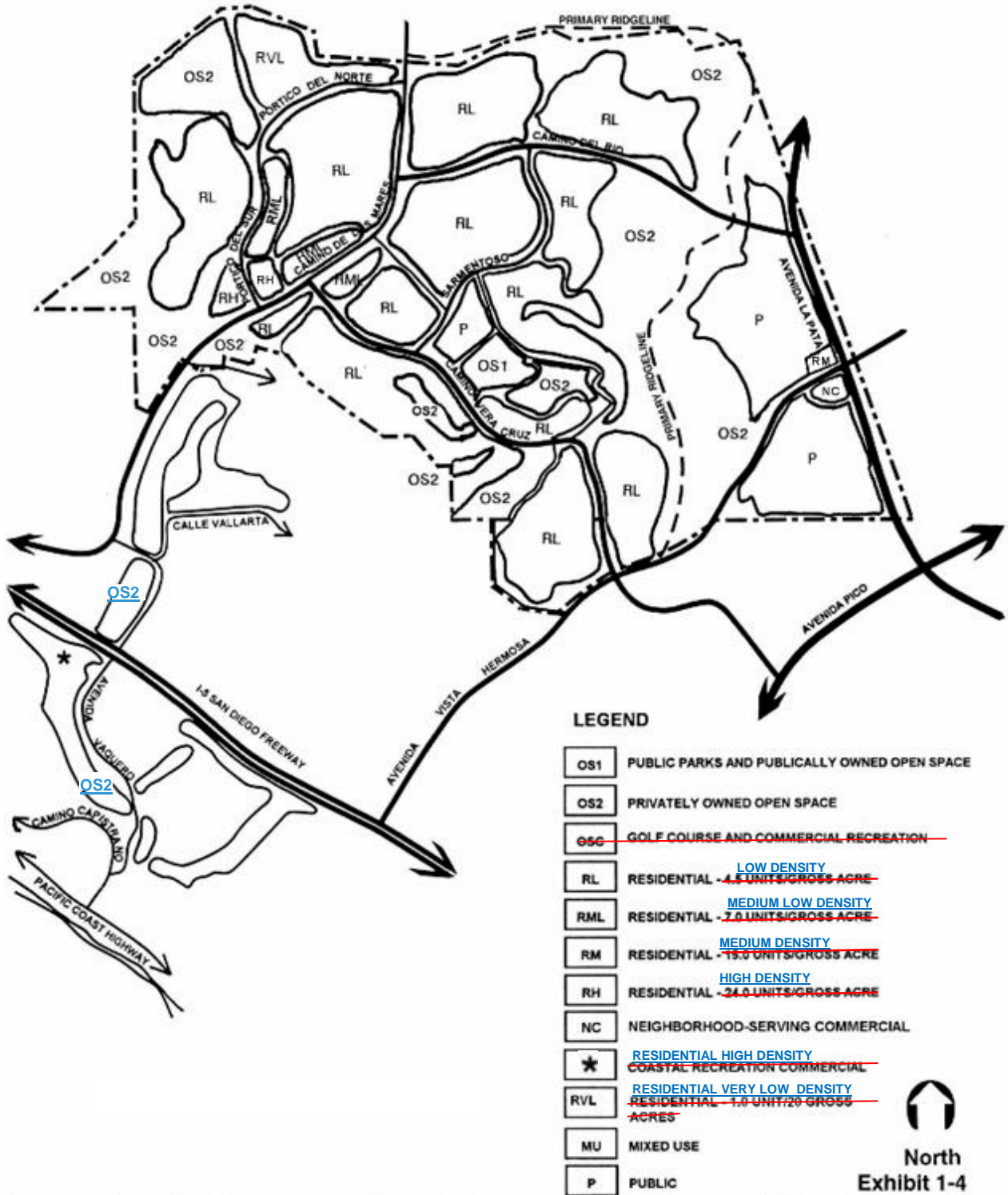
The Zoning for Forster Ranch is “SPFR” - Specific Plan Forster Ranch, which requires the adoption of a Specific Plan by the City Council. Development within Forster Ranch shall conform to all provisions of this Specific Plan as well as the SP Specific Plan Zone of the City’s Zoning Ordinance.

## 108 EXISTING PHYSICAL CONDITIONS

Table 1-1 and Exhibit 1-5 summarize existing and future development in Sector D. Tables 1-2 and 1-3 are summaries of existing and future land uses, acreages, and dwelling unit counts in Sectors G and P. The designated and developed land uses in Sector D include residential developments with various densities and housing types, open space uses, Truman Benedict Elementary School, Bernice Ayers Middle School, the Forster Ranch Community Park, and development sites for high density residential and neighborhood commercial. Sector G is developed with the ~~137~~<sup>139</sup>-acre Shorecliffs Golf Course. There is also ~~an a~~ <sup>eight</sup>~~six~~-acre future ~~resort hotel~~<sup>senior housing</sup> site in the Sector G Coastal Zone.

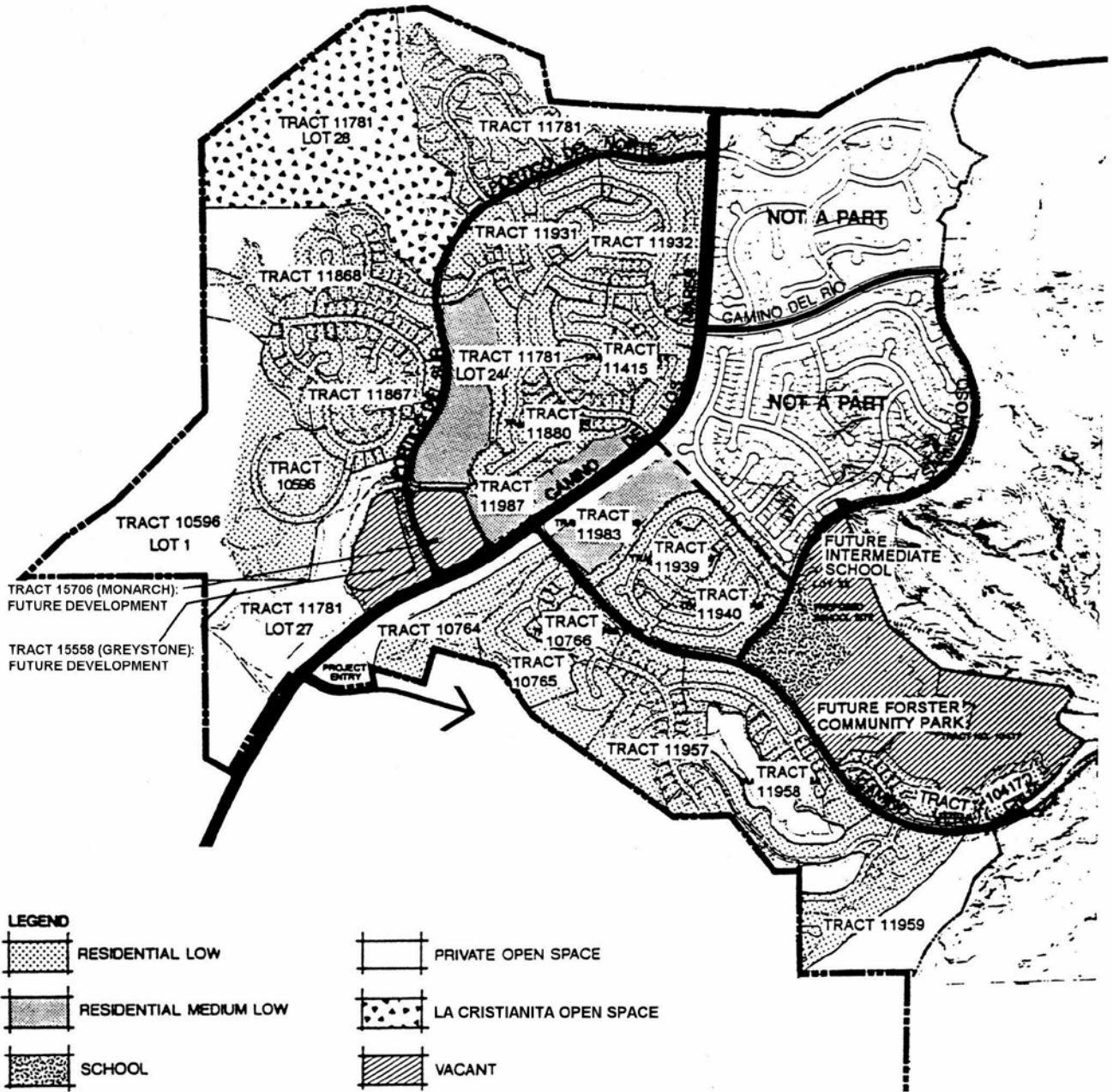
The Environmental Impact Report (EIR) for this Specific Plan describes existing geological, biological, and other environmental resources within the undeveloped portions of Forster Ranch, and the impacts of development upon those resources.





**FORSTER RANCH  
Specific Plan**

**General Plan Land  
Use Designations  
~~Sector P~~**



LEGEND



RESIDENTIAL LOW



RESIDENTIAL MEDIUM LOW



SCHOOL



PRIVATE OPEN SPACE



LA CRISTIANITA OPEN SPACE



VACANT



North  
Exhibit 1-5

**FORSTER RANCH  
Specific Plan**

**Existing Land Use  
Sector D**

**TABLE 1-1  
SECTOR D 1998 EXISTING LAND USE - RESIDENTIAL**

<b>Site Name</b>	<b>Tract</b>	<b>Total Acres</b>	<b>O.S. Acres</b>	<b>Dev. Acres</b>	<b>No. of D.U.</b>	<b>Type of D.U.</b>	<b>General Plan</b>
Casablanca	11987	14.0	0.0	14.0	74	Attached Condo	RML
The Colony	11983	18.2	0.0	18.2	64	Detached Condo	RML
Del Cabo	10596	31.8	0.0	31.8	50	Detached Condo	RL
Glenridge	10765 10766	14.1 14.8	1.0 1.5	13.1 13.3	34 31	Detached Single Family	RL/ OS2
Rimrock	11415 11880 11931 11932	31.4 19.5 21.2 28.3	0.0 0.0 0.0 0.0	31.4 19.5 21.2 28.3	71 72 72 74	Detached Single Family	RL
S.C. Equestrian	11781	26.9	11.0	15.9	22	Custom Single Family	RL/OS2
Tocayo Canyon	11781 Lot 24	21.0	0.0	21.0	120	Detached Condo	RML
Tocayo Hills	10417 11957 11958 11959	42.8 27.0 30.4 44.2	24.7 2.5 6.0 21.0	18.1 24.5 24.4 23.2	34 47 41 53	Detached Single Family	RL/OS2
Tocayo Ridge	11867 11868	31.5 42.0	0.0 8.5	31.5 33.5	77 73	Detached Single Family	RL/OS2
Veracruz	11939 11940	17.4 17.6	0.0 0.0	17.4 17.6	58 57	Detached Single Family	RL
Villamar	10764	21.5	3.0	18.5	35	Detached Condo	RL/OS2
Naples (Greystone)	15558	24.9	17.3	7.6	64	Detached SF	RH
Alisal (Monarch)	15706	7.3	0	7.3	59	Detached SF	RH
<b>RESIDENTIAL TOTALS</b>		<b>547.8</b>	<b>96.5</b>	<b>451.3</b>	<b>1,282</b>		

**TABLE 1-1 (CONTINUED)**  
**SECTOR D 1998 EXISTING LAND USE - NON-RESIDENTIAL**

Site Name	Tract	Total Ac.	O.S. Ac.	Dev. Ac.	Land Use	General Plan
Del Cabo Open Space*	10596 Lot 1	34.0	34.0	0.0	Natural Open Space	OS2
Los Mares Slope*	11781 Lot 27	23.8	23.8	0.0	Graded Slope	OS2
* Major Hillside Open Space Subtotal: 57.8 ac.						
Cristianita Pageant Site	11781 Lot 28	59.5	59.5	0.0	Natural Open Space	OS2
Los Mares Greenbelt (Including Project Entry)	10764 11983	15.3**	15.3	0.0	Greenbelt	OS2
Forster Ranch Community Park	10417	21.9	21.9	0.0	Construction Started Fall 1997	OS1
Truman Benedict School	10417	10.9	7.0	14.7	Elementary School	P
Bernice Ayer Middle School	10417	10.8			Construction Started Fall 1997	P
Arterial Highways		16.1	0.0	16.1	Roadways	
NON-RESIDENTIAL		192.3	161.5	30.8		
TOTAL SECTOR D		740.1	258.0	482.1		

\*\* Excluding the one-acre residential area removed from the specific plan per the November 1998 SDG&E specific plan amendment.

**TABLE 1-2**  
**SECTOR G: COASTAL ZONE AND INLAND 1998 EXISTING LAND USE**

Site Name	Total Ac.	O.S. Ac.	Dev. Ac.	Land Uses	General Plan
Shorecliffs Golf Course	<del>139.07.0</del>	<del>139.07.0</del>	0.0	Golf Course	<del>OSC</del> OS2
<del>Hotel</del> Senior Housing Site	<del>8.06.0</del>	0.0	<del>8.06.0</del>	Driving Range/Clubhouse	<del>CRC2</del> RH
TOTALS	145.0	<del>139.07.0</del>	<del>8.06.0</del>		

**TABLE 1-3  
SECTOR P 2007 EXISTING LAND USE**

<b>Planning Area</b>	<b>Total Acres</b>	<b>O.S. Acres</b>	<b>Development Acres</b>	<b>Max. D.U.</b>	<b>Land Uses</b>	<b>Gen. Plan</b>	<b>Status in 1997</b>
P.A. 2 Flora Vista, Sunset Ridge	99.5	0	99.5	388	Low Density Residential	RL	Development Complete
P.A. 6 El Encanto	83.6	14.5	69.1	192	Low Density Residential	RL	Development Complete
P.A. 1, 3, 4	534.2	200.3	333.9	1037	Low Density Residential	RL	Development Complete
P.A. A & B	194.3	80	114.0	NA	Public & Institutional	P	Vacant -No Devel. Started
P.A. C	2.7	0.0	2.7	NA	Commercial	NC2	Vacant -No Devel. Started
P.A. D	9.0	0.0	9.0	135 (future)	Medium Density Residential	RM	Vacant -No Devel. Started
Los Mares Greenbelt	8.8	8.8	0.0	NA	Open Space	OS2	Open Space
Hillside & Ridgeline O/Space*	123.5	123.5	0.0	NA	Open Space	OS2	Open Space
Arterials	40.4	0.0	40.4	NA	Roadways		Partially Complete
<b>TOTALS</b>	<b>1096.0</b>	<b>427.1</b>	<b>668.9</b>	<b>1752</b>			

\* In addition to hillside and ridgeline open space within residential planning areas.

**Specific Plan Amendments**

**Section 2:** Sections 202 and 204 of Forster Ranch Specific Plan Chapter 2 are amended to read as follows:

**202 MASTER LAND USE PLAN**

The Forster Ranch Specific Plan area encompasses a total of 1982 acres which are divided into three Sectors. Developed and developable acreage within the Specific Plan includes residential, neighborhood commercial, commercial recreation, educational uses, and roadways. Open space acreage includes the Shorecliffs Golf Course, the Los Mares Greenbelt, community and neighborhood parks, and passive hillside open space (both natural hillsides and landscaped slopes within development areas). The following table indicates the proportions of open space acreage to development acreage within the Forster Ranch Specific Plan and its Planning Sectors.

**TABLE 2-1  
MASTER PLAN LAND USE SUMMARY**

Sector	Development Acres	Open Space Acres	Total Acres	Maximum D.U.'s
G	<del>8.0</del> 6.0	<del>137.0</del> 139.0	145.0	<del>0</del> 216
D	482.1	258.0	740.1	1282
P	668.9	427.1	1096.0	1752
TOTALS	1159.0	822.1	1981.1	<del>3034</del> 3240

**204 SECTOR G LAND USE PLAN**

As shown in Exhibit 2-3, the existing Shorecliffs golf course occupies most of Sector G's 145 acres. Table 2-3 summarizes Sector G Coastal Zone and Inland planned land use. The course is located on both sides of the San Diego Freeway, extending almost to the ocean. The lower nine holes of the course, below the freeway, are within the coastal zone. The full course is almost completely surrounded by residential development. The golf course lies within Prima Deshecha Canada, one of San Clemente's two major drainage courses. In 1978 and 1980, flood waters caused major damage to the golf course, leading to abandonment of the course after the 1980 floods. The course was subsequently rehabilitated and returned to operation in 1984. A new MO-1 drainage channel was completed in 1994 by Centex in accordance with their 1992 Development Agreement obligations.

~~The 1983 amended Settlement/Development Agreement between the City and Estrella Properties (a previous Forster Ranch owner) allows for construction of a minimum 250 room resort hotel or motel on the site presently occupied by the golf course clubhouse and driving range. In 1988, the City processed a General Plan Amendment and Zone Change to formalize the hotel land use designation. In accordance with that provision, resort hotels are shown as a conditional use within~~

~~Section 508 of this Specific Plan. However, the precise location, site plan, grading, and other development considerations shall be subject to City discretionary approval in conjunction with review of a conditional use permit. As of adoption of this revised Specific Plan, no application had yet been submitted for such a hotel development.~~ The Specific Plan previously designated a portion of the golf course property (presently occupied by the golf course clubhouse and driving range) for a resort hotel with a maximum of 500 rooms and a 55-foot maximum height. The General Plan land use designation of this 6-acre site was Coastal Recreation Commercial (CRC2). With its adoption of the Centennial General Plan in February 2014, the City Council changed the General Plan land use designation of the site to Residential High Density (RH) with intent for senior housing to be developed instead of a resort hotel. In 2017, Specific Plan amendments were adopted to be consistent with and implement the General Plan change.

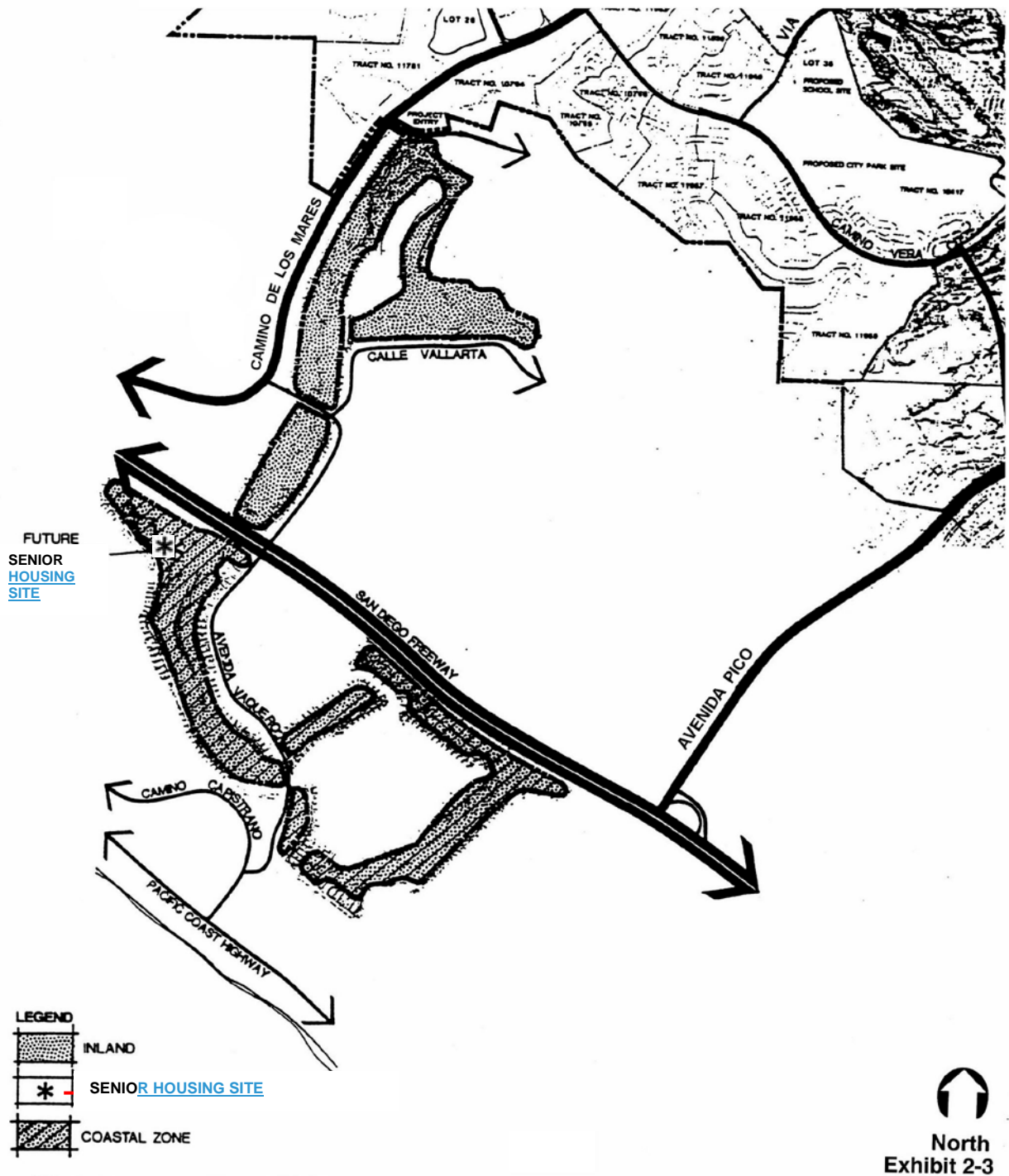
All future development in Sector G Coastal Zone and Sector G Inland shall be in accordance with Table 2-3 and Exhibit 2-3, and corresponding permitted uses and development standards in Chapter 5:

**TABLE 2-3  
SECTOR G LAND USE SUMMARY**

<b>Site Name</b>	<b>Total Ac.</b>	<b>O.S. Ac.</b>	<b>Dev. Ac.</b>	<b>General Plan</b>
Shorecliffs Golf Course	<del>139.07.0</del>	<del>139.07.0</del>	0.0	<del>OSCOS2</del>
<u>Hotel Senior Housing Site</u>	<u>6.08.0</u>	0.0	<u>6.08.0</u>	<u>RHCRC2</u>
TOTALS	145.0	<del>139.07.0</del>	<u>6.08.0</u>	

~~There are no land use changes in Sector G in this amended 1998 Specific Plan.~~

**Section 3:** Exhibit 2-3 of Forster Ranch Specific Plan Chapter 2, Section 204 is amended to read as follows:



# FORSTER RANCH Specific Plan

# Land Use Plan Sector G





**Section 4:** 1<sup>st</sup> paragraph and Table 2-5 of Forster Ranch Specific Plan Chapter 2, Section 206 are amended to read as follows:

## 206 PARKS, OPEN SPACE AND RECREATION TRAILS

The General Plan Growth Management Element requires 779.5 acres of open space within Forster Ranch. Exhibits 2-5 and 2-6 and Table 2-5 show the various types and locations of open space. The total open space provided is 824.1 acres. Exhibit 2-7 is the Parks, Open Space, and Recreation Trails Plan for the Ranch.

**TABLE 2-5  
OPEN SPACE SUMMARY**

<b>Open Space Area</b>	<b>Sector D</b>	<b>Sector P</b>	<b>Sector G</b>	<b>Totals</b>
Forster Community Park (Phase 1: Joint Use w/School)	7.0	0	0	7.0
Forster Community Park (Phase 2)	21.9	0	0	21.9
Los Mares Greenbelt	15.3*	8.8	0	25.1
Major Hillside & Ridgeline Open Space	57.8	322.1	0	379.9
Open Space within Development Areas	96.5	96.2	0	192.7
Private Open Space (La Cristianita Pageant Site)	59.5	0	0	59.5
Shorecliffs Golf Course	0	0	139.0 <del>7.0</del>	139.0 <del>7.0</del>
<b>Total Open Space Acres</b>	<b>258.0</b>	<b>427.1</b>	<b>139.0<del>7.0</del></b>	<b>824.1<del>2.1</del></b>
<b>Total Acres in Sector</b>	<b>740.1</b>	<b>1096.0</b>	<b>145.0</b>	<b>1981.1</b>
<b>Percentage Open Space</b>	<b>34.8%</b>	<b>39.0%</b>	<b>94<del>95.7.5</del> %</b>	<b>41.64%</b>

\* Excluding the one-acre residential area removed from the specific plan per the November 1998 SDG&E specific plan amendment.

**Specific Plan Amendments**

**Section 5:** Forster Ranch Specific Plan Chapter 4, Section 405 and Section 406 are amended to read as follows:

**405 INFRASTRUCTURE IMPROVEMENTS**

**~~A.~~ GENERAL REQUIREMENTS**

Developers of property within Forster Ranch will construct required infrastructure improvements, such as streets, water lines, sewers, storm drains, etc., in conjunction with their projects. In addition the developer shall construct required public improvements coincident with each development in accordance with final engineering drawings approved by the City Engineer. When required by the City, public facilities shall be extended to the Forster Ranch boundaries to serve adjacent properties. When such extensions are required, the City will require subsequent reimbursement by benefiting property owners and/or developers by means of a reimbursement agreement or other mechanism.

**DEVELOPMENT AGREEMENT IMPROVEMENTS**

**~~BA.~~ WATER SYSTEMWater System**

Distribution water mains have been installed for the Forster Ranch throughout Sector D and part of Sector P in accordance with an approved Water Distribution Plan for Forster Ranch (Exhibit 4-3). If and when upgrading of facilities is necessary to serve future development, it shall be a condition of approval per Section 406. Water reservoirs have been constructed per the previous agreement between Centex and the City.

In Sector G, piping and other necessary modifications are to be made by the golf course owner or operator within the Shorecliffs Golf Course so that reclaimed water can be used for irrigation purposes when it becomes available.

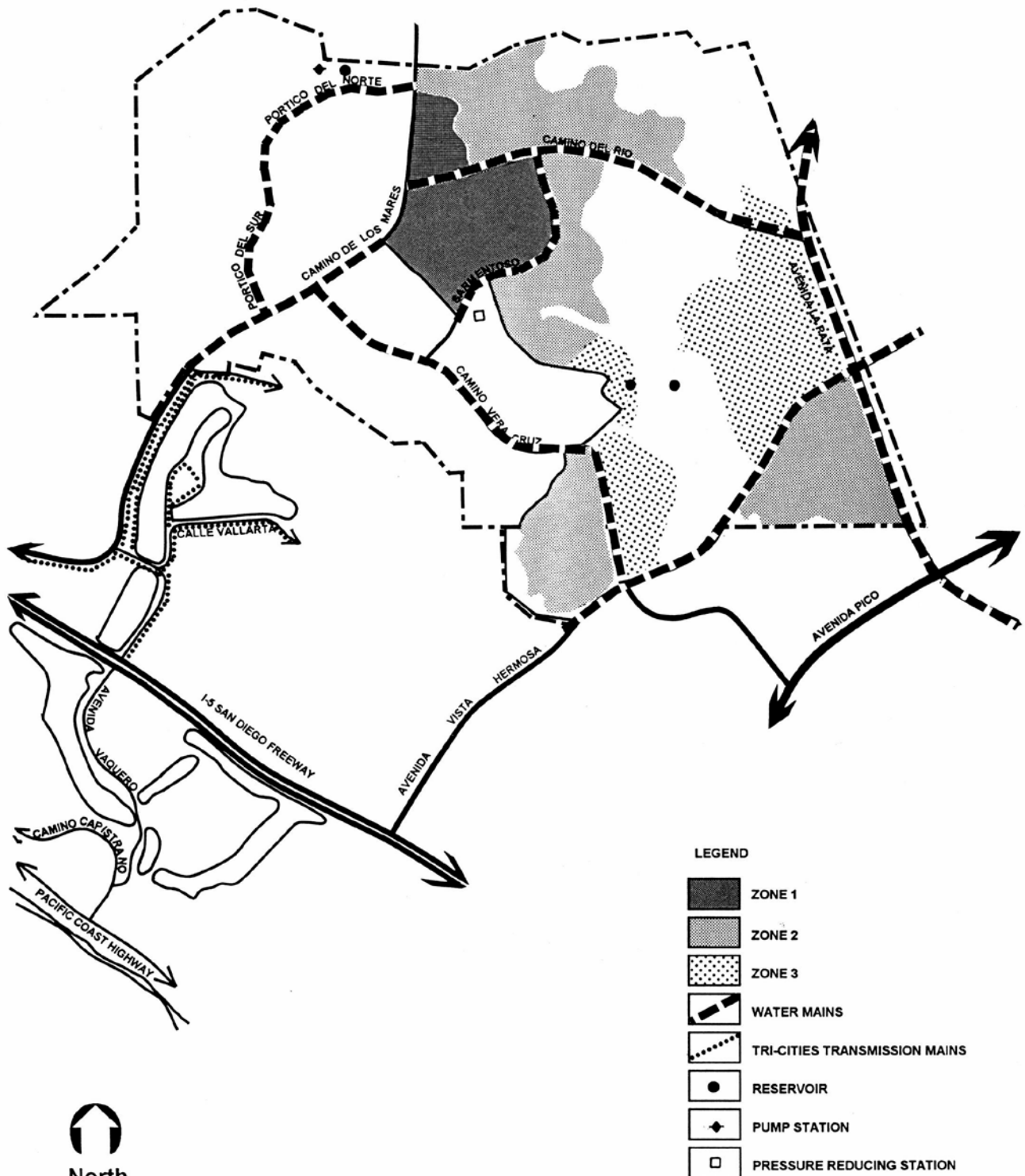
**~~CB.~~ WASTEWATER TREATMENT AND SANITARY SEWER SYSTEMWastewater Treatment and Sanitary Sewer System**

Development of Sector P will adhere to the basic engineering design guidelines established by the City of San Clemente Wastewater Master Plan. Sewer trunk lines will be sized and designed in accordance with the criteria established in the Master Plan (see Sewer Plan for Sectors D and P, Exhibit 4-4). Construction of trunk facilities will be accomplished by the landowner or designee, who may apply for reimbursement for any master plan facilities it constructs if there are payments made to the Sewer Connection Fee Revenue Fund for those same improvements.

**~~DC.~~ DRAINAGE SYSTEMDrainage System**

Drainage from the Forster Ranch after development will continue to flow through the same general areas as before development. The acreage in each drainage area will be unchanged. No major diversion of drainage is proposed. The Primary Ridgeline which separates the two drainage basins will not be altered in any manner which would

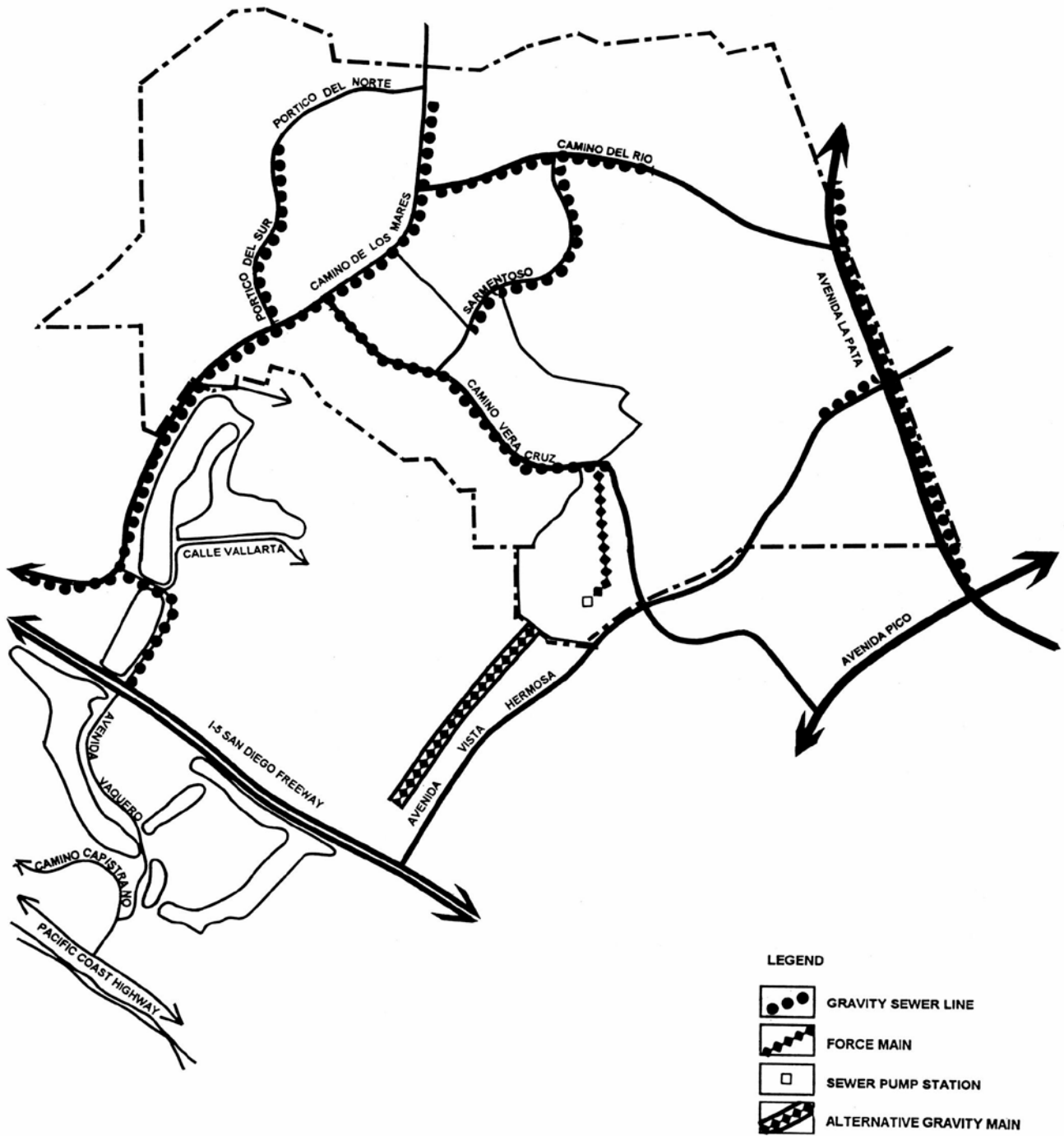
significantly affect tributary drainage areas. However, the amount of runoff flowing into each of the two drainage basins will increase due to the proposed development.



North  
Exhibit 4-3

**FORSTER RANCH  
Specific Plan**

**Water Distribution Plan**



  
North  
Exhibit 4-4

**FORSTER RANCH  
Specific Plan**

**Sewer Plan**

Along the boundary between Sectors D and P, drainage from the Prima Deshecha basin will be carried in the M01 Prima Deshecha storm drain system, which is located along the easterly side of Camino de los Mares (see Exhibit 4-5). Construction of a box culvert to carry stormwater runoff in the M01 channel has been completed.

The portion of Sector P east of the Primary Ridgeline is within the Segunda Deshecha drainage watershed. Instead of the direct construction of the main channel, development in this portion of the Ranch will contribute drainage fees in conformance with the City of San Clemente Master Plan of Drainage. The developer will be responsible for the conveyance of storm runoff to an acceptable point of discharge.

## 406 FUNDING OF PUBLIC FACILITIES

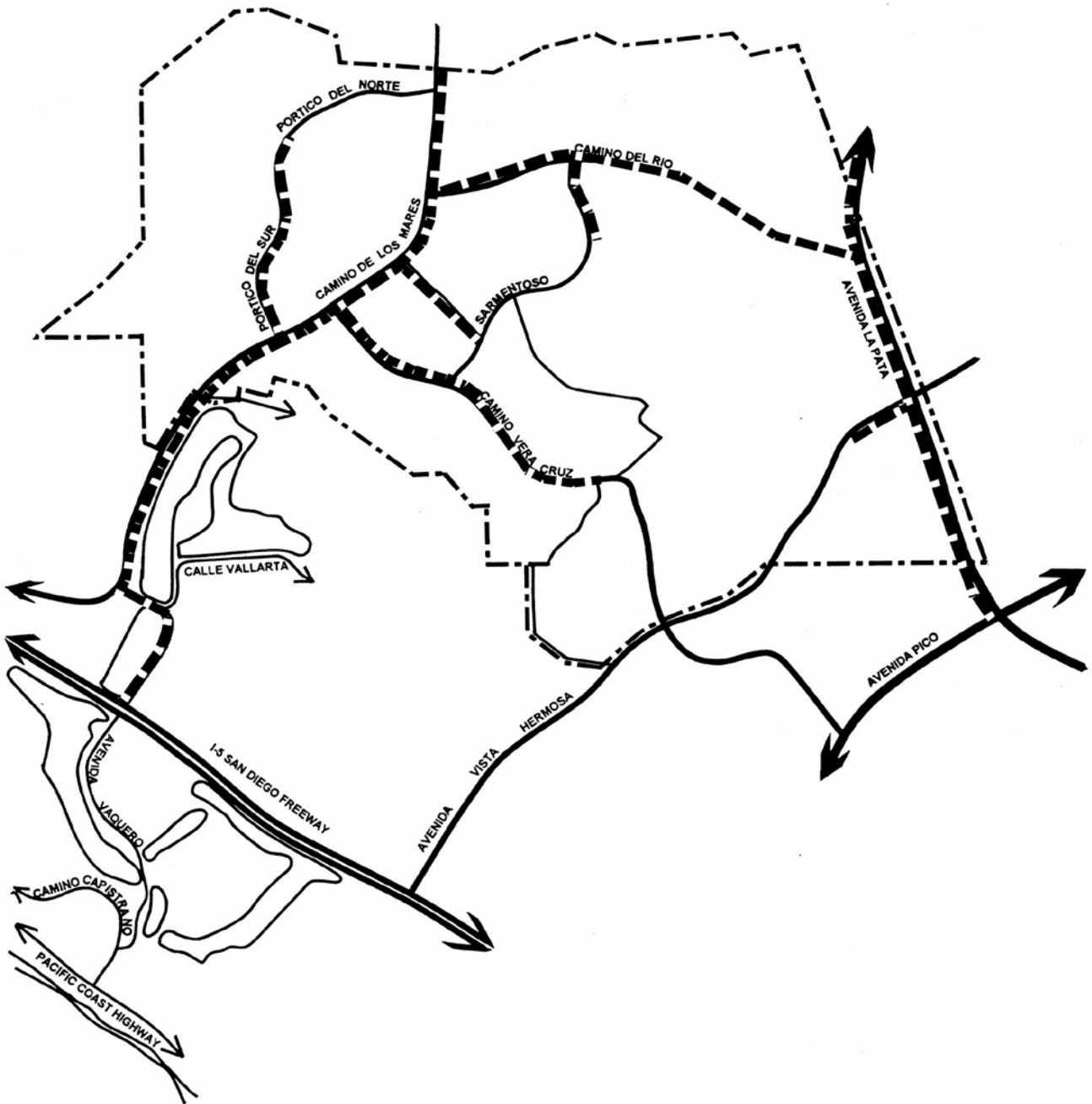
### GENERAL REQUIREMENTS

When improvements are required, the City will require subsequent reimbursement by benefiting property owners and/or developers by means of a reimbursement agreement or other mechanism.

### BACKGROUND ON DEVELOPMENT AGREEMENT

~~Established~~ mechanisms established for the funding of public facilities associated with the Forster Ranch development agreement included the following:

1. Regional Circulation Financing and Phasing Program (RCFPP) - Contributions to this program shall be as required per the 1998 Development Agreement between the City and Laing.
2. Transportation Corridor Fee - Flat per-unit fee collected at issuance of building permit.
3. San Clemente Sewer Assessment District - Debt retirement on bonds sold to establish the sewer assessment district as required per the 1998 Development Agreement between the City and Laing.
4. Beach Parking Fee - Flat per-unit fee collected at issuance of building permit as required per the 1998 Development Agreement between the City and Laing.
5. School Impact Fee - Shall be as required in the 1997 School Fee Mitigation Agreement between Laing and the Capistrano Unified School District.
6. Water Acreage Reserve Fee - Fee collected prior to Final Tract Map approval as required per the 1998 Development Agreement between the City and Laing.
7. Park Fees - Park fees and improvements shall be as required per the 1998 Development Agreement between the City and Laing.
8. Segunda Deshecha Drainage Fees - Local drainage fees for development within the Segunda Deshecha Canada basin as required per the 1998 Development Agreement between the City and Laing.



LEGEND



DRAINAGE FACILITY

(STORM DRAIN FACILITY IN MAJOR STREETS)



North  
Exhibit 4-5

**FORSTER RANCH  
Specific Plan**

**Drainage Plan**

**Specific Plan Amendments**

**Section 6:** Forster Ranch Specific Plan Chapter 5, Section 509 is amended to read as follows:

**509           SECTOR G COASTAL ZONE**

**A.       PURPOSE AND APPLICABILITY**

- 1. ~~1.~~ Purpose - The purpose of this Section is to provide for:
  - a. ~~+~~ The continued use ~~successful operation~~ of the Shorecliffs Golf Course as a championship course, and
  - b. ~~the establishment of the future~~ Development of resort hotel senior housing in the area presently occupied by the golf course driving range and clubhouse, that is consistent with the General Plan and Coastal Land Use Plan; and ~~in conjunction with the golf course, in order to maximize the availability and variety of recreational opportunities in accordance with the visitor serving facilities policies in the City's General Plan Coastal Element. The~~
  - a.c. ~~d~~ Development standards of this Section are intended to ~~that~~ encourage quality design and development to enhance the City's image as a "Spanish Village by the Sea."
- 2. Applicability - This Section applies to the Sector G Coastal Zone golf course and ~~resort hotel~~ senior housing site as designated on Exhibit 2-3.
- 3. Standards Not Listed - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendices of this Specific Plan.
- 4. Land Uses Not Listed - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.
- 5. Site Plan Review - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.
- 6. Design Guidelines - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.
- 7. Coastal Development Permit - All development within this area shall be subject to the requirements of the California Coastal Act and the City's Local Coastal Plan.



**B. PRINCIPAL USES PERMITTED**

1. Golf course and continued maintenance of the low flow conservation easement stream along the golf course.

**C. CONDITIONAL USES PERMITTED WITHIN SENIOR HOUSING PORTION OF SECTOR G COASTAL ZONE**

1. ~~A resort hotel offering temporary lodging accommodations with up to 500 guest rooms or suites. The main building within the facility shall provide access through a common entrance lobby to six or more guest rooms or suites.~~ Senior residential (housing) development with the approval of a Conditional Use Permit. This conditionally permitted use is allowed on an approximately six acre area presently occupied by the golf course driving range and clubhouse. No other location shall be considered.

**D. ACCESSORY USES AND STRUCTURES PERMITTED**

1. ~~Accessory structures, non habitable, in conjunction with a permitted use. Examples: garage for golf cart storage, cabanas, kiosks for valet parking, etc.~~
2. ~~Beauty shops, barber shops and similar personal services, if located within the hotel.~~
3. ~~Conference facilities, including meeting rooms, banquet ballrooms, exhibition areas, if located within the hotel.~~
4. ~~Courts for games. Examples: tennis, racquetball.~~
5. ~~Exercise rooms. Examples: dance, weights.~~
6. ~~Parking.~~
7. ~~Patios, courtyards, balconies, and plazas.~~
8. ~~Paths for golf carts, jogging.~~
9. ~~Dining areas, including restaurants, cafes, cocktail lounges, if located in the hotel.~~
10. ~~Shops for clothing, gifts, sports equipment, and similar items, if located in the hotel.~~
11. ~~Sports instruction. Examples: lessons in golf, tennis, exercise.~~
12. ~~Swimming pools and spas.~~
13. ~~Travel and ticket agencies, if located within the hotel.~~

1. Shorecliffs Golf Course. Within the Shorecliffs Golf Course, the following accessory uses and structures are permitted:
  - a. Accessory structures, non-habitable, in conjunction with a permitted use. Examples: clubhouse, garage for golf cart storage, kiosk for valet parking, etc.
  - b. Driving range.
  - c. Golf course pro shop that sells golf clothing, gifts, and sports equipment, if located within the golf course clubhouse.
  - d. Golf lessons.
  - e. Parking (for golf course and clubhouse, not senior residential).
  - f. Paths for golf carts, jogging, walking.
  - g. Restaurant, including a cocktail lounge (a Conditional Use Permit required for the sale of alcoholic beverages), if located within the golf course clubhouse.
2. Senior Housing Site. In addition to accessory uses and structures listed above in Paragraph 1, the following is allowed with a permitted senior housing development:
  - a. Cabanas, garages, gazebos, pergolas, sheds, and similar structures accessory to residential uses.
  - b. Courts for games. Examples: tennis, bocce ball.
  - c. Dining facilities (indoor and outdoor).
  - d. Exercise rooms if located within a building. Examples: dance, yoga, weights.
  - e. Park, picnic or nature areas.
  - f. Parking (parking for senior residential use must be located within the senior housing site, not within the golf course portion of Sector G).
  - g. Salon/Spa.
  - h. Swimming pools and spas.

**E. DEVELOPMENT STANDARDS**

As stated above, development projects are subject to Site Plan Review in

accordance with Section 601. The following development standards apply:

1. Shorecliffs Golf Course. Within the Shorecliffs Golf Course, development standards for a clubhouse and/or accessory structures shall be established in conjunction with the Site Plan Review. Development standards shall be consistent with the General Plan and the purpose and intent of Sector G Coastal Zone.
2. Senior Housing Site. Within the senior housing area, development shall be subject to the RH zoning standards set forth in the City's Zoning Code. Parking requirements shall be in accordance with the standards for senior housing set forth in the Zoning Code.
- ~~1. Site Design — Lot coverage, setbacks, buffers, visual impacts, screening, floor area ratios, signage, and landscaping, shall be determined through Site Plan Review. The development standards set forth herein for a Shorecliffs resort hotel are intentionally flexible to encourage innovative design which projects an image of quality compatible with surrounding development. Development shall maintain a resort atmosphere emphasizing recreation in a spacious setting. Development shall protect existing views and enhance views within a project and from neighboring properties. Integration of indoor and outdoor uses by the provision of patios and courtyard activities for dining and other activities is encouraged.~~
- ~~2. Height — The maximum building height shall be 145 feet above mean sea level.~~
- ~~3. Parking — The required number of parking spaces shall be established by a parking study to be funded by the applicant at the time of consideration of the use permit. The study shall determine the amount of parking needed for vehicles and bicycles.~~
- ~~4. Circulation — A traffic study shall be conducted at the applicant's expense at the time of consideration of the use permit to determine any traffic improvements needed to minimize the impacts of the proposed hotel project on traffic circulation.~~
- ~~5. Floor Area Ratio — The maximum Floor Area Ratio (FAR) shall be 1.0.~~

~~**F. LOCATION OF RESORT HOTEL**~~

~~The designation of resort hotel as a conditional use within Sector G is predicated upon it being located in the area presently (as of the adoption of this Specific Plan) occupied by the golf course driving range and clubhouse. No other location shall be considered.~~

# ATTACHMENT 4

These minutes were approved at the Planning Commission meeting of 01-18-17.

**MINUTES OF THE ADJOURNED REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
December 21, 2016 @ 6:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA**

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## 1. CALL TO ORDER

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

## 3. ROLL CALL

Commissioners Present: Wayne Eggleston, Michael Smith, Jason Talley, Zhen Wu;  
Chair pro tem Michael Blackwell, Vice Chair Barton Crandell,  
Chair Donald Brown

Commissioners Absent: None

Staff Present: Amber Gregg, Interim City Planner  
Christopher Wright, Associate Planner  
Hong Dao Nguyen, Deputy City Attorney  
Eileen White, Recording Secretary

## 8. PUBLIC HEARING

### **B. Specific Plan Amendment 16-361, General Plan consistency for Shorecliff's Senior Housing Site (Wright)**

Public Hearing to consider applicant initiated amendments to the Forster Ranch Specific Plan that involve updating the land use designation and standards of a site to be consistent with and implement the Centennial General Plan, adopted in February 2014. The amendments apply to an approximately 8-acre portion of the Shorecliff's Golf Course in the Sector G Coastal Zone area. The land use designation is currently resort hotel (as a conditionally permitted use) for a 6-acre portion of the site and Shorecliffs Golf Course for a 2-acre portion. The proposed Specific Plan amendments change the land use of the resort hotel area (the 6-acre portion) to Residential High Density with the intent to allow senior housing. This change is needed to make the Specific Plan consistent with the

Residential High Density designation and standards in the Centennial General Plan.

Christopher Wright, Associate Planner, summarized the staff report; displayed maps indicating project location.

Mark McGuire, representing the applicant, discussed lot usage, potential lot combinations, proposed density, and difficulties associated with developing this property.

During discussion, the Commissioners questioned/requested additional information regarding the following:

- Information concerning the Open Space Initiative and how its provisions might relate to this project.
- Assurance that this project complies with the City's General Plan.
- Assurance the land use change will not create spacing or access issues for a clubhouse.
- Assurance the land use change will not compromise the potential of the golf course's integrity, amenities, or quality.

IT WAS MOVED BY VICE CHAIR CRANDELL, SECONDED BY COMMISSIONER TALLEY, AND UNANIMOUSLY CARRIED TO CONTINUE SPECIFIC PLAN AMENDMENT 16-361, GENERAL PLAN CONSISTENCY FOR SHORECLIFF'S SENIOR HOUSING SITE TO THE REGULAR MEETING OF JANUARY 18, 2017.

**[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]**

**Discussion: Shorecliffs Golf Course**

*Shorecliffs Golf Course, 501 Avenida Vaquero.* The subject portion of the golf course consists of the clubhouse and driving range, adjacent to but not including the parking lot (Figure 1). It adjoins Interstate 5 and low- and medium-density housing. The Housing Element identifies potential rezoning from Coastal and Recreation Serving (CRC2) to Residential - Medium Density. The 1993 General Plan designated this portion of the Golf Course as “Coastal Recreation-Serving Commercial”, as shown in Figure 2, to ensure consistency with the Forster Ranch Specific Plan. The site’s CVC zoning conditionally allows a 500 room hotel.

*Figure 1 – Area of possible land use change*



The Specific Plan describes the intent of the CVC designation as follows:

**A. Purpose and Applicability**

1. Purpose –

The purpose of this Section is to provide for the continued use of the Shorecliffs Golf Course and the establishment of the future resort hotel in conjunction with the golf course, in order to maximize the availability and variety of recreational opportunities in accordance with the visitor serving facilities policies in the City’s General Plan Coastal Element. The development standards of this Section are intended to encourage quality design and development to enhance the City’s image as a “Spanish Village by the Sea.”

2. Applicability - This Section applies to the Sector G Coastal Zone golf course and resort hotel site as designated on Exhibit 2-3.
3. Standards Not Listed - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendices of this Specific Plan.
4. Land Uses Not Listed - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.
5. Site Plan Review - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.
6. Design Guidelines - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.
7. Coastal Development Permit - All development within this area shall be subject to the requirements of the California Coastal Act and the City's Local Coastal Plan.



*Figure 2 –  
1993 General  
Plan  
Designation*

**B. PRINCIPAL USES PERMITTED**

1. Golf course and continued maintenance of the low flow conservation easement stream along the golf course.

**C. CONDITIONAL USES PERMITTED**

1. A resort hotel offering temporary lodging accommodations with up to 500 guest rooms or suites. The main building within the facility shall provide access through a common entrance lobby to six or more guest rooms or suites.

**D. ACCESSORY USES AND STRUCTURES PERMITTED**

1. Accessory structures, non-habitable, in conjunction with a permitted use. Examples: garage for golf cast storage, cabanas, kiosks for valet parking, etc.
2. Beauty shops, barber shops and similar personal services, if located within the hotel.
3. Conference facilities, including meeting rooms, banquet ballrooms, exhibition areas, if located within the hotel.
4. Courts for games. Examples: tennis, racquetball.
5. Exercise rooms. Examples: dance, weights.
6. Parking.
7. Patios, courtyards, balconies, and plazas.
8. Paths for golf carts, jogging.
9. Dining areas, including restaurants, cafes, cocktail lounges, if located in the hotel.
10. Shops for clothing, gifts, sports equipment, and similar items, if located in the hotel.
11. Sports instruction. Examples: lessons in golf, tennis, exercise.
12. Swimming pools and spas.
13. Travel and ticket agencies, if located within the hotel.

**E. DEVELOPMENT STANDARDS**

1. Site Design - Lot coverage, setbacks, buffers, visual impacts, screening, floor area ratios, signage, and landscaping, shall be determined through Site Plan Review. The development standards set forth herein for a Shorecliffs resort hotel are intentionally flexible to encourage innovative design which projects an image of quality compatible with surrounding development. Development shall maintain a resort atmosphere emphasizing recreation in a spacious setting. Development shall protect existing views and enhance views within a project and from neighboring properties. Integration of indoor and outdoor uses by the provision of patios and courtyard activities for dining and other activities is encouraged.



2. Height - The maximum building height shall be 145 feet above mean sea level.
3. Parking - The required number of parking spaces shall be established by a parking study to be funded by the applicant at the time of consideration of the use permit. The study shall determine the amount of parking needed for vehicles and bicycles.
4. Circulation - A traffic study shall be conducted at the applicant's expense at the time of consideration of the use permit to determine any traffic improvements needed to minimize the impacts of the proposed hotel project on traffic circulation.
5. Floor Area Ratio - The maximum Floor Area Ratio (FAR) shall be 1.0.

**F. LOCATION OF RESORT HOTEL**

The designation of resort hotel as a conditional use within Sector G is predicated upon it being located in the area presently (as of the adoption of this Specific Plan) occupied by the golf course driving range and clubhouse. No other location shall be considered.

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*Property Owner request to change land use designation and zoning.*

Through his representative, Mark McGuire, the property owner verbally asked the City to consider changing this portion of the Golf Course property's land use designation and zoning to Residential, High Density, with the stated intent of building market-rate senior housing. The Planning Commission supported the change to High Density Residential use since the use characteristics would be similar to a hotel, could help meet City housing needs, and traffic modeling did not show significant traffic impacts resulting from high density residential land use. Because the site area is within the Coastal Zone, a land use change would also require Coastal Commission approval. Shorecliffs Golf Course, excluding the hotel site, is zoned "Publicly and Privately Owned Golf Courses (OSC)", covers approximately 137 acres and meets part of Forster Ranch's open space requirements. The requested land use change would not apply to the 137 acres of Golf Course Open Space.

The Golf Course property is restricted to private open space uses. To change its permitted land uses to a non-open space use would require Coastal Commission approval and an affirmative vote by San Clemente voters. The requested land use change has the potential to affect the Golf Course's parking facilities, Clubhouse and Driving Range, and by requiring changes in the Golf Course's design to accommodate housing. Such changes, while they may ultimately be determined appropriate, raise issues that may require more study than is possible at this late stage in the General Plan's review. For example, the loss of the CRC2 zoning may complicate

the City's efforts to achieve a certified Local Coastal Program, since the Coastal Commission seeks to preserve commercial land uses that have the potential to provide visitor services and accommodations in coastal areas. As alternatives to the Planning Commission's recommendation to include the land use change to high density residential in the new General Plan, Council members could: 1) instruct the property owner to consider applying for a General Plan/Specific Plan amendment and rezoning through the usual planning process, which will allow a full evaluation and public review of the request; or 2) consider the request as part of the Housing Element Update this year, following General Plan adoption.

If Council's intent is to encourage the continued operation and maintenance of the Shorecliffs Golf Course, staff recommends the following policy language be included in the new General Plan Beaches, Parks and Recreation Element:

"BPR-5.04. ***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.

## 7. PUBLIC HEARINGS

### A. Land Use Designation of a Portion of the Shorecliffs Golf Course and Adoption of Centennial General Plan, Final Environmental Impact Report, Draft Bicycle and Pedestrian Master Plan, and Draft Climate Action Plan

Public Hearing to consider 1) the implications of changing the Land Use Designation of a portion of the Shorecliffs Golf Course from Coastal Recreation-Serving Commercial (CVC) to Residential, High Density (RH); and 2) Resolutions approving the Centennial General Plan, Final Environmental Impact Report, Draft Bicycle and Pedestrian Master Plan, and Draft Climate Action Plan.

Principal Planner Hook narrated a PowerPoint presentation entitled “*City Council Meeting February 4, 2014 - 1) Shorecliffs Golf Course: Consider Possible Land Use Change as Part of New General Plan, 2) Centennial General Plan: Consider Final Adoption*”. During the course of his presentation, Mr. Hook proposed an additional Staff Recommendation to those contained in the Administrative Report as follows: That the following Implementation Measure be added to the Land Use Element: “*Shorecliffs Golf Course: 26. Amend 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*”; responded to Council inquiries. A hard copy of Mr. Hook’s PowerPoint is on file with the City Clerk.

Mayor Brown opened the Public Hearing.

Mark McGuire, speaking on behalf of the owners of the Shorecliffs Golf Course, related that the property owners believe that a policy decision on their land use proposal is appropriate as part of the new General Plan; noted that the property owners do not have a project proposal at this point; indicated that project parameters will be refined in the context of the Specific Plan; suggested that the Applicants may wish to make a case for a development in between Residential, Medium Density (that carries a maximum height limit of two stories), and Residential, High Density (that carries a height limit of no more than 45’); noted that if there is concern that the loss of the CRC2 zoning may complicate the City’s efforts to achieve a Local Coastal Program, the City could white hole the subject property, and certify the remainder of the Local Coastal Program, thereby requiring the project to be approved by both the Council and the California Coastal Commission; opined that an active senior residential use on the property is more appropriate than a hotel/timeshare use; concurred with Staff’s recommendation. In response to Council comment earlier in the meeting, Mr. McGuire indicated that the property owners will meet or exceed their fair

share of affordable housing, but oppose a requirement that the full senior housing project be affordable since such a restriction would limit their options.

Council discussed the possibility of expanding BPR-5.04 to include verbiage to ensure that the Shorecliffs Golf Course not be downsized inasmuch as it is an important recreational amenity.

Mr. McGuire responded that he does not object to the addition of the subject language, but pointed out that a challenge exists on Holes 5 and 6, due to landslide conditions that may necessitate reconfiguration of the course's layout; noted that a proposal exists to improve the drainage in the vicinity of Holes 5 and 6 that may enable the course to be retained in its current configuration; explained that 8-1/2 acres of the Shorecliffs Golf Course was redesignated to hotel/timeshare use as part of a commitment to upgrade the primary channel through the course; explained that the hotel/timeshare acreage was reduced to 6 acres in 1993, without notice to the property owners; stated that the property owners are not objecting to the reduction in acreage dedicated to hotel/timeshare use and explained that this historical reference is being mentioned because it explains why there is a discrepancy between the Forster Ranch Specific Plan and the current General Plan.

Steve Samuelian, resident and Board Member of the Capistrano Shores Mobile Home Park, urged Council to correct the improper zoning change for the Park property that occurred in 1993; stated that the prior zoning enabled Park residents to maintain and improve their property; stated that the Board of the Park submitted to Council its requested revisions to the General Plan and Coastal Element.

City Attorney Goldfarb reported that Measure V, which was adopted by the San Clemente electorate in 2008, requires that no open space parcel in excess of one acre be redesignated to non-open space use without a vote of the people.

Sue Loftin, representing Capistrano Shores, Inc., stated that the 1993 rezone of the Park is void and invalid and, as such, a vote of the people is not necessary to correct the Park's zoning; voiced concern that various sections of the EIR and General Plan are flawed and urged that they not be adopted.

Niels Pearson, Capistrano Shores Mobile Home Park, stated that a primary goal of the new General Plan is to retain and enhance residential neighborhoods; explained that the Park has been a residential neighborhood in the City since 1959; opined that the open space zoning is void, preempted by State and Federal law, and inconsistent with the new General Plan; urged Council to work with the Park.

In response to Council inquiry, City Attorney Goldfarb clarified that the Capistrano Shores Mobile Home Park issue is a zoning matter, and not a General Plan issue; explained that the land use designation of the Park is not proposed to change in the new General Plan.

### **MEETING RECESSED**

Council recessed at 8:00 p.m. and reconvened at 8:15 p.m., with all members present.

Brian Judd, The Planning Center, narrated a PowerPoint presentation entitled “*City Council Hearing: Centennial General Plan, EIR, Climate Action Plan & Bicycle & Pedestrian Master Plan*”. A hard copy of Mr. Judd’s PowerPoint, dated February 4, 2014, is on file with the City Clerk.

The Public Hearing resumed as follows:

Brenda Miller, San Clemente, stated that the City can be proud of its Bicycle and Pedestrian Master Plan and Mobility and Complete Streets Element; opined that the City created a legacy document and commended those responsible for bringing the plan to fruition.

Barry Wood, San Clemente, commended the Bicycle and Pedestrian Master Plan and Mobility and Complete Streets Element, noting their vital contributions to the City’s future.

Don Kunze, San Clemente, noted the importance of the General Plan and posed questions relating to the Beaches, Parks and Recreation Element.

Pete van Nuys, San Clemente, stated that San Clemente has taken a leadership role in Orange County with regard to bicycle issues; suggested that successful implementation of the Bicycle and Pedestrian Master Plan will depend on insight, understanding and courage; recommended that Council establish a Mobility Committee.

Mark McGuire, San Clemente, thanked Council, Planning Commission and the General Plan Advisory Committee for their work on the General Plan and commended Brenda Miller and Pete van Nuys for their efforts with respect to the Bicycle and Pedestrian Master Plan and Mobility and Complete Streets Element.

There being no others desiring to speak to this issue, the Public Hearing was closed.

MOTION BY COUNCILMEMBER DONCHAK, SECOND BY COUNCILMEMBER BAKER, CARRIED 5-0, to:

1. Add a Policy BPR-5.04 to the Centennial General Plan Beaches, Parks and Recreation Element, to read as follows:

*“BPR-5.04. 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 as an 18-hole championship golf course.”*

2. Adopt Resolution No.14-01 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT AND APPROVING THE FINAL HEARING DRAFT CENTENNIAL GENERAL PLAN, PLANNING APPLICATIONS GPA 13-043 AND DHP 13-045.
3. Adopt Resolution No. 14-02 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING THE DRAFT BICYCLE AND PEDESTRIAN MASTER PLAN, APPLICATION NO. GPA 13-043.
4. Adopt Resolution No. 14-03 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING THE DRAFT CLIMATE ACTION PLAN.
5. Add the following Implementation Measure to the Land Use Element:

*“Shorecliffs Golf Course: 26. Amend 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.”*

**1993 General Plan info: “Resort Hotel Site”**

Under the prior General Plan, the following was allowed on the CRC2 site:

*Land Use Element Table “Land Use Plan Classifications”*

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity and Height
Coastal and Recreation Serving CRC 2	Golf course oriented commercial, overnight accommodations and ancillary facilities, restaurants, and similar recreation oriented uses.	<ul style="list-style-type: none"><li>• Floor area ratio: 1.0.</li><li>• Hotel: 500 rooms.</li><li>• Height: 55 feet, or the height of adjacent freeway, whichever is lower.</li></ul>

# RECORD OF SURVEY #2016-1058

IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE OF SURVEY: MARCH, 2016  
GREGORY S. BORCHARD P.L.S. 7705  
BORCHARD SURVEYING & MAPPING, INC.

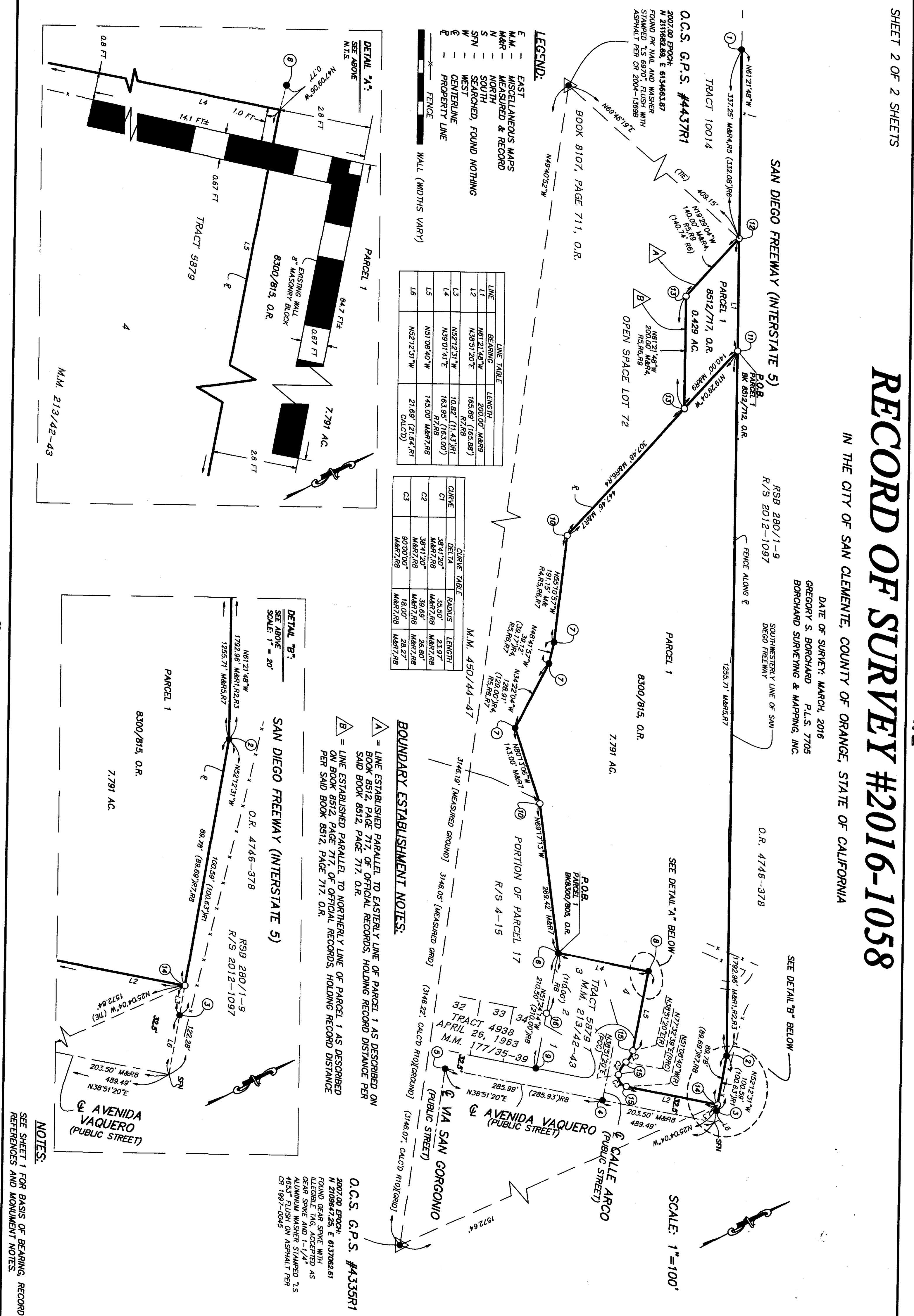
RSB 280/1-9  
R/S 2012-1097

SOUTHWESTERLY LINE OF SAN  
DIEGO FREEWAY

O.R. 4746-378

SEE DETAIL "B" BELOW

SCALE: 1"=100'



**LEGEND:**

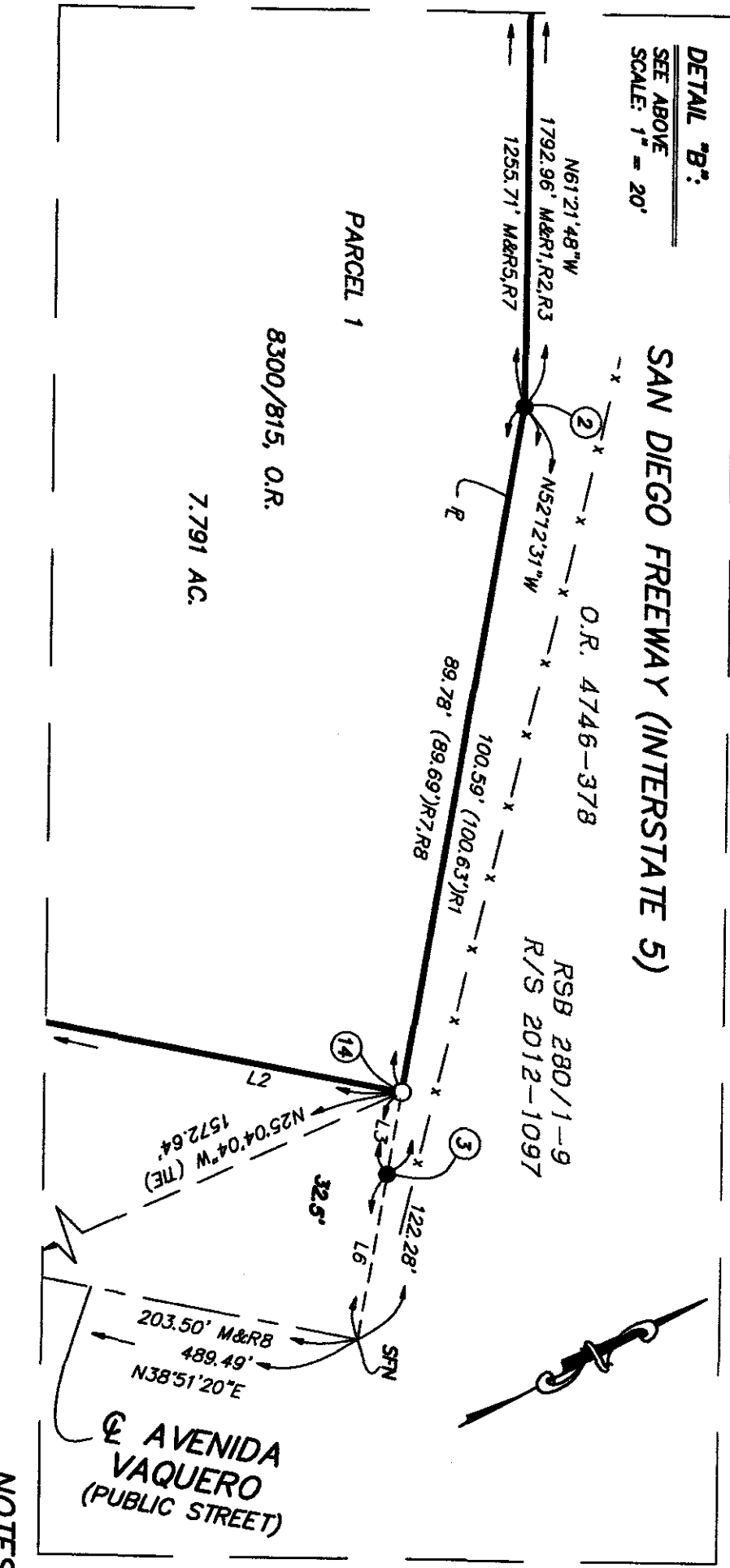
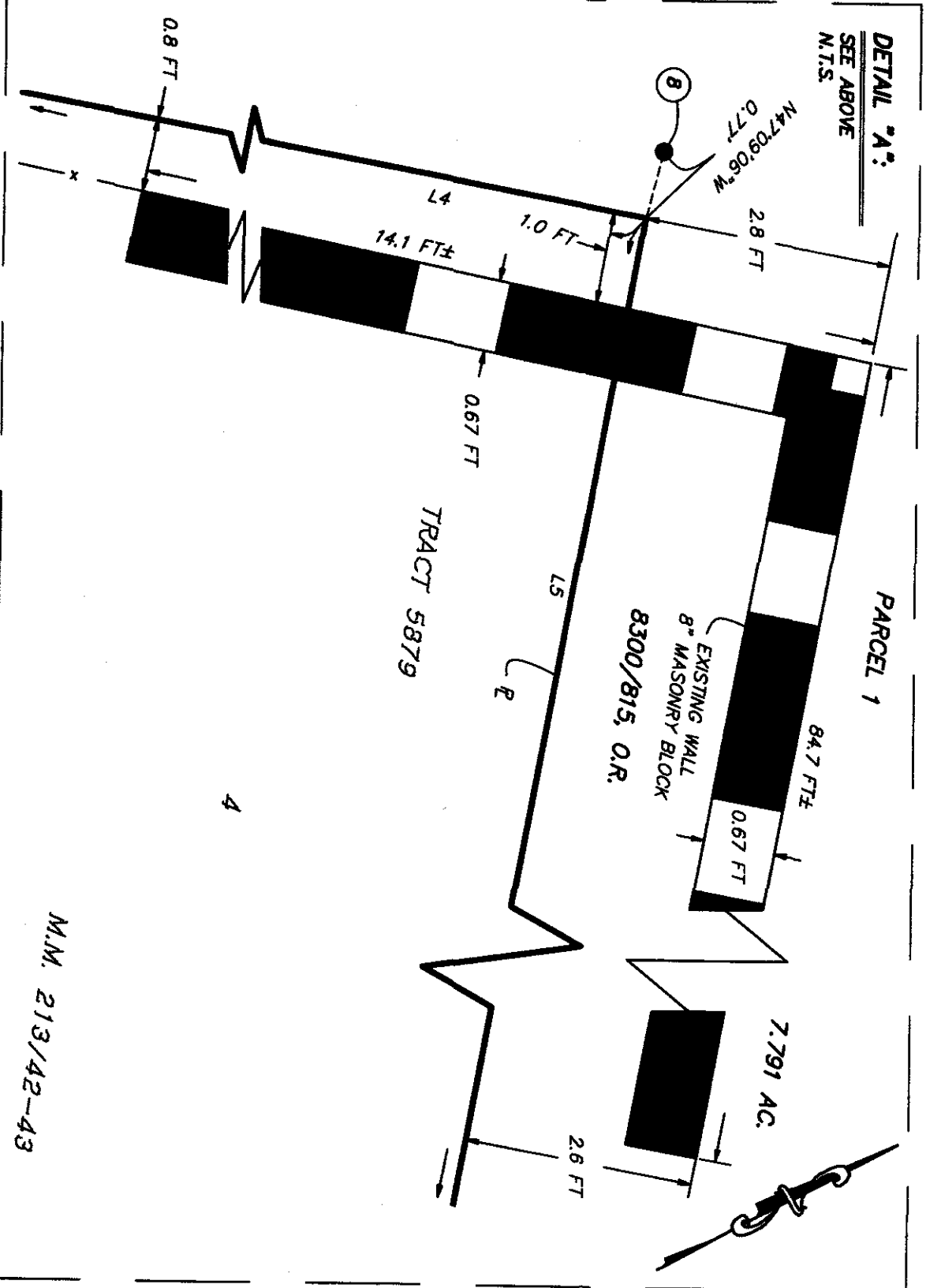
- E - EAST
- M.M. - MISCELLANEOUS MAPS
- M&R - MEASURED & RECORD
- N - NORTH
- S - SOUTH
- SFN - SEARCHED, FOUND NOTHING
- W - WEST
- CL - CENTERLINE
- P - PROPERTY LINE
- F - FENCE
- X - WALL (WIDTHS VARY)

LINE	BEARING	LENGTH	2007.00 M&R9
L1	N61°21'48"W	165.89 (165.88)	R7,R8
L2	N38°51'20"E	10.82' (11.43/R1)	R1,R2
L3	N52°12'31"W	163.95' (163.00)	R1,R2
L4	N39°01'41"E	143.00 M&R7,R8	
L5	N51°08'40"W	21.69' (21.64/R1 CALC'D)	
L6	N52°12'31"W		

CURVE	DELTA	RADIUS	LENGTH
C1	38°41'20"	35.50'	23.97'
C2	M&R7,R8	M&R7,R8	M&R7,R8
C3	39°41'20"	39.69'	26.80'
	90°00'00"	M&R7,R8	M&R7,R8
	M&R7,R8	18.00'	28.27'
	M&R7,R8	M&R7,R8	M&R7,R8

### BOUNDARY ESTABLISHMENT NOTES:

- A = LINE ESTABLISHED PARALLEL TO EASTERLY LINE OF PARCEL 1 AS DESCRIBED ON SAID BOOK 8512, PAGE 717. OF OFFICIAL RECORDS, HOLDING RECORD DISTANCE PER SAID BOOK 8512, PAGE 717. O.R.
- B = LINE ESTABLISHED PARALLEL TO NORTHERLY LINE OF PARCEL 1 AS DESCRIBED ON BOOK 8512, PAGE 717. OF OFFICIAL RECORDS, HOLDING RECORD DISTANCE PER SAID BOOK 8512, PAGE 717. O.R.



O.C.S. G.P.S. #4335R1  
2007.00 EPOCH:  
N 2109844725, E 613708261  
FOUND GEAR SPIKE WITH  
ILLEGIBLE TAG, ACCEPTED AS  
GEAR SPIKE AND 1-1/4" ALUMINUM WASHER STAMPED "LS 4653" FLUSH ON ASPHALT PER OR 1997-0043

NOTES:  
SEE SHEET 1 FOR BASIS OF BEARING, RECORD REFERENCES AND MONUMENT NOTES.

DUPLICATE

DUPLICATE



## ORDINANCE NO. 1475

### AN ORDINANCE AMENDING THE LAND USE ELEMENT OF THE CITY OF SAN CLEMENTE GENERAL PLAN TO REQUIRE CITY VOTER APPROVAL OF GENERAL PLAN AMENDMENTS, SPECIFIC PLAN AMENDMENTS, SPECIFIC PLAN ADOPTIONS AND ZONING AMENDMENTS THAT CHANGE THE PERMITTED USES OF OPEN SPACE LANDS TO NON-OPEN SPACE USES

WHEREAS, the Land Use Element of the City of San Clemente General Plan identifies various classifications of permitted uses for the real property located within the City and the City's sphere of influence and includes a Land Use Plan Map which designates the permitted land uses for all such areas; and

WHEREAS, among the General Plan land use classifications are five (5) classifications for open space uses, designated OS 1, OS 2, OS 3, OSC, and OSR, respectively (collectively, the "General Plan Open Space Classifications"); and

WHEREAS, pursuant to applicable California law, including without limitation Government Code Sections 65860 and 65454, the City's zoning and any adopted specific plans are required to be consistent with the City's General Plan; and

WHEREAS, the City of San Clemente Zoning Ordinance set forth in Chapter 17 of the Municipal Code of the City of San Clemente and the adopted Pier Bowl, Forster Ranch, Marblehead Coastal, Marblehead Inland, Rancho San Clemente, Talega, and West Pico Corridor Specific Plans (collectively, the "Specific Plans") implement the City's General Plan, establish zones and planning areas within which various land uses are permitted, and incorporate an official zoning map and specific plan maps designating the permitted land uses for all such areas; and

WHEREAS, among the zones set forth in the City's Zoning Ordinance are eight (8) zones for open space uses, designated OS 1 (Public Parks and Publicly Owned Open Space), OS S1 (Publicly Owned Open Space—Shoreline), OS 2 (Privately Owned Open Space), OS S2 (Privately Owned Open Space—Shoreline), OS 3 (Privately Owned Open Space (Restricted by Easement), OSC (Golf Courses and Commercial Recreation), S-1 (Shoreline District, applicable within the North Beach Study Area), and O-A (Open Area and Recreation District, applicable within the North Beach Study Area), respectively (collectively, the "Open Space Zones"); and

WHEREAS, each property in the City that is designated as being located within one of the General Plan Open Space Classifications has been placed within the corresponding Open Space Zone or has been designated within the applicable Specific Plan for similar open space uses (the "Specific Plan Open Space Areas"); and

WHEREAS, the properties within the City and the City's sphere of influence located within one or more of the designated General Plan Open Space Classifications, Open Space Zones, or Specific Plan Open Space Areas as of the date this Ordinance becomes effective are collectively referred to herein as the "Open Space Areas"; and

WHEREAS, on September 18, 2007, the City Council adopted its Resolution No. 07-68 amending the General Plan to require City voter approval prior to the redesignation of Open Space to non-Open Space uses; and

WHEREAS, in adopting Resolution No. 07-68, the City Council found that long-term preservation of the City's Open Space Areas promotes the health, safety, welfare, and quality of life for the residents of San Clemente for the following reasons:

1. It is important to the unique character of San Clemente and the quality of life of its residents to protect the significant environmental, aesthetic, and recreational benefits that the designated Open Space Areas provide to the community; and
2. The existing City General Plan Land Use Element goals, objectives, policies, and implementation programs relating to the City's Open Space Areas set forth a rational plan for development, which balances residential and commercial land uses with the provision of park, recreation, and open space land; and
3. Proposals to convert Open Space Areas to Non-Open Space Uses can have adverse environmental impacts, including without limitation aesthetic, traffic, air quality, and noise impacts and loss of natural and native habitat; and

WHEREAS, the City Council further found in adopting Resolution No. 07-68 that the long-term preservation of the Open Space Areas is a matter of concern to the community and the City Council desired to assure the residents of San Clemente that Open Space Areas will not be converted to Non-Open Space Uses without the approval of the City's voters, subject to certain exceptions set forth herein; and

WHEREAS, on January 22, 2008, the City Council voted to submit to the City's voters at the general municipal election to be held on November 4, 2008, the General Plan Amendment adopted in Resolution No. 07-68 in order to further assure the residents of San Clemente that a future City Council would not be able to remove from the City's General Plan the voter approval requirement set forth in Resolution No. 07-68;

NOW, THEREFORE, THE PEOPLE OF THE CITY OF SAN CLEMENTE ORDAIN AS FOLLOWS:

SECTION 1. A new Policy number 1.9.18 is hereby added to Section IV.A.9 of the Land Use Element of the City's General Plan to read in its entirety as follows:

Voter Approval Required

1.9.18 Require voter approval of all General Plan Amendments, Specific Plan Amendments, Specific Plan adoptions, and Zoning Amendments that change the permitted uses of open space lands to non-open space uses, as more specifically described in Section V.Y. (I 1.26)

SECTION 2. A new Section V.Y., entitled "General Plan Amendments, Specific Plan Amendments, Specific Plan adoptions, and Zoning Ordinance Amendments to Convert Open Space Areas to Non-Open Space Uses," is hereby added to the Land Use Element of the City's General Plan to read in its entirety as follows:

I 1.26 Except as expressly provided hereinbelow no amendment to the City's General Plan, any adopted Specific Plan, or the City's Zoning Ordinance, that reclassifies all or any portion of any publicly owned or privately owned Open Space Area to Non-Open Space Uses and no new Specific Plan or zone change that reclassifies all or any portion of any publicly owned or privately owned Open Space Area to Non-Open Space Uses shall be effective until such General Plan amendment, Specific Plan amendment, Zoning Ordinance amendment, Specific Plan adoption, or zone change, as applicable, has been submitted to and approved by the City's voters at a general or special municipal election. As used herein, the term "Open Space Areas" shall include all areas located within the City and the City's sphere of influence that have any of the following designations or classifications as of the effective date of City Council Resolution No. 07-68, as those designations or classifications are defined in the City's General Plan, the City's Zoning Ordinance, and/or the applicable Specific Plan as of said date: (a) the OS 1, OS 2, OS 3, OSC, and OSR classifications set forth in Table 1-3 of the Land Use Element of the General Plan; (b) the OS 1, OS S1, OS 2, OS S2, OS 3, and OSC zoning categories listed in Section 17.08.010.E and Chapter 17.44 of the Municipal Code; (c) the S-1 and O-A zoning categories set forth in Sections 4.20 and 4.22 of the 1986 Zoning Ordinance governing the North Beach Study Area; and (d) the applicable provisions of the Specific Plans describing the areas to be set aside and reserved for open space in those plans. As used herein, the term "Non-Open Space Uses" shall mean any land uses that are not permitted or non-conditionally permitted uses within any of the Open Space Areas in accordance with Section 17.44.020 of the Municipal Code, the applicable sections governing designated open space areas within the Specific Plans and Sections of the 1986 Zoning Ordinance governing the North Beach Study Area as said Sections exist as of the effective date of City Council Resolution No. 07-68 and "Permitted Open Space Uses" shall mean any land uses that are permitted or conditionally permitted uses within any of the Open Space Areas in accordance with said Sections. A General Plan amendment, Specific Plan amendment, Specific Plan adoption, or zone change reclassifying property from one open space classification to another open space classification shall not be subject to this Section V.Y and shall not require City voter approval as long as the reclassification does not authorize or permit Non-Open Space Uses in the applicable Open Space Area. In addition, an amendment or modification of a General Plan, Specific Plan, or Zoning Ordinance provision describing the permitted or prohibited uses within any of the Open Space Areas shall not be subject to this Section V.Y and shall not require City voter approval as long as the amendment or modification does not authorize or permit Non-Open Space Uses in any Open Space Area.

Notwithstanding the foregoing, a General Plan amendment, Specific Plan amendment, Zoning Ordinance amendment, Specific Plan adoption, or zone change that authorizes or permits Non-Open Space Uses in an Open Space Area shall not be subject to this Section V.Y and shall be permitted without City voter approval in the following circumstances only:

1. Upon the application of an affected landowner, if the City Council finds, based on substantial evidence, that the City's failure or refusal to reclassify the Open Space Area in question to a Non-Open Space Use would constitute an unconstitutional taking of the landowner's property; provided, however, that any such reclassification shall be made only to the extent necessary to avoid such an unconstitutional taking; or

2. Upon the application of an affected landowner to convert the Open Space Area to a residential use if the City Council determines that doing so is necessary to comply with federal or state law regarding the provision of housing. The City Council may do so only if it first makes each of the following findings based on substantial evidence in the record: (a) a specific provision of federal or state law requires the City to accommodate the proposed housing; (b) the amount of land to be reclassified is no greater than necessary to accommodate the required housing; (c) no alternative site within the City that is not an Open Space Area could be used to satisfy the applicable federal or state housing law; and (d) the proposed housing will be located adjacent to already developed lands and roads, unless locating the development in such areas would result in greater environmental impacts, would conflict with federal or state laws, or would not be feasible; or

3. To the extent not currently authorized in the applicable General Plan, Specific Plan, or Zoning Ordinance provisions applicable to a particular Open Space Area as of the effective date of Resolution No. 07-68, an amendment or modification to the class of authorized and permitted uses that authorizes or permits the construction, maintenance, and use of public roadways, public utilities, interpretive centers, amphitheatres, museums, public art, public facilities (including but not limited to structures for police, fire, and marine safety), active or passive recreational facilities, and facilities ancillary to the permitted Open Space Uses, including but not limited to parking facilities, lighting, signage, and public restrooms; or

4. To the extent the City Council determines, based on substantial evidence, that such reclassification is reasonably related to and required for either (a) a project for the stabilization of public or private buildings or property on adjacent land situated outside the Open Space Area that is being so reclassified; or (b) a project for the repair or restoration of damage to public or private buildings or property on adjacent land situated outside the Open Space that is being so reclassified; or

5. Upon the application of an affected landowner, the reclassification of an area of no more than one (1) acre in size, to the extent the City Council

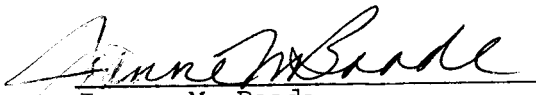
determines, based on substantial evidence, either that (a) the Open Space Area in question must be reclassified to authorize or permit a Non-Open Space Use in order to make it feasible for the landowner to develop or use the balance of his property or (b) reclassifying the Open Space Area in question to authorize or permit a Non-Open Space Use allows for a superior development alternative that benefits the public health, safety, or welfare; and provided that the one (1) acre maximum conversion of Permitted Open Space Uses to Non-Open Space Uses authorized under this clause 5 shall be calculated on a cumulative basis for each application; and provided that this exception shall not be applied if the primary reason for the application is to promote the economic feasibility of the project; or

6. As to a Specific Plan Amendment or Zoning Amendment only, to the extent that such Specific Plan or Zoning Amendment is required in order to be consistent with the City General Plan in effect as of the effective date of City Council Resolution No. 07-68.

SECTION 3. The provisions of this Ordinance are severable to the maximum extent permitted by law. The people hereby declare their intent that in the event any provision of this Ordinance is hereafter declared by a court of competent jurisdiction to be void, illegal, or unenforceable, the people would have adopted the remaining provisions set forth in this Ordinance, which therefore shall remain in effect and shall be enforceable.

SECTION 4. The City Clerk shall certify to the passage of this ordinance and enter it into the book of original ordinances, as and to the extent required under applicable law.

I certify that Ordinance No. 1475 was adopted by the electorate of the City of San Clemente at a General Municipal Election held on November 4, 2008. This Ordinance was adopted as a result of the passage of Measure V. Please refer to Resolution No. 08-92 for the recitation of the election results.

  
Joanne M. Baade  
City Clerk

17.44.020 - Open-space zone use regulations.

A. **Permitted and Conditionally Permitted Uses.** The uses identified in Table 17.44.020, Open-Space 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 17.44.020 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 17.40.030 but that are not identified as either permitted — "P" — or conditionally-permitted — "MC," "C," or "O"; and
2. Uses that are 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 in Table 17.40.030.
4. The following uses are not permitted in any mixed-use zone:
  - a. Cannabis Cultivation.
  - b. Cannabis Manufacturing
  - c. Cannabis Testing Laboratory.
  - d. Cannabis Delivery
  - e. Cannabis Dispensary.

**Table 17.44.020 - Open-Space Zone Uses**

Use	OS/ 1	OS/ S1	OS 2/ OS 3	OS/ S2	OSC
<b>1. Agricultural Uses</b>					

Animals, Commercial Grazing of Large Species <sup>1</sup>			C		
Apiaries (Bee Raising)			C		
Cannabis Cultivation					
Crop and Tree Farming			C		
Nurseries, Farming Only			C		
<b>2. Commercial Uses</b>					
Business Concessions in Conjunction with Approved Recreational Uses	MC	MC	MC	MC	MC
Cannabis Delivery					
Cannabis Dispensaries					
Cannabis Manufacturer					
Cannabis Testing Laboratory					
Clubhouses (Private) in Conjunction with Recreational Uses			C	C	C
Private or Rental Cabanas w/o Kitchens (Not Suitable for Dwelling; Serving Only as Temporary Shelters and Dressing Rooms)				C	
Recreational Rental Concessions in Conjunction with Previously Approved Recreational Uses	C	C	C	C	C
Tourist Information Offices	C	C			
<b>3. Public/Quasi-Public and Institutional Uses</b>					
Amphitheaters, Open Air (Not Including Drive-Ins)	C				
Arboretums, Public or Private	C		C		
Aquariums	C	C			

Athletic Fields	C		C		
Boardwalks		C		C	
Community Recreation Center (Public)	C	C			
Dance Pavilions (Open Air, Public)	C				

Use	OS/1	OS/S1	OS 2/OS 3	OS/S2	OSC
Golf Courses (Public/Private) and Ancillary Facilities Such as Clubhouses, Restaurants and Bars			C		P <sup>2</sup>
Golf Driving Ranges: Free-Standing In Association with Golf Courses			C		C

Use	OS/1	OS/S1	OS 2/OS 3	OS/S2	OSC
Observatories or Planetariums	C				
Open Space (Undeveloped)	P	P	P	P	P
Parking Lots in Conjunction with Recreational Uses <sup>3</sup>	C	C			
Parks <sup>4</sup>	O	O	O	O	O
Preserves: (Archeological, Botanical, Geological, Historical, Wildlife):					
a. No Physical Change	P	P	P	P	P
b. With Physical Change	C	C	C	C	C



Public Beaches		P		P	
Public Piers, Revetments, Break-Waters, Groins, Harbor Channels, Sea Walls, Cliff Retaining Walls		C			
Public Safety Facilities (Including Police, Fire and Marine Safety)	MC	MC	MC	MC	MC
Public Utilities: <sup>5</sup>					
a. City-Initiated Project	O	O	O	O	O
b. Projects Initiated by Outside Agencies					
i. Major	C	C	C	C	C
ii. Minor	P	P	P	P	P
Railroad Facilities:					
a. Establishment of New Tracks and Appurtenant Railroad Facilities		C		C	
b. Maintenance of Tracks and Appurtenant Railroad Facilities		P		P	
Riding Academies/Public Stables for Boarding Horses on Site (Minimum five+ Acres)	C				
Trails: (Riding, Hiking, Bicycle, No Motorized Vehicles)	C	C	C	C	C

Use	OS/ 1	OS/ S1	OS 2	OS 3	OS/ S2	OSC
<b>4. Residential Uses</b>						
Caretaker's Unit and Related Offices			C			C
<b>5. Unclassified Uses</b>						

Accessory Buildings	C	C	C	C	C	C
Baseball Batting/Pitching Ranges (Outdoor)		C	C			C

Use	OS/ 1	OS/ S1	OS 2/ OS 3	OS/ S2	OSC
Grading <sup>6</sup> , (Not Accompanying a Development Request)					
a. Emergency	P	P	P	P	P
b. Major	C	C	C	C	C
c. Minor	P	P	P	P	P
Shooting Ranges, Outdoor	C				

1 Refer to Section 17.28.060, Animals, Commercial Grazing and Raising of Large Species, of this title, for special provisions for the commercial grazing of large species.

2 New golf courses in the OSC zone require approval of a Site Plan Permit, in accordance with Section 17.16.050, Site Plan Permits and Minor Site Plan Permits, of this title.

3 Refer to Section 17.28.220, Parking Lots, of this title, for special provisions for single-use parking lots.

4 Please refer to Section 17.28.230, Public Park Facilities, of this title, for other review requirements for public park facilities. Passive and active facilities require different types of review.

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

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

(Ord. 1314 §§ 49—51, 2006; Ord. 1172 § 3 (part), 1996)

(Ord. No. 1575, § 3(Exh. A, § 10), 12-3-2013; Ord. No. 1613, §§ 5(Exh. A, 8, 9), 1-19-2016)