



AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING
Meeting Date: March 21, 2017

Agenda Item 7A

Approvals:

City Manager [Signature]
Dept. Head [Signature]
Attorney [Signature]
Finance [Signature]

Department: Community Development\Planning Division
Prepared By: Christopher Wright, Associate Planner CW

Subject: **SPECIFIC PLAN AMENDMENT 16-361, GENERAL PLAN CONSISTENCY FOR SHORECLIFFS SENIOR HOUSING SITE**

Fiscal Impact: No Impact.

Summary: The Planning Commission and staff recommend the City Council introduce an Ordinance amending Sector G Coastal Zone of the Forster Ranch Specific Plan. The proposed amendments update the zone to be consistent with a land use change in the Centennial General Plan.

Background: Forster Ranch Specific Plan amendments are proposed to make the Sector G Coastal Zone consistent with the Centennial General Plan. Sector G Coastal Zone includes the Shorecliffs Golf Course and an area for a future hotel where the clubhouse and driving range are currently located. The General Plan changed the hotel site to High-Density Residential (RH) 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. See Attachment 2 for information on the General Plan change, including a comparison of the prior and current General Plan land use standards for the site.

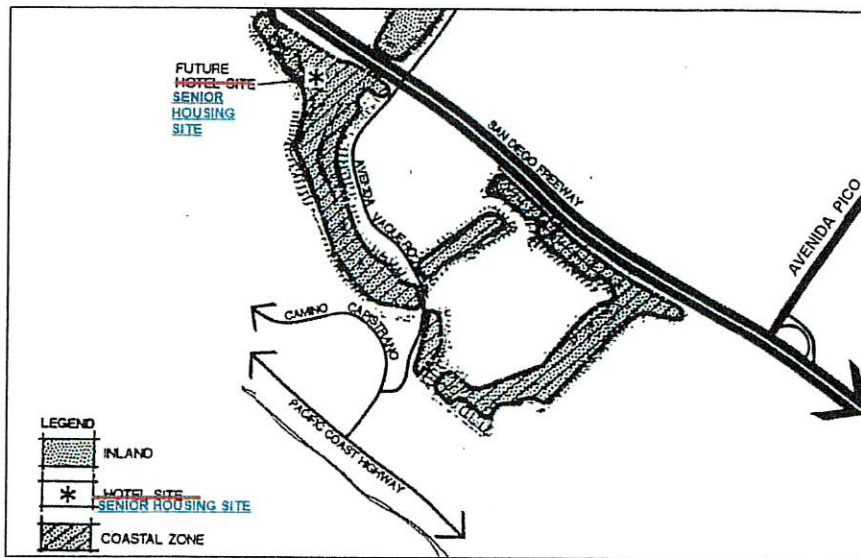
On February 8, 2017, the Planning Commission recommended the City Council adopt the proposed amendments. The item was also discussed on December 21, 2016 and continued so staff could respond to questions about two subjects: 1) maintaining or enhancing access, amenities, quality, and operation of Shorecliffs Golf Course, including a clubhouse, and 2) adhering to the Measure V Open Space Voter initiative. See Attachment 4 for the February 8th staff report for details on this item and responses to the Commission's questions. Minutes of the Planning Commission meetings are Attachment 5.

This rezone was initiated by the owner of the hotel site. 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, rather than wait for staff to complete a Specific Plan update.

Discussion: The request would rezone the hotel site to High Density residential for senior housing consistent with the General Plan. The approximate location of the hotel site is shown in the exhibit below. The Ordinance updates exhibits, permitted uses, and development standards so senior housing is the permitted use for the site rather than

a hotel. The amendments do not reduce the designated area or restrict permitted use of the Shorecliffs Golf Course. The proposed amendments are summarized below the exhibit. For details, please refer to February 8th Planning Commission staff report provided as Attachment 4.

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



Specific Plan Introduction and Master Plan

The Ordinance amends the Specific Plan introduction and master plan (Chapter 2) as follows:

1. The “hotel site” is changed to “senior housing site”
2. The Sector G Coastal Zone is updated on the Specific plan land use map to be consistent with the General Plan.
3. The size of the senior housing site is reduced from eight to six acres. In 1994, the General Plan reduced the area designated for the hotel use to six acres but the Specific Plan wasn’t updated to reflect this change.

Permitted uses and development standards

The Ordinance amends Sector G Coastal Zone permitted uses and development standards in Chapter 5 as follows:

1. Golf course and senior housing standards are organized in sections to clearly define what uses and development standards apply to each use. The standards are written in a way that allows golf course uses to occur on the senior housing site. This allows a developer to integrate golf course uses, particularly accessory uses like a pro shop, into a senior housing project if they wish. The integration of golf course uses into a housing project could be a “win-win” in terms of expanding resident access and use of recreational facilities.

2. Golf course accessory uses are clarified. Currently, a clubhouse and driving range aren't identified as permitted uses but it is implied a club house and driving range are allowed on the golf course as accessory uses. For clarification, the Ordinance identifies the clubhouse and driving range as golf course uses. In addition, other accessory uses are allowed that typically support a successful golf course and clubhouse.
3. The senior housing site would be subject to Residential-High (RH) density development standards in the Zoning Code. These standards are consistent with the General Plan Residential-High Density land use standards and designation for the site. See Attachment 7 for the RH Zoning district standards.

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.

Recommended

Action:

THE PLANNING COMMISSION RECOMMENDS THAT the City Council:

1. Find the project is exempt from further review of the California Environmental Quality Act (CEQA) beyond the Centennial General Plan Environmental Impact Report (EIR), State Clearinghouse No. 2013041021, certified on February 13, 2014, pursuant to California Public Resources Code §21083.3; and
2. Introduce Ordinance No. _____, 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."

Attachments:

1. Ordinance No. _____
 - a. Exhibit A: Specific Plan Amendments
2. Tracked changes, Specific Plan Amendments
3. Details on General Plan land use change
4. Planning Commission staff report, February 8, 2017 (without attachments)
5. Planning Commission meeting minutes, February 8, 2017 and December 21, 2016
6. Recorded parcel map for site
7. Residential-High Density zoning standards

Notification:

Interested contacts, owners of property within 300 feet of site, notice posted on-site, and ad in Sunpost newspaper

ATTACHMENT 1

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 March 21, 2017, 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 _____, 2017

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 unanimately 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

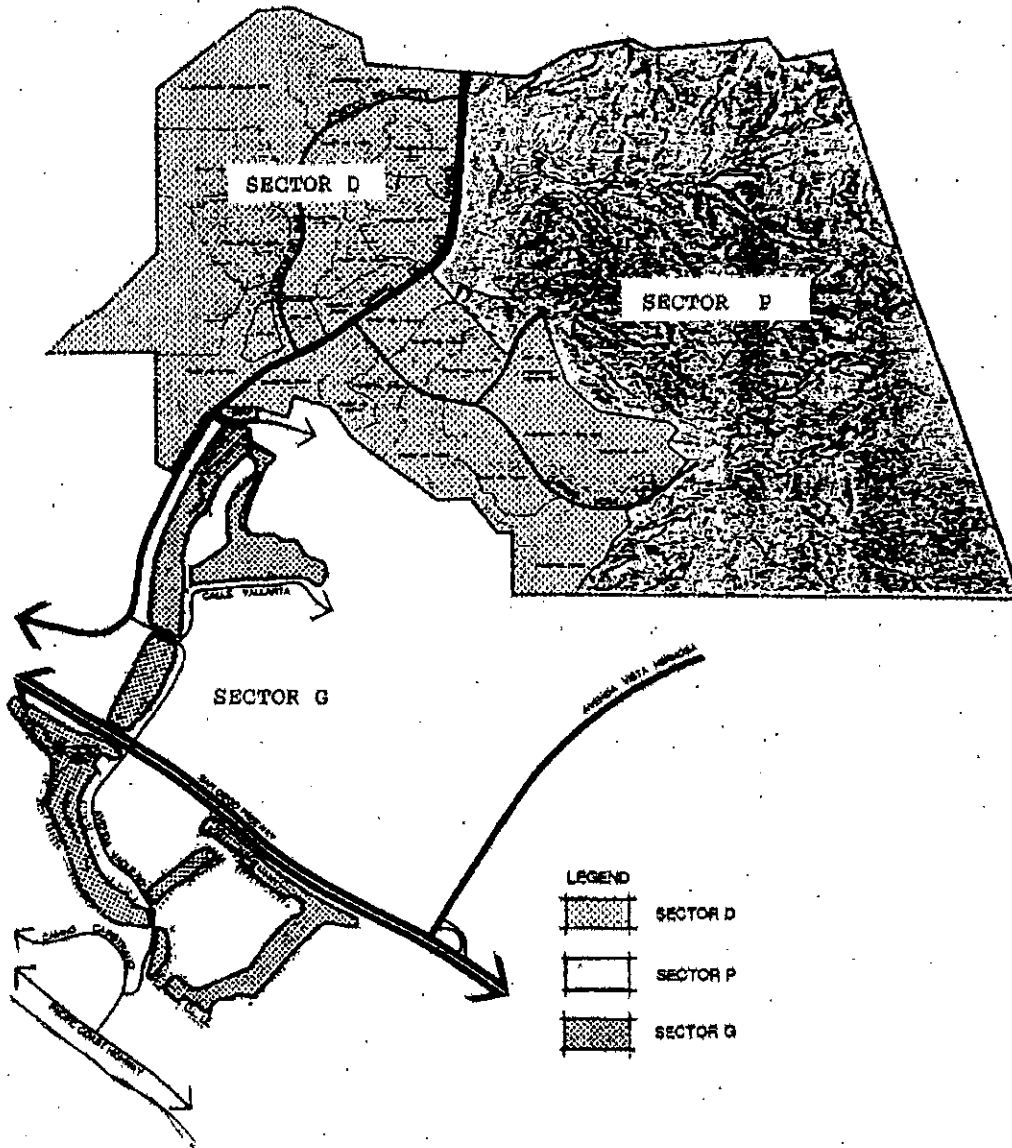
A. SECTOR D (Formerly the "Development Area")

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.



North
Exhibit 1-3

**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

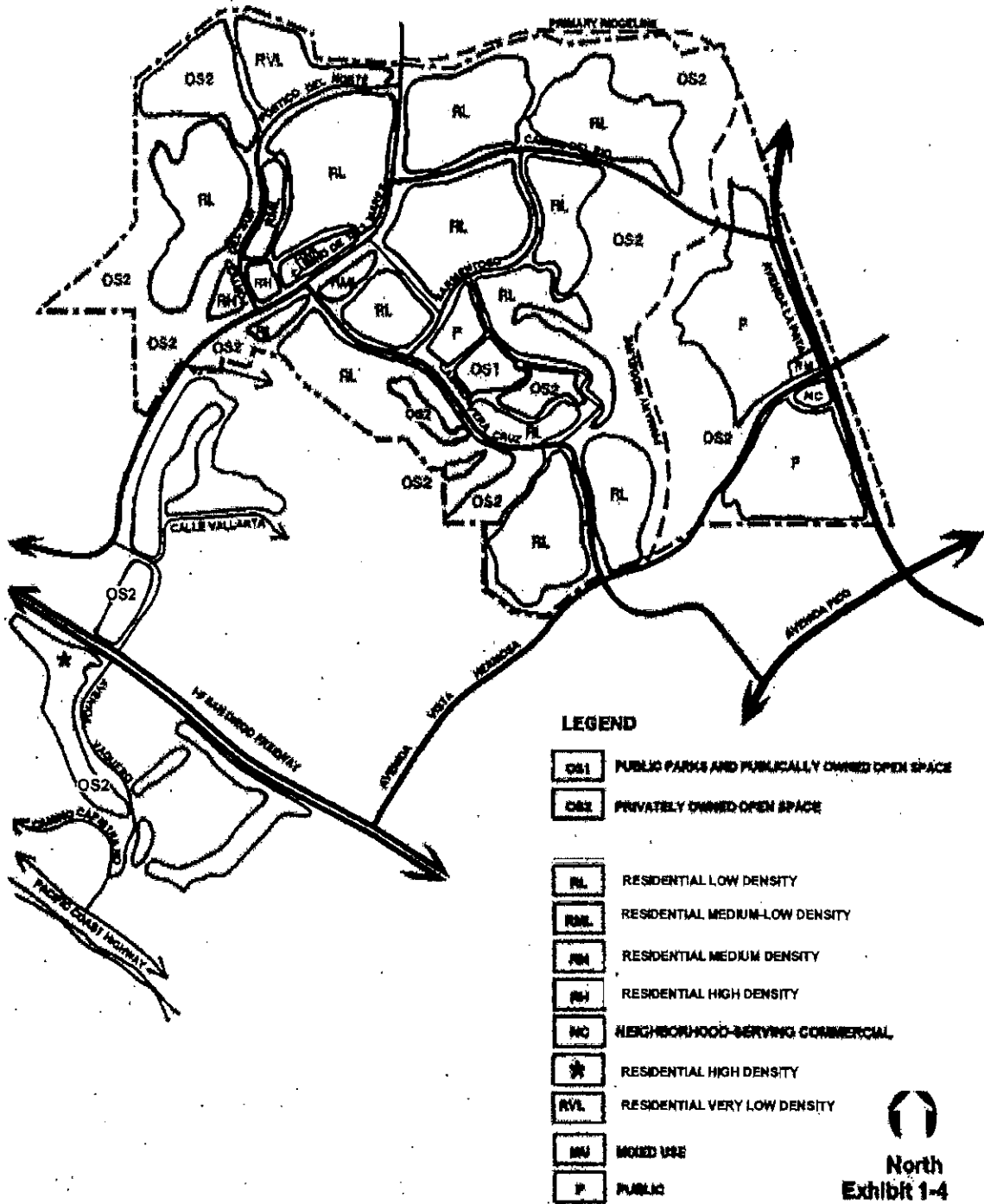
B. ZONING

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

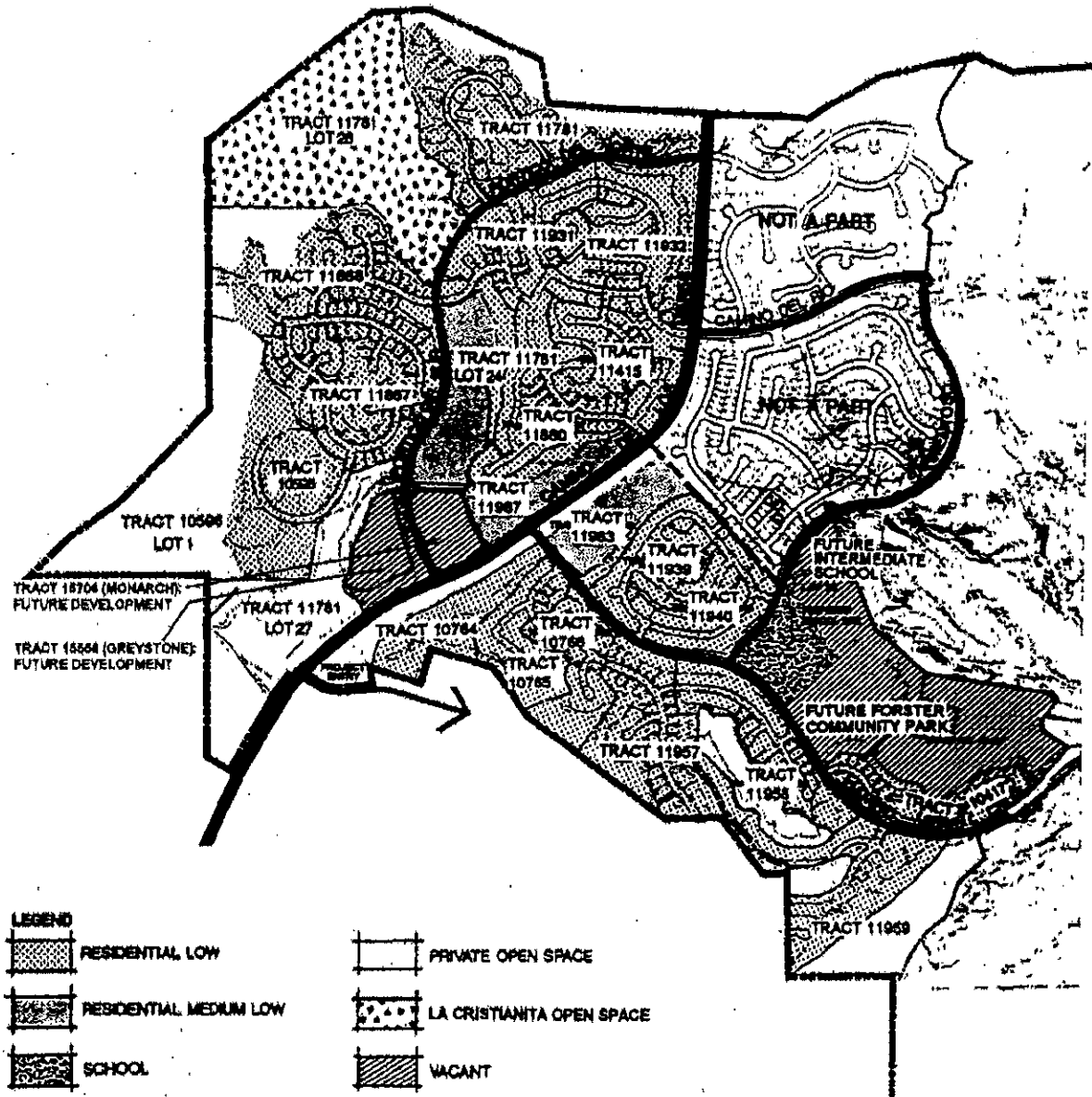
Table 1-1 and Exhibit 1-5 summarize existing and future development in Sector D. Tables 1-2 and 1-3 are summaries of existing and future land uses, acreages, and dwelling unit counts in Sectors G and P. The designated and developed land uses in Sector D include residential developments with various densities 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



**FORSTER RANCH
Specific Plan**

**Existing Land Use
Sector D**

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

Site Name	Tract	Total Acres	O.S. Acres	Dev. Acres	No. of D.U.	Type of D.U.	General Plan
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	14.1	1.0	13.1	34	Detached Single Family	RL/OS2
	10766	14.8	1.5	13.3	31		
Rimrock	11415	31.4	0.0	31.4	71	Detached Single Family	RL
	11880	19.5	0.0	19.5	72		
	11931	21.2	0.0	21.2	72		
	11932	28.3	0.0	28.3	74		
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	42.8	24.7	18.1	34	Detached Single Family	RL/OS2
	11957	27.0	2.5	24.5	47		
	11958	30.4	6.0	24.4	41		
	11959	44.2	21.0	23.2	53		
Tocayo Ridge	11867	31.5	0.0	31.5	77	Detached Single Family	RL/OS2
	11868	42.0	8.5	33.5	73		
Veracruz	11939	17.4	0.0	17.4	58	Detached Single Family	RL
	11940	17.6	0.0	17.6	57		
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
RESIDENTIAL TOTALS		547.8	96.5	451.3	1,282		

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	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**

Planning Area	Total Acres	O.S. Acres	Development Acres	Max. D.U.	Land Uses	Gen. Plan	Status in 1997
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
TOTALS	1096.0	427.1	668.9	1752			

* 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	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

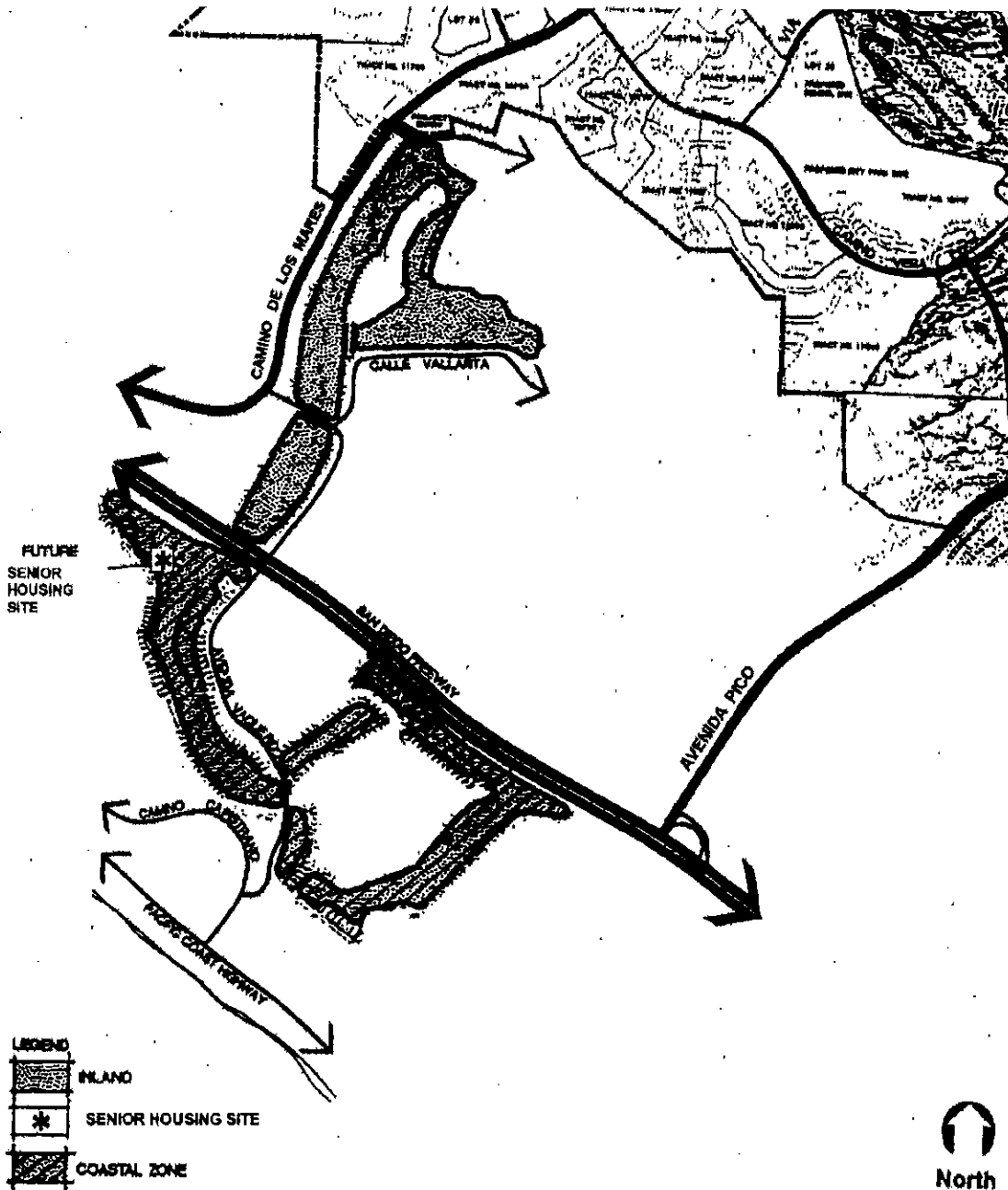
(RH) with intent for senior housing to be developed instead of a resort hotel. In 2017, Specific Plan amendments were adopted to be consistent with and implement the General Plan change.

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**

Site Name	Total Ac.	O.S. Ac.	Dev. Ac.	General Plan
Shorecliffs Golf Course	139.0	139.0	0.0	OS2
Senior Housing Site	6.0	0.0	6.0	RH
TOTALS	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: 1st 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**

Open Space Area	Sector D	Sector P	Sector G	Totals
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
Total Open Space Acres	258.0	427.1	139.0	824.1
Total Acres in Sector	740.1	1096.0	145.0	1981.1
Percentage Open Space	34.8%	39.0%	95.7%	41.6%

* 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.

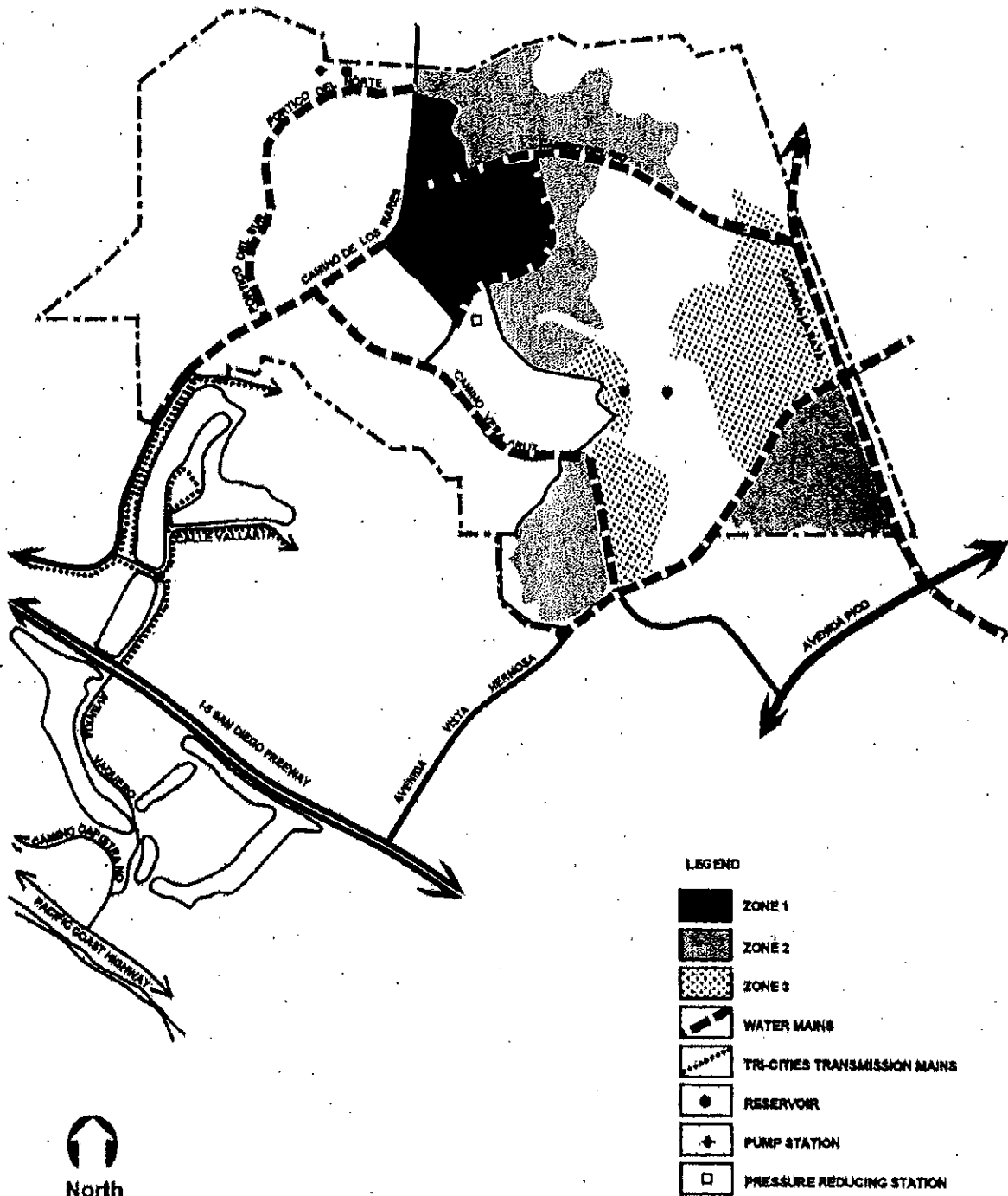
In Sector G, piping and other necessary modifications are to be made by the golf course owner or operator within the Shorecliffs Golf Course so that reclaimed water can be used for irrigation purposes when it becomes available.

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

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.

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.

ATTACHMENT 2

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

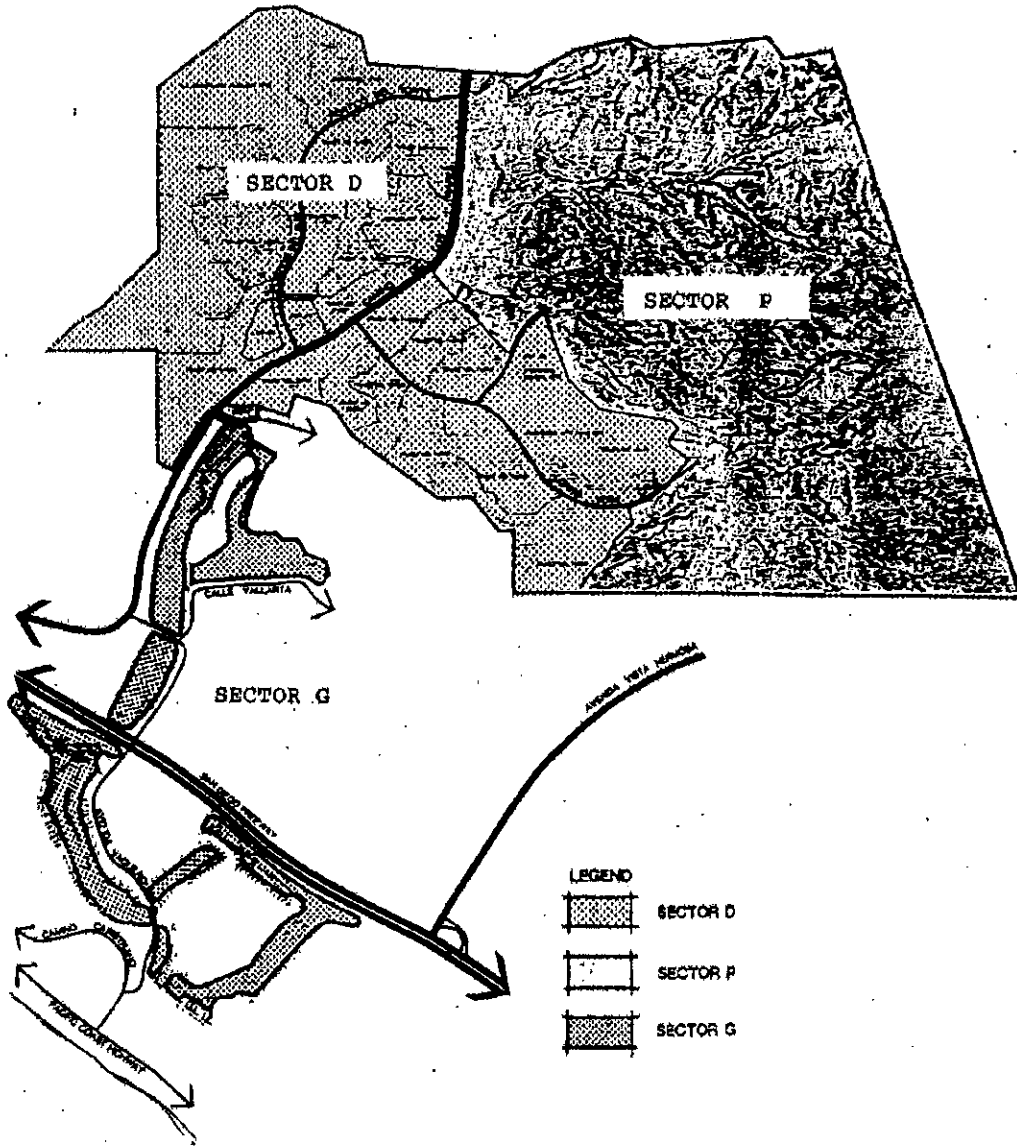
A. SECTOR D (Formerly the "Development Area")

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)
NC1	Neighborhood Commercial (Max Floor Area 0.35)
P	Public Uses (Educational, Governmental, Administrative, Utilities, other)
OS1	Public Open Space
OS2	Private Open Space
OSC	Golf Course
CRC2	Coastal and Recreation Serving

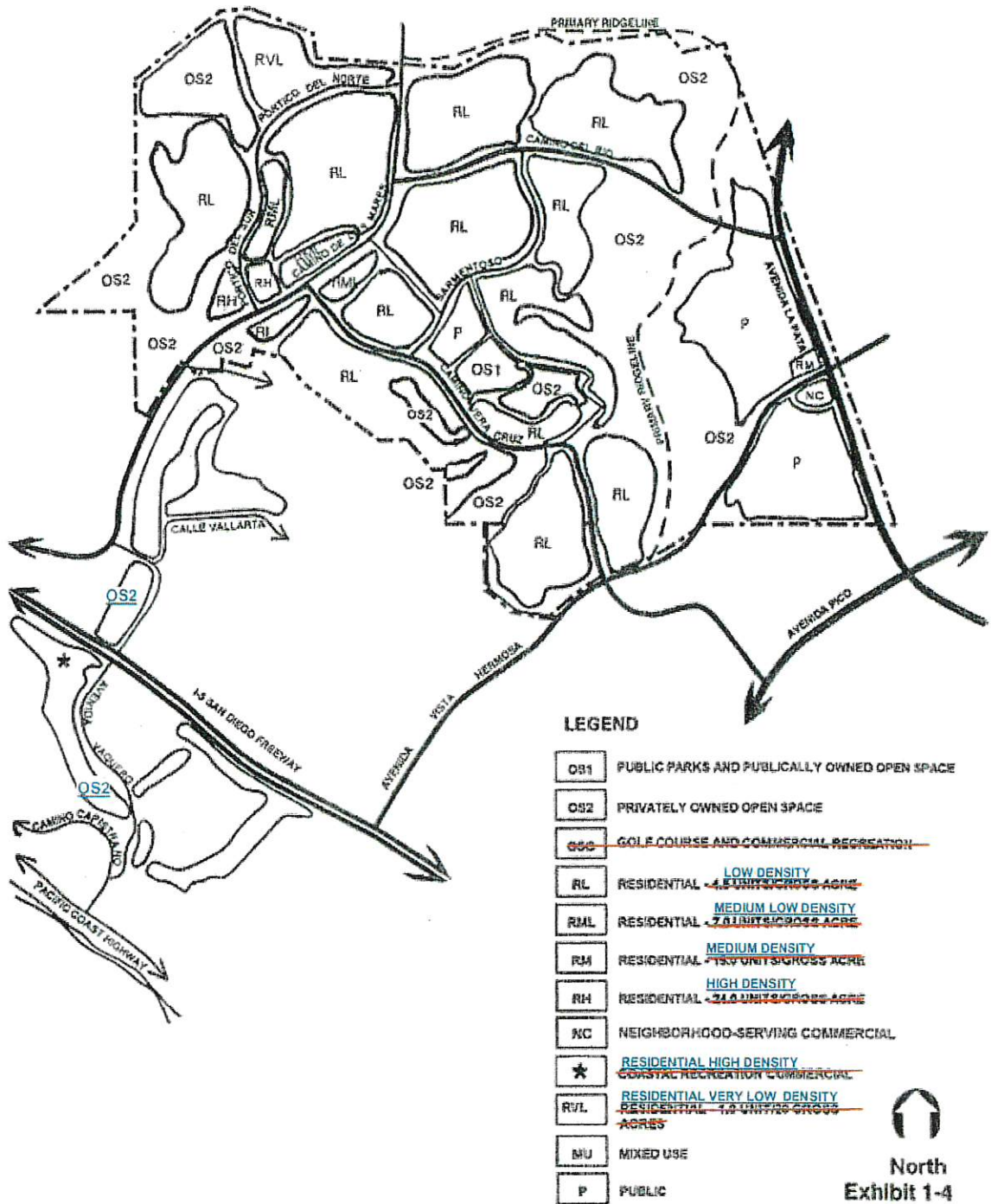
B. ZONING

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

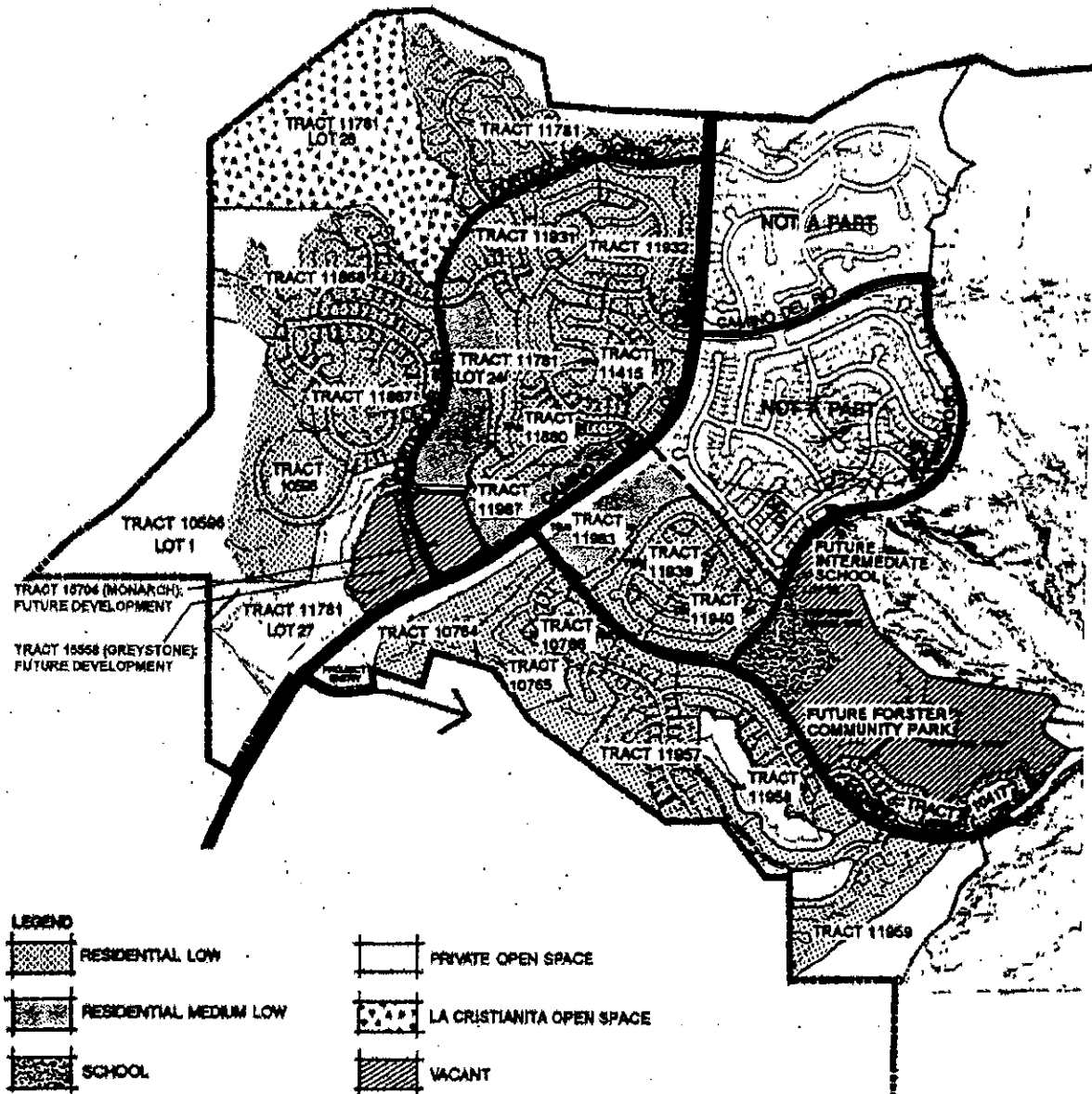
Table 1-1 and Exhibit 1-5 summarize existing and future development in Sector D. Tables 1-2 and 1-3 are summaries of existing and future land uses, acreages, and dwelling unit counts in Sectors G and P. The designated and developed land uses in Sector D include residential developments with various densities 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~~139-acre Shorecliffs Golf Course. There is also ~~an a eight~~six-acre future ~~resort hotel~~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
~~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**

Site Name	Tract	Total Acres	O.S. Acres	Dev. Acres	No. of D.U.	Type of D.U.	General Plan
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	14.1	1.0	13.1	34	Detached Single Family	RL/ OS2
	10766	14.8	1.5	13.3	31		
Rimrock	11415	31.4	0.0	31.4	71	Detached Single Family	RL
	11880	19.5	0.0	19.5	72		
	11931	21.2	0.0	21.2	72		
	11932	28.3	0.0	28.3	74		
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	42.8	24.7	18.1	34	Detached Single Family	RL/OS2
	11957	27.0	2.5	24.5	47		
	11958	30.4	6.0	24.4	41		
	11959	44.2	21.0	23.2	53		
Tocayo Ridge	11867	31.5	0.0	31.5	77	Detached Single Family	RL/OS2
	11868	42.0	8.5	33.5	73		
Veracruz	11939	17.4	0.0	17.4	58	Detached Single Family	RL
	11940	17.6	0.0	17.6	57		
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
RESIDENTIAL TOTALS		547.8	96.5	451.3	1,282		

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	139.07.0	139.07.0	0.0	Golf Course	OSC <u>OS2</u>
Hotel Senior Housing Site	8.06.0	0.0	8.06.0	<u>Driving Range/Clubhouse</u>	CRC2 <u>RH</u>
TOTALS	145.0	139.07.0	8.06.0		

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

Planning Area	Total Acres	O.S. Acres	Development Acres	Max. D.U.	Land Uses	Gen. Plan	Status in 1997
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
TOTALS	1096.0	427.1	668.9	1752			

* 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	8.06.0	137.0 <u>139.0</u>	145.0	0 <u>216</u>
D	482.1	258.0	740.1	1282
P	668.9	427.1	1096.0	1752
TOTALS	1159.0	822.1	1981.1	3034 <u>3240</u>

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.

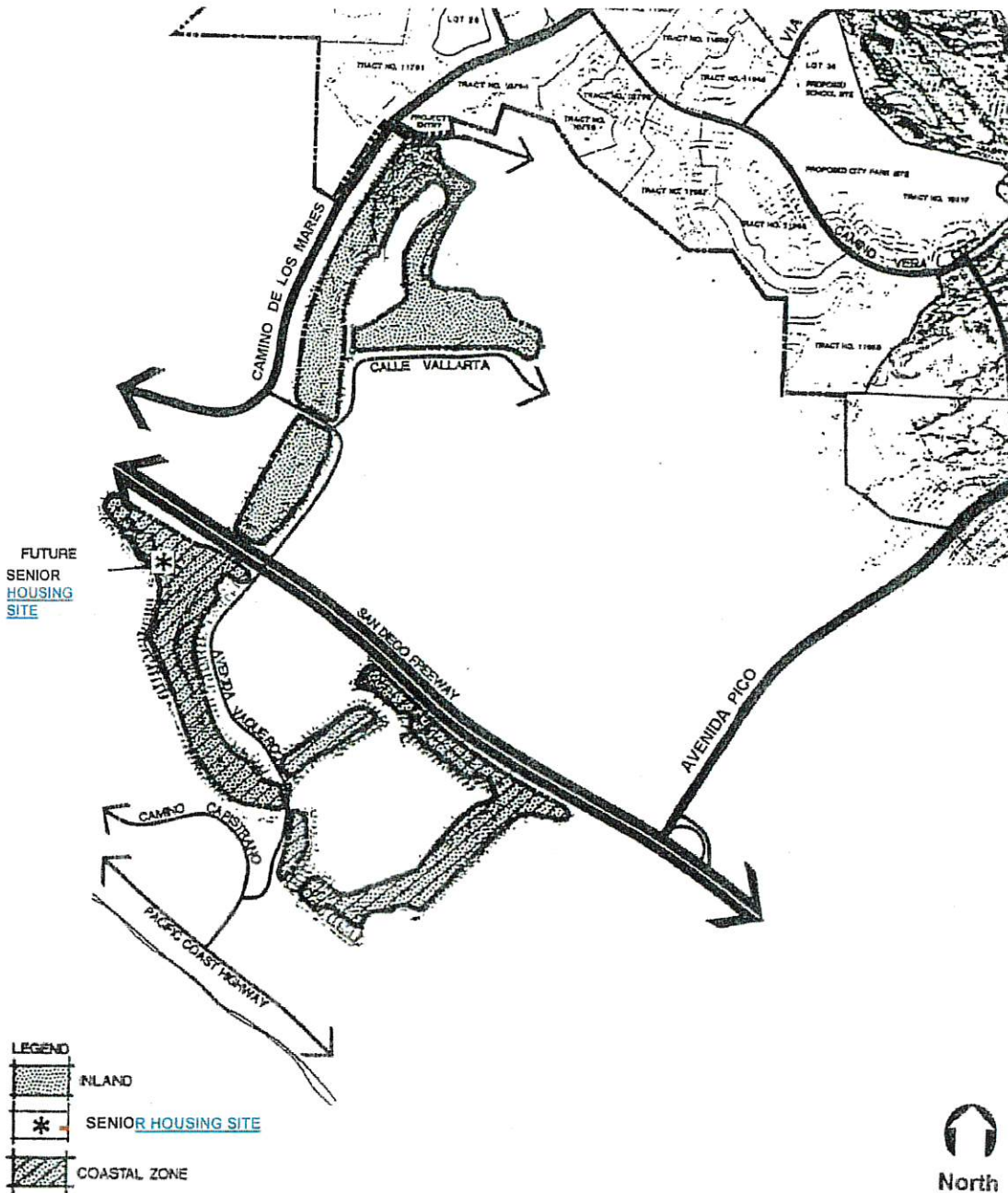
All future development in Sector G Coastal Zone and Sector G Inland shall be in accordance with Table 2-3 and Exhibit 2-3, and corresponding permitted uses and development standards in Chapter 5:

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

Site Name	Total Ac.	O.S. Ac.	Dev. Ac.	General Plan
Shorecliffs Golf Course	139.07.0	139.07.0	0.0	OSCOS2
Hotel Senior Housing Site	6.08.0	0.0	6.08.0	RH/CRC2
TOTALS	145.0	139.07.0	6.08.0	

~~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: 1st 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~~ 824.1 acres. Exhibit 2-7 is the Parks, Open Space, and Recreation Trails Plan for the Ranch.

**TABLE 2-5
OPEN SPACE SUMMARY**

Open Space Area	Sector D	Sector P	Sector G	Totals
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	139.07.0	139.07.0
Total Open Space Acres	258.0	427.1	139.07.0	824.12.1
Total Acres in Sector	740.1	1096.0	145.0	1981.1
Percentage Open Space	34.8%	39.0%	94.95.7.5 %	41.64%

* 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.

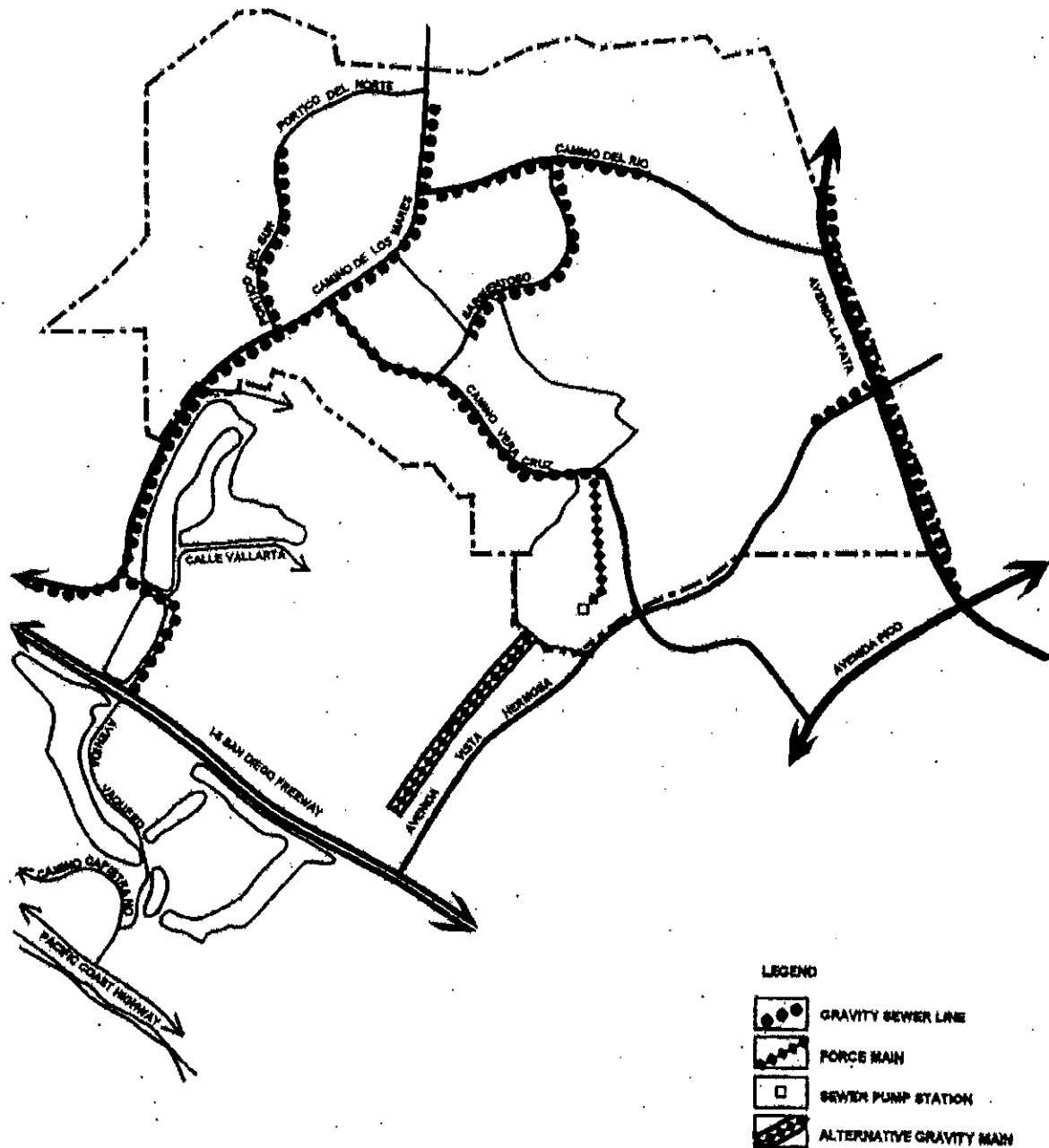
CB. WASTEWATER TREATMENT AND SANITARY SEWER SYSTEMWastewater Treatment and Sanitary Sewer System

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.

BC. 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 4-4

**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 in~~ 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.
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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.

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 hotels 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.~~

Information on General Plan land use change

Table 1 - General Plan Comparison

	Before 2014 Centennial General Plan <i>(the current Specific Plan standards)</i>	Centennial General Plan
Land use designation	Coastal and Recreation Serving (CRC 2)	Residential High (RH)
Land use description	Golf course oriented commercial, overnight accommodations and ancillary facilities, restaurants, and similar recreation oriented uses.	Single-family attached homes, including townhomes and condominiums, and multifamily apartments. Strategic Implementation Plan calls for senior housing on site
Density	Maximum 1.0 FAR and up to 500 hotel rooms. The site is approx. 262,000 sq. ft. so a 1.0 FAR allows a hotel with a maximum of 262,000 sq. ft.	Maximum density of 24.0 units per gross acre or 36.0 units per net acre. The site is approx. six acres or 262,000 sq. ft. for a maximum of 217 units, assuming no roads are part of a project (net acre standard).
Height	Height: 55 feet, or the height of adjacent freeway, whichever is lower.	45 feet
Other standards	Unspecified, determined through the review process	RH zoning standards, such as: <ul style="list-style-type: none"> • Maximum 55% lot coverage • Minimum five-foot side and rear yard setbacks • Minimum 10-foot front yard setback

Background - General Plan land use change

Excerpt City Council Agenda Report, February 4, 2014 Meeting

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.

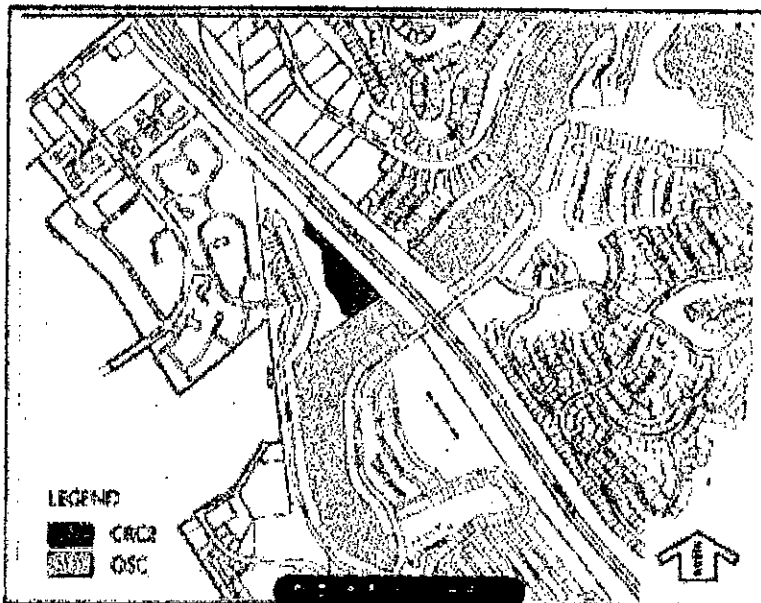


Figure 2 –
1993 General
Plan
Designation

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.

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."



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: February 8, 2017

PLANNER: Christopher Wright, Associate Planner

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 21st 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.

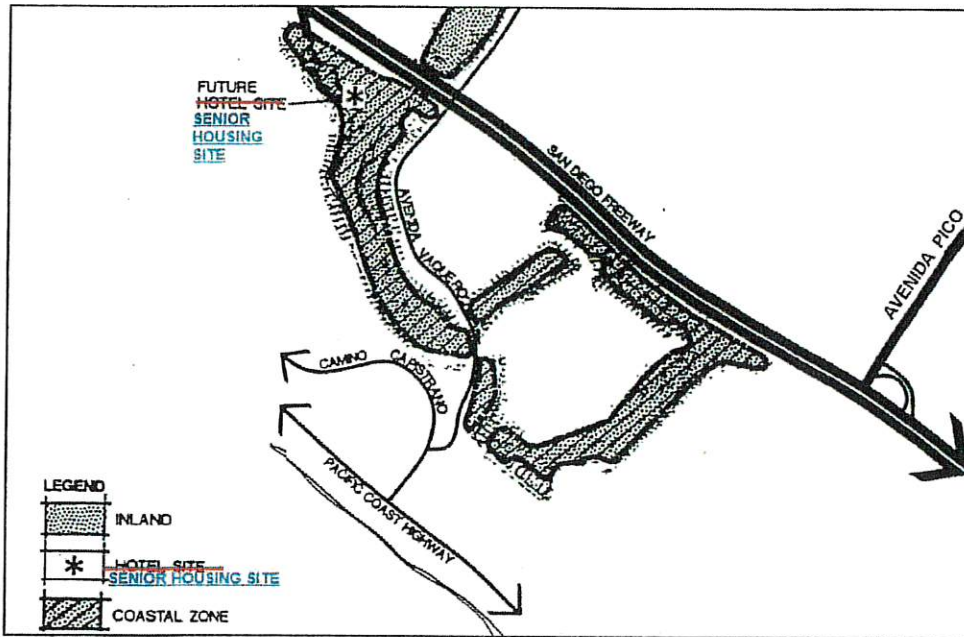
Public Noticing

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	<u>OSCOS2</u>
<u>Hotel Senior</u> <u>Housing Site</u>	6.08.0	0.0	6.08.0	<u>RHCRC2</u>
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)~~

These minutes will be considered for approval at the Planning Commission meeting of 03-08-17.

**MINUTES OF THE ADJOURNED REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
February 8, 2017 @ 7:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA**

1. CALL TO ORDER

Chair Brown called the Adjourned Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:02 p.m.

3. ROLL CALL

Commissioners Present: Wayne Eggleston, Zhen Wu; Vice Chair Barton Crandell, Chair Donald Brown

Commissioners Absent: Michael Smith, Jason Talley; Chair pro tem Michael Blackwell

Staff Present: Amber Gregg, Interim City Planner
Christopher Wright, Associate Planner
Adam Atamian, Interim Code Compliance Supervisor
Matthew Richardson, Assistant City Attorney
Eileen White, Recording Secretary

8. PUBLIC HEARING

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

A continuance of a 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, narrated a PowerPoint Presentation entitled, "SPA 16-361, Shorecliff's Senior Housing Site, dated February 8, 2017." A copy of the Presentation is on file in Planning Division.

Mark McGuire, representing the applicants, thanked staff and the Commission for ensuring the amendments are clear for all going forward. He noted his client supports the draft Ordinance.

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

IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY COMMISSIONER EGLESTON AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 16-030, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT 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.

[RECOMMENDATION FORWARDED TO THE CITY COUNCIL]

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**

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.]

RH Zoning Standards

17.32.040 - Residential zone general development standards.

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

- A. **General Requirements.** Table 17.32.040, Residential Zone Development Standards, lists the site development standards required for residential development projects.

**Table 17.32.040
Residential Zone Development Standards**

Standards	RVL	RL	RML	RM	RH
Lot Area, Minimum	20 gross acres or legal parcel of record as of May 6, 1993, whichever is smaller ¹	6,000 s.f.	SFR: 6,000 s.f. Duplex: 9,000 s.f.	6,000 s.f.	
Lot Frontage, Minimum	Refer to Section 17.24.140, Lot Frontage Requirements, Minimum, of this title.				
Lot Width, Minimum	Determined through discretionary review process - C	60 ft.	SFR: 60 ft. Duplex: 70 ft.	60 ft.	60 ft.
Density, Maximum	1 Dwelling Unit/Lot	1 Dwelling Unit/ Lot	SFR: 1 Dwelling Unit/ Lot Duplex: 1 Dwelling Unit/ 4,500 s.f. of Lot Area	1 Dwelling Unit/ 1,800 s.f. of Lot Area ²	1 Dwelling Unit/ 1,200 s.f. of Lot Area
Front Yard Setback, Minimum ³					
To Primary Structure:	Determined through discretionary review process	20 ft.	20 ft.	15 ft.	10 ft.
To Street-Facing Garage or Carport: ^{4,5}	Determined through discretionary review process	20/18 ft.	20/18 ft.	20/18 ft.	20/18 ft.

RH Zoning Standards

Interior-Side Yard Setback, Minimum ⁶	Determined through the discretionary review process - C	10% of avg. lot width; or 6 ft., whichever is smaller	10% of avg. lot width; or 6 ft., whichever is smaller	5 ft.	5 ft.
Street-Side Yard Setback, Minimum ⁷		10 ft.	10 ft.	10 ft.	5 ft.
To Primary Structure:		10 ft.	10 ft.	10 ft.	5 ft.
To Street - Facing Garage or Carport ⁵	Determined through the discretionary review process	20/18 ft.	20/18 ft.	20/18 ft.	20/18 ft.
Rear Yard Setback, Minimum ⁸		10 ft.	SFR: 10 ft. Duplex: 5 ft.	5 ft.	5 ft.
Lot Coverage, Maximum		50%	50%	55%	55%
Building Height, Maximum	30 ft; 2 stories	25 ft.	25 ft.	25 ft.	45 ft.
Parking	Refer to Chapter 17.64, Parking and Access Standards, of this title, for parking requirements for residential development.				
Landscaping	Refer to Chapter 17.68, Landscape Standards, of this title, for landscaping requirements for residential development.				

1 For guidelines for development in the RVL zone, please refer to Section 17.24.060, Canyon Setbacks, Inland, of this title.

RH Zoning Standards

2 Refer to Section 17.32.050(B), Density Allowance for Lots with Less than 3,600 Square Feet of Lot Area, of this title, for special provisions for lots with less than 3,600 square feet of lot area.

3 Refer to Section 17.32.050(D), Front Setbacks, Special Provisions for Reduction, of this title, for special provisions for reduced front yard setback requirements for some lots. A minor adjustment to the required front yard setback is available through the approval of a Minor Exception Permit, in accordance with, Section 17.16.090, Minor Exception Permits, of this title.

4 Refer to Section 17.32.050(E), Garage Encroachment into the Front Yard Setback, of this title, for garage encroachment into the front yard setback for some lots.

5 The minimum setback for a street-facing garage or carport shall be 20 feet, when standard garage doors are provided, and 18 feet, when roll-up garage doors are provided. Also refer to Section 17.64.060, Parking Setbacks, for further details regarding these standards and for provisions for a shortened setback when roll-up garage doors are provided.

6 Refer to Section 17.32.050(F), Special Provisions for Dwelling Units with Front Entrances Located Along the Side Property Line, of this title, for side yard setback requirements when front entrance to dwelling unit is located on the side of the structure facing the side lot line. A minor adjustment to the required side yard setback is available through the approval of a Minor Exception Permit, in accordance with Section 17.16.090, Minor Exception Permits, of this title.

7 A minor adjustment to the required side yard setback is available through the approval of a Minor Exception Permit, in accordance with Section 17.16.090, Minor Exception Permits, of this title.

8 A minor adjustment to the required rear yard setback is available through the approval of a Minor Exception Permit, in accordance with Section 17.16.090, Minor Exception Permits, of this title.

- B. **Special Residential Zones (Numbered Overlays).** The City of San Clemente has a number of residential tracts that were developed with their own unique development standards. These tracts have individual overlays which are numbered. The standards for these tracts are listed in Appendix A of this title; otherwise, the development standards of the underlying zone contained in Table 17.32.040, Residential Zone Development Standards, shall apply.