



*Del Mar Street by Kathleen Black*

## Urban Design Element

The City’s distinctive built environment and its wealth of natural resources help distinguish San Clemente from the rest of Orange County and define its visual character. The focus of this element is on the physical and design characteristics of human-made urban features that unify San Clemente: public places, gateways, architecture, landscaping, public views, and our urban forest. San Clemente is believed to be one of California’s first “planned communities”, created through the foresight and support from the City’s founder, Ole Hanson. Citizens continue to value San Clemente’s beauty and character which were established, in part, through its early urban design plan. Today, urban design can help preserve and enhance those qualities of the “Spanish Village by the Sea” that residents and visitors enjoy. Preservation and enhancement of historical resources, protection of our valued coastal environment and other natural resources, celebration of arts and culture and the multi-modal transportation network that connects our neighborhoods and key destinations also contribute to San Clemente’s unique visual character. These topics are addressed elsewhere in the General Plan, and additional design goals and policies that are tailored to individual areas of the City are included in the [Focus Areas \[link to Focus Areas page\]](#) section of the General Plan [Land Use Element \[link to LUE Homepage\]](#).

The General Plan is one of several tools that guide the physical development of our City and enhance community character. The [Zoning Code \[http://library.municode.com/index.aspx?clientId=16606&stateId=5&stateName=California\]](http://library.municode.com/index.aspx?clientId=16606&stateId=5&stateName=California), [Design Guidelines \[http://san-clemente.org/sc/standard.aspx?pageid=438\]](http://san-clemente.org/sc/standard.aspx?pageid=438) and various specific plans provide additional,

detailed land use and design regulations, guidelines and implementation programs that guide public and private improvements throughout San Clemente.

**PRIMARY GOAL:**

Create and enhance a high-quality, built environment that protects and enhances our treasured natural and historical resources, maintains our small town beach character, provides accessibility to residents, employees and visitors, and distinguishes San Clemente as the Spanish Village by the Sea.

**GOAL AND POLICY SECTIONS:**

1. Public Places
2. Gateways
3. Compatibility
4. Maintenance
5. Architectural & Landscape Character
6. Urban Forest/Trees

**LINKS TO OTHER GENERAL PLAN INFORMATION**

- [Historic Preservation Element \[link to HPE Homepage\]](#)
- [Figure UD-2, Architectural Overlay Map](#)

**ADDITIONAL LINKS**

- [San Clemente Design Guidelines \[http://san-clemente.org/sc/standard.aspx?pageid=438\]](http://san-clemente.org/sc/standard.aspx?pageid=438)
- [Architectural Overlay District \(Zoning Code, 17.56.020\) \[http://library.municode.com/HTML/16606/level2/TIT17ZO\\_CH17.56OVDIST.html#TIT17ZO\\_CH17.56OVDIST\\_17.56.020AROVDI\]](http://library.municode.com/HTML/16606/level2/TIT17ZO_CH17.56OVDIST.html#TIT17ZO_CH17.56OVDIST_17.56.020AROVDI)
- [SCR Architectural Design Guidelines by Henry Lenny \[staff to provide link to pdf\]](#)
- [Forster Ranch Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- [Marblehead Coastal Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- [Pier Bowl Specific Plan\\* \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- [Rancho San Clemente Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- [Talega Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- [West Pico Corridor Specific Plan\\* \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- [North Beach Specific Plan \(To be added following GP adoption\)](#)

*\*indicates Specific Plans to be updated or removed.*

## Public Places

Public places help give San Clemente its unique identity and are a prominent aspect of the built environment. They include parks, plazas, roadways, sidewalks, alleys and similar public spaces. Sometimes referred to as the “public realm”, these places can serve multiple community uses and help promote social interaction, community events, outdoor dining, recreation and relaxation.

San Clemente’s public places are well-designed and are accessible to everyone, including pedestrians and bicyclists. Their appearance and quality is at the heart of how we perceive the urban environment. As such, it is essential the public realm is safe, enriching and well-maintained.

Furthermore, because we value [art and culture](#) [link to Public Services, Facilities and Utilities Element, Arts and Culture Section [and](#) Historic Preservation Element Homepage] in San Clemente, we incorporate both within the public realm.

### GOAL:

Create and maintain a network of prominent, accessible, high-quality public places with clear visual and physical linkages.

### POLICIES:

- UD-1.01. **Location of Public Buildings and Civic Places.** We locate public buildings and civic places on primary or secondary streets, at important street intersections or viewpoints, adjacent to parks or open space, or as focus points for a neighborhood to ensure their visual prominence and accessibility.
- UD-1.02. **Design of Public Plazas and Spaces.** We require public plazas and spaces to be designed for safety, comfort, convenience and universal accessibility. They should be well-defined by surrounding buildings, located near the public street for good visibility and convenience and incorporate amenities such as seating, distinctive focal points, public art, shade trees and/or eating and entertainment facilities.
- UD-1.03. **Landscaping.** We emphasize the prominence of public places and their linkages to adjacent neighborhoods by creating a distinctive landscape character around them and extending the landscape improvements into neighboring streets, such as extending special paving or landscape treatments.
- UD-1.04. **Bicycle, Pedestrian and Transit Access.** We maintain bicycle and pedestrian routes and encourage the provision of public transit routes that link public places to improve accessibility and reduce reliance on the automobile.
- UD-1.05. **Streetscape Design.** We design new and, when necessary, retrofit existing streets to strengthen connectivity, beautify and enhance community character through

public right-of-way improvements, including sidewalks, bicycle paths, street trees, parkways, curbs, signs, street lighting and street furniture.

UD-1.06. **Streets.** We recognize that public streets are important public spaces as well as transportation routes and support their occasional closure for community events, where feasible. Sidewalks, street trees, landscaping, and other amenities should be provided and maintained to keep these spaces attractive.

UD-1.07. **Sidewalks.** We design our sidewalks to accommodate pedestrians in a manner that meets City standards and we seek to ensure they are ADA compliant, and consistent in style and construction materials. Sidewalk designs and paving materials shall be architecturally compatible with the district or neighborhood in which they are located.

UD-1.08. **Wayfinding.** We maintain an attractive, unified citywide system of signage, streetscape and landscaping to clearly mark directions to public buildings, parks, beaches, the [Del Mar/T-Zone \[link to this focus area page\]](#), [North Beach \[link to this focus area page\]](#), [Pier Bowl \[link to this focus area page\]](#), public parking areas, prominent natural features and City entry points and [gateways \[link to Gateways section\]](#).

UD-1.09. **Signs.** We require quality, balance, consistency, and the use of high quality materials in the design of public and private signs, including commercial signs, municipal signs, and street and traffic signs. Signs should be compatible with the architectural character of buildings on which they are placed, prevailing streetscape character and surrounding community character, and should not be visually obtrusive.

UD-1.10. **Non-Conforming Signs.** We require replacement of non-conforming signs wherever possible and appropriate, through such mechanisms as sign amortization programs or conditions of project entitlements.

UD-1.11. **Phasing of Public Spaces.** We require the provision of accessible public space in the earliest possible phase of new development.

## LINKS TO OTHER GENERAL PLAN INFORMATION

- [Public Services, Facilities & Utilities Element, Arts and Culture Section \[link to section\]](#)
- [Historic Preservation Element \[link to HPE Homepage\]](#)

## ADDITIONAL LINKS

- [San Clemente Design Guidelines \[http://san-clemente.org/sc/standard.aspx?pageid=438\]](http://san-clemente.org/sc/standard.aspx?pageid=438)
- [Spanish Colonial Revival Architectural Design Guidelines by Henry Lenny \[staff to provide link to pdf\]](#)
- [Architectural Overlay District \(Zoning Code, 17.56.020\) \[http://library.municode.com/HTML/16606/level2/TIT17ZO\\_CH17.56OVDIST.html#TIT17ZO\\_CH17.56OVDIST\\_17.56.020AROVDI\]](#)
- [Forster Ranch Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)

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- [West Pico Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)

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

## Gateways

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

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

### GOAL:

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

### POLICIES:

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

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

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

UD-2.03. **Historic Resources.** In designing and constructing gateway improvements, we preserve and incorporate views of historic resources.

UD-2.04. **Circulation.** We encourage roadway improvements in gateway areas to enhance motor vehicle, bicycle, pedestrian, and transit circulation.

UD-2.05. **Public View Corridors.** We require the preservation of designated public view corridors in the design and construction of gateway area improvements.

UD-2.06. **Parking.** Where practical, we limit the visibility of surface parking lots and parking spaces within gateway areas by requiring them to be located behind or to the side of buildings. Where this is not practical, we ensure that street-facing parking spaces and parking lots are visually screened with landscaping and/or architectural treatments.

UD-2.07. **Wayfinding System.** We provide directional signs and access information to visitors through a clearly articulated and aesthetically pleasing wayfinding sign program.

UD-2.08. **Hardscape Materials.** We require high-quality paving materials, consistently applied within the districts served by gateways, for all sidewalks, crosswalks and other public spaces.

UD-2.09. **Art in Public Places.** We encourage the inclusion of public art in private development and in public improvements in gateway areas.

UD-2.10. **Visual Screening.** We require visual screening of blank walls, trash dumpsters, and parking facilities through a variety of landscaping and architectural design treatments, and signage associated with such features must be attractively designed and placed, consistent with sign regulations. Where possible, we require the screening of utilities infrastructure. Unsightly properties and buildings should be visually screened in an attractive manner.

UD-2.11. **Overhead Utilities.** We encourage the undergrounding of overhead utilities infrastructure in gateway areas and encourage the formation of assessment districts.

UD-2.12. **Gateways on Highways.** We work with Caltrans and other agencies to ensure aesthetics are an integral consideration in the design, implementation and maintenance of all highway facilities and rights-of-way, with special emphasis on gateway areas.

*Note: Gateway policies and implementation measures specific to individual Focus Areas are included in the [Focus Areas](#) section of the Land Use Element.*

### Links to General Plan Figures

- [Figure UD-1, Gateways \[link to pdf figure\]](#)

### Links to Other General Plan Information

- [Focus Areas \[link to Focus Areas page\]](#)



### Links to Background Information or Documents:

- [Wayfinding Sign Program](#) [staff to provide link to pdf]
- [Design Guidelines](http://san-clemente.org/sc/standard.aspx?pageid=438) [http://san-clemente.org/sc/standard.aspx?pageid=438]

## Architectural Compatibility

The [Land Use Plan](#) provides for a wide range of land uses, including residential, commercial, industrial, and mixed uses. Generally speaking, land uses and the uses permitted within them are compatible with one another, but some have the potential to create adverse impacts. For example, industrial uses located adjacent to a residential use, neighborhood or school could cause noise, odors or visual impacts for neighbors. To ensure compatibility and protect public health, safety and welfare, the City uses a combination of policies, zoning regulations, site planning and urban design controls.

### GOAL:

Achieve and maintain a built environment where residents, employees and visitors are protected from nuisances and hazardous uses and, conversely, where businesses and industries are protected from the encroachment of [sensitive uses](#) [link to glossary].

### POLICIES:

- UD-3.01. **Land Use Decisions.** We use urban design standards and tools to minimize adverse impacts on adjacent properties when considering land use and zoning requests.
- UD-3.02. **Regulation of Uses and Nuisances.** We regulate the location, concentration, design and operations of commercial and industrial uses and parking structures that can adversely affect surrounding [sensitive land uses](#) [link to glossary]. Impacts may include, but are not limited to, noise, vibration, odors, exterior light, visibility of activity, vehicular traffic and safety hazards.
- UD-3.03. **Buffers and Setbacks.** We require that new uses and buildings, characterized by differing functions, activities, density, scale and massing, to provide conditions of approval, landscaped buffers and/or setbacks between uses to prevent or reduce adverse impacts.
- UD-3.04. **Hazardous Uses.** We regulate the development of industrial and similar uses that use, store, produce or transport toxic substances, air emissions, other pollutants or [hazardous materials](#) [Link to Safety Element, Hazardous Materials Section].
- UD-3.05. **Infrastructure Compatibility.** We require public infrastructure and related facilities or equipment to be aesthetically pleasing and in context with the community character.
- UD-3.06. **Police Department Review.** We require Police Department review of uses that may be characterized by or historically associated with high levels of noise, nighttime activities, and/or rates of crime; and impose appropriate conditions or land use and design controls to prevent adverse impacts on adjacent uses.

UD-3.07. **Inter-jurisdictional Coordination.** We maintain work with other public agencies to help minimize and mitigate impacts and improve the operations and aesthetics of their facilities.

UD-3.08. **Transitional Areas.** We require development in transitional areas, where one type of land use (e.g., industrial) transitions to another (e.g., residential) to protect residents' quality of life through such measures as landscaping, high-quality walls or fencing, or setbacks.

## ADDITIONAL LINKS

- [Zoning Code](http://library.municode.com/index.aspx?clientId=16606&stateId=5&stateName=California)  
[<http://library.municode.com/index.aspx?clientId=16606&stateId=5&stateName=California>]

## Maintenance

General plans typically guide development and land use; however, many do not provide adequate direction for maintaining the quality of the built environment. Ensuring that San Clemente and its various neighborhoods and districts are well maintained, safe and visually appealing is critical to our overall quality of life. Properties that are properly maintained retain their value, encourage community reinvestment and preserve and enhance community character.

### GOAL:

Achieve a sustained level of maintenance and improvement of properties, buildings, landscaping and infrastructure that protects property values, encourages additional public and private investments and promotes San Clemente's high quality of life.

### POLICIES:

UD-4.01. **Long-Term Quality.** We require all public and privately owned structures, above-ground infrastructure (including utilities), landscaping and property (including trails and easements) to be designed and maintained to ensure their long-term quality and appearance.

UD-4.02. **Monitoring.** We periodically inspect the conditions of buildings in the City and enforce pertinent building and Municipal Code.

UD-4.03. **Education.** We promote programs and work with local service organizations and educational institutions to inform residential, commercial, and industrial property owners and tenants regarding methods for the maintenance and upkeep of their property.

UD-4.04. **Community/Neighborhood Based Efforts.** We encourage community and neighborhood-based efforts for the maintenance and renovation of structures, sites and neighborhoods.



UD-4.05. **Economic Assistance.** We provide economic assistance, as funds are available, for the improvement of physically deteriorated and blighted structures in the City.

UD-4.06. **Maintenance of Infrastructure and the Public Realm.** As resources allow, we maintain and where appropriate, improve infrastructure and the public realm, including landscaping, sidewalks, signage, furniture and other streetscape elements. We keep public facilities clean.

## ADDITIONAL LINKS

- [Municipal Code, Title 8, Health & Safety](http://library.municode.com/HTML/16606/level1/TIT8HESA.html#TOPTITLE)  
[<http://library.municode.com/HTML/16606/level1/TIT8HESA.html#TOPTITLE>]

## Architecture and Landscaping

*"I vision a place where people can live together more pleasantly than any other place in America.... the whole picture is very clear before me.... I can see hundreds of white-walled homes bonneted with red tile, with trees, shrubs, hedges of hibiscus, palms and geraniums lining the drives, and a profusion of flowers framing the patios and gardens..." --Ole Hanson, 1925(from the [San Clemente Historical Society](http://www.sanclementehistoricalsociety.org/) website)*

Ole Hanson's vision guides the Urban Design Element's policies. By emphasizing the careful integration of buildings and landscape, San Clemente seeks to build on and promote the tradition established by San Clemente's "Spanish Village by the Sea" heritage architecture and landscaping. In those areas where different architectural styles are predominant, or where an eclectic mix of styles is desired, we also require a commitment to high quality architectural standards and appropriate, sustainable landscaping.

Another critical component of urban design -- landscaping -- is used to enhance buildings and sites, improve safety, frame desirable views, screen and separate undesirable views and uses, and maintain an attractive streetscape. Landscape design should fit the surrounding context and complement the City's natural and historical landscape setting and plantings.

Using an integrated system of design tools (e.g., General Plan, [specific plans](http://sanclemente.org/sc/standard.aspx?pageid=443) [<http://sanclemente.org/sc/standard.aspx?pageid=443>], [Zoning Code](http://library.municode.com/HTML/16606/level1/TIT17ZO.html#TOPTITLE) [<http://library.municode.com/HTML/16606/level1/TIT17ZO.html#TOPTITLE>], [Design Guidelines](http://sanclemente.org/sc/standard.aspx?pageid=438) [<http://sanclemente.org/sc/standard.aspx?pageid=438>], and various implementing master plans), the City of San Clemente reviews, regulates, guides, and encourages high-quality architecture, building improvements and appropriate landscaping.

## GOAL:

Create and maintain a unique atmosphere and historic identity as "the Spanish Village by the Sea" where development exhibits high quality site planning, architecture and landscaping and reflect a lush Mediterranean landscaped character, emphasizing Spanish Architecture and drought tolerant and California native plantings.

## **POLICIES:**

- UD-5.01. **Outdoor Spaces.** For multi-family residential, mixed use and commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios, paseos, plazas, gardens, covered walkways, rooftop terraces, verandas and other outdoor spaces enclosed by architectural or landscape elements, and encourage the same for other types of development.
- UD-5.02. **Three-Story Development.** In the Pedestrian Overlay and on El Camino Real, three-story commercial and mixed-use developments shall include usable open areas at the ground level to create interest, areas for outdoor dining, seating or displays and to help reduce the apparent scale and mass of second and third building stories.
- UD-5.03. **Usable Outdoor Areas.** New buildings and major remodels on Avenida Del Mar and El Camino Real in the Downtown Core should contribute to public and private, publicly accessible outdoor areas, such as patios, recessed storefronts, courtyards and balconies that support a variety of activities and contribute to Downtown's vitality.
- UD-5.04. **Site Access and Entries.** Downtown site and building designs shall be integrated with the public sidewalk, street and where applicable, alleys to create inviting and attractive commercial and residential areas and public spaces.
- UD-5.05. **Architectural Overlay District.** We require that new buildings and major building remodels in the Del Mar/T-Zone, North Beach, and Pier Bowl areas, and on portions of El Camino Real utilize Spanish Colonial Revival architecture, per the Architectural Overlay District and Design Guidelines.
- UD-5.06. **Preserving Distinctive Architecture.** In the Architectural Overlay [<http://library.municode.com/index.aspx?clientId=16606>] areas, we require new buildings, additions and remodels to follow City Design Guidelines [<http://san-clemente.org/sc/standard.aspx?pageid=438>] for Spanish Colonial Revival architectural style, except that remodels of architecturally significant buildings eligible or potentially eligible for historic listing with distinctive styles other than Spanish Colonial Revival, such as Post-Modern and Mid-Century Modern architectural styles, should reinforce the buildings' original architectural design.
- UD-5.07. **Other Spanish Architecture.** New buildings and major building remodels may utilize either Spanish Colonial Revival or other Spanish Architecture on North El Camino Real between West Avenida Palizada and Calle Los Bolas, and on South El Camino Real between Avenida Rosa and Interstate-5, per the Design Guidelines.
- UD-5.08. **Los Molinos and the Surf Zone\*.** We encourage the use of diverse architectural styles that reflect the eclectic character and local context of these areas. Emphasis shall be placed on quality design and building materials per the Zoning Code and Design Guidelines.
- UD-5.09. **Public Buildings.** We require Spanish Colonial Revival architecture for the development and major remodels of public buildings, and for the development and

major remodels of visually prominent, non-residential, quasi-public structures such as churches, assembly halls, theaters and cultural facilities, except in those districts allowing for a different architectural style.

UD-5.10. **Scale and Massing.** We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.

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

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

UD-5.12. **Offset Building Facades.** To prevent “canyonization” [link to Glossary] and preserve village character, second- and third-story building facades shall be horizontally and vertically setback, with differential setbacks between adjacent buildings for variety and architectural interest.

UD-5.13. **Incentives to Maintain Village Character.** We encourage and provide incentives for the facade remodeling, full remodeling and reuse of one- and two-story buildings in the Downtown Core in a manner that preserves and reinforces its pedestrian-oriented Village character.

UD-5.14. **Building Design with Topography.** Building design shall consider the site’s natural topography, public view corridors and adjacent building profiles so that canyonization is avoided.

UD-5.15. **Building Modulation.** To modulate large building facades, provide architectural interest and maintain pedestrian scale, Downtown building forms, facades and footprints shall be designed to visually reflect original Downtown lot patterns and spacing.

UD-5.16. **Commercial Areas Outside of the Architectural Overlay.** Outside of the Architectural Overlay, new buildings and major remodels shall follow either Spanish Colonial Revival architectural style or shall follow the Design Guidelines for “Other Spanish” architectural styles. This includes new and existing commercial centers in these areas: 1) Pico Plaza/Pico Corridor, 2) Los Mares, and 3) Shorecliffs. Not included are specific plan areas with their own design guidelines, the [Los Molinos](#) area and the [Surf Zone](#)\* along the South El Camino Real corridor.

UD-5.17. **Building Remodels.** Where Spanish Colonial Revival or Spanish architecture is required, major building remodels should be designed to incrementally move buildings' exterior architectural character closer to Spanish Colonial Revival architecture, or where applicable, "Other Spanish" architectural designs.

UD-5.18. **Drought Tolerant/Native Species Landscaping.** Ornamental plantings in new, non-residential development should consist primarily of drought tolerant and California native species. Only in small areas and special public locations, such as high-use areas of parks, should lawns or other high water use vegetation be used.

UD-5.19. **Landscaping Plans.** We require that development projects subject to discretionary review submit and implement a landscaping and irrigation plan.

UD-5.20. **Landscape Maintenance.** We require property owners to properly maintain vegetation on developed sites, remove and abate weeds, and replace unhealthy or dead landscape plants.

UD-5.21. **Landscaping in Commercial/Industrial Development.** We require that commercial and industrial development incorporate automatic, drought-conscious, "smart" irrigation systems and maintain landscaping in a healthy and attractive condition.

UD-5.22. **Storefronts.** We encourage continuous storefronts in the Downtown Core, with driveways and curb cuts on Avenida Del Mar and El Camino Real discouraged unless no alternative accessways exist.

\* "Surf Zone" refers to the areas along South El Camino Real, south of Avenida Valencia to the San Diego County line.

## LINKS TO OTHER GENERAL PLAN INFORMATION

- [Historical Preservation Element \[link to HPE Homepage\]](#)

## ADDITIONAL LINKS

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- [Talega Specific Plan \[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)

- West Pico Corridor Specific Plan\* [<http://san-clemente.org/sc/standard.aspx?pageid=443>]

*\*indicates Specific Plans to be updated or removed.*

## Urban Forest/Trees

The urban forest collectively refers to all of the trees growing in San Clemente. The urban forest improves the built environment, provides a connection to and helps sustain the natural world, and frames important places in the community. Trees improve air quality, reduce the heat island effect, improve property values, serve as habitat for a variety of animal species, improve communities' sense of place, and help reduce erosion and runoff. Trees also enhance community aesthetics and provide health and recreation benefits.

### GOAL:

Achieve and preserve a well-maintained, healthy stock of mature trees and expanded tree canopy that provide numerous aesthetic, environmental, economic, social and health benefits.

### POLICIES:

- UD-6.01. **Built Environment.** In the built environment, we will enhance and maintain a diversity of tree species that are resilient to environmental changes, pests and diseases, enhance the character and design themes of individual districts and neighborhoods, and implement City landscape and streetscape guidelines and ordinances.
- UD-6.02. **Natural Open Space and Conservation Areas.** In open space and conservation areas, we support natural and indigenous landscaping.
- UD-6.03. **City Priorities.** We prioritize City street tree planting on primary and secondary streets.
- UD-6.04. **Partnerships for Neighborhood Streets.** We initiate neighborhood street tree improvement efforts with homeowners associations and property owners through technical assistance, a promotional program and cooperation in granting right-of-way encroachment permits.
- UD-6.05. **Historically Significant Trees and Public Landscapes.** We require that historically significant trees and public landscapes, as identified in the City's [Tree Inventory \[link to Tree Inventory on City website\]](#), are designated as historic resources and are preserved, wherever possible.
- UD-6.06. **Public View Corridors.** We require that street trees planted along designated public view corridors have narrow form and open structure to allow greater visual access. Street trees should be carefully placed and/or properly pruned, following best arboricultural practices, to achieve the desired goals without interruption of significant public views.

UD-6.07. **Native Trees.** We encourage the planting of Native California trees where their use is aesthetically, horticulturally and ecologically appropriate. Examples of potentially appropriate species include Coast Live Oak, California Sycamore and White Alder.

UD-6.08. **Tree Preservation.** We make every effort to preserve mature trees before considering tree removal. Preferred approaches, where possible, include modifying street improvements to preserve trees or using best horticultural practices such as watering and fertilizing, pest control, pruning, staking and guying.

#### **ADDITIONAL LINKS:**

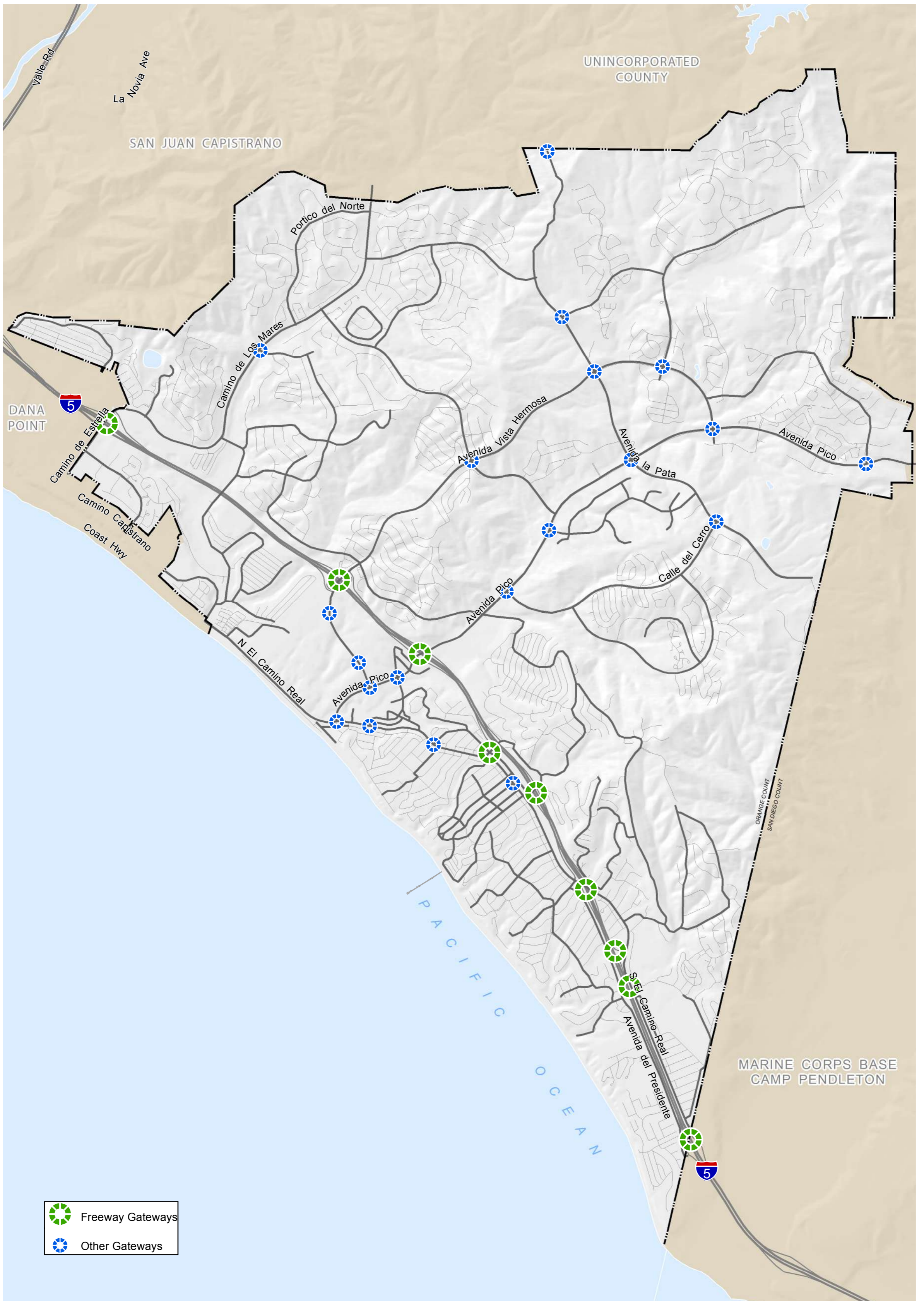
- [City Street Tree Planting Standards](http://library.municode.com/HTML/16606/level2/TIT12STSIPUPL_CH12.24MAREPRLAPUPRABPROW.htmI#TOPTITLE)  
[http://library.municode.com/HTML/16606/level2/TIT12STSIPUPL\_CH12.24MAREPRLAPUPRABPROW.htmI#TOPTITLE]
- [Master Landscape Plan for Scenic corridors](http://san-clemente.org/sc/Inf/Forms/Planning/Download/430503%20Landscape%20Review%20-%20Master%20Landscape%20Plan%20for%20Scenic%20Corridors.pdf)  
[http://san-clemente.org/sc/Inf/Forms/Planning/Download/430503%20Landscape%20Review%20-%20Master%20Landscape%20Plan%20for%20Scenic%20Corridors.pdf]

## **Implementation Measures**

General Plan Implementation Measures are contained in the Strategic Implementation Program (SIP). The SIP contains Implementation Measures for one-time projects that end with a specific goal, and ongoing projects that requires routine activity with no specified end date. The SIP is updated by the City Council with the City budget and Long-Term Financial Plan (LTFP) to ensure the effective implementation of the Centennial General Plan. This coordination ensures that the General Plan remains a dynamic, up to date, responsive guide to public decision making and expenditures.

Click [here](#) to access Implementation Measures for this element in the latest Strategic Implementation Program.






**Figure UD-1**  
**Gateways**

0 1,200 2,400 4,800 Feet

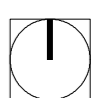






Figure UD-2  
**Architectural Overlay**

