



## STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: November 6, 2019

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

**SUBJECT:** **General Plan Amendment 19-291, Specific Plan Amendment 19-292, Pier Bowl Specific Plan Update**, a continued public hearing to forward a recommendation to the City Council on the adoption of City-initiated amendments to the Centennial General Plan, an update of the Pier Bowl Specific Plan, and the certification of Addendum No. 3 to the General Plan Environmental Impact Report.

### **BACKGROUND**

On October 2, 2019, the Planning Commission reviewed proposed amendments to the Centennial General Plan and Pier Bowl Specific Plan. Following public comments and discussion, the Commission took three actions: 1) directed staff to make revisions, 2) requested staff to summarize differences between the City Design Guidelines and design guidelines in the Pier Bowl Specific Plan design guidelines, and 3) continued the item to November 6, 2109 so staff could finalize an addendum to the General Plan Environmental Impact Report (EIR). For details on the project and prior meeting, please see the October 2, 2019 meeting staff report and minutes; provided as Attachment 5.

### **DISCUSSION**

The project amends the General Plan and Pier Bowl Specific Plan to achieve consistency between these documents and the Local Coastal Program Land Use Plan (LUP). The project includes three items:

1. General Plan Amendment (GPA) 19-291
2. Specific Plan Amendment (SPA) 19-292
3. Addendum No. 3 to the Centennial General Plan Environmental Impact Report (EIR)

See Attachment 1 for a detailed description of the proposed amendments to both the General Plan and Specific Plan. Attachment 6 lists and shows revisions staff made in response to the Commission's comments at the October 2<sup>nd</sup> meeting. The Zoning Ordinance (Sections 17.16.020[H] and 17.16.030[F]) requires the Planning Commission to forward a recommendation to the City Council on General Plan and Specific Plan amendments.

#### ***General Plan Amendment***

General Plan Amendment 19-291 changes land use and overlay designation changes of properties to achieve consistency between the General Plan and LUP, pursuant to the California Government Code. This amendment modifies maps and adds a definition

“Spanish Colonial Revival” for clarification. The proposed amendments are provided in the draft City Council Resolution as Exhibit C of Attachment 2.

### ***Specific Plan Amendment - Pier Bowl Specific Plan Update***

Specific Plan Amendment (SPA) 19-292 updates development standards, land use classifications, design guidelines, and procedures for consistency with goals, policies, land uses, and standards adopted in updates of the City’s General Plan and Local Coastal Program. The amendments clean up errors, make clarifications, correct inconsistencies, improve the Specific Plan’s format and organization, and update descriptions of the Pier Bowl existing uses, circulation, coastal access, recreational facilities, cultural facilities, and other topics. See Attachment 1 for details on the proposed amendments. The proposed Specific Plan amendments are provided as Exhibit D of Attachment 2.

### **Design Guidelines**

The Commission requested staff to describe how the Pier Bowl Specific Plan Design Guidelines are used with the City Design Guidelines. The Pier Bowl is in the Architectural Overlay so development is subject to a discretionary process that includes design review and an analysis of a project’s consistency with design guidelines. The design guidelines in Chapter 3 of the Pier Bowl Specific Plan are the primary reference for desired design principles in the Pier Bowl area.

The City Design Guidelines are referenced for additional guidance when: 1) the Specific Plan doesn’t address a topic, or 2) the City Design Guidelines provide additional details, such as illustrations or specific guidelines for a topic generally covered in the Specific Plan. For example, the City Design Guidelines include more detailed guidelines for balcony design, materials to avoid, property line wall design, courtyard landscaping, and other topics. See Attachment 7 for a list of these topics.

### ***EIR Addendum No. 3 and Environmental Review***

The project was reviewed according to the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission recommend that the City Council find the project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the previously certified EIR. Therefore, an EIR addendum may be prepared pursuant to CEQA Guidelines Section 15164(b), as minor technical changes or additions must be made to the EIR for the project. Addendum No. 3 has been prepared according to Public Resource Code 21166 and CEQA Section 15162 findings. The draft Resolution forwards a recommendation to the City Council to certify EIR Addendum No. 3 based on the findings within the document, provided as Exhibit A of Attachment 2.

### **CONCLUSION**

The amendments make the LUP and Pier Bowl Specific Plan internally consistent and compatible with the General Plan as required by state law. Also, changes to development standards and design guidelines implement policies and goals for the Pier Bowl area. The

proposed amendments and addendum meet required findings, as detailed in draft Resolution, Attachment 2. Therefore, staff recommends the Planning Commission support the proposed amendments and EIR addendum.

### **ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES**

The Planning Commission may provide staff with alternative direction for the amendments according to the required findings. 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 Specific Plan is a part of the Local Coastal Program (LCP) Implementation Plan (IP) that is subject to future approval by the California Coastal Commission (CCC). The Specific Plan update will be shared with the CCC staff for informational purposes in advance of adopting the Local Coastal Program IP. If the CCC has suggested modifications on the Pier Bowl Specific Plan, the City would need to consider potential amendments and revisit the Specific Plan in the process of completing the IP.

### **RECOMMENDATION**

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

1. Adopt Resolution PC 19-034, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL CERTIFY ADDENDUM NO. 3 TO THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT, AND APPROVE GENERAL PLAN AMENDMENT 19-291 AND SPECIFIC PLAN AMENDMENT 19-292; TO ACHIEVE CONSISTENCY BETWEEN THE GENERAL PLAN, LOCAL COASTAL PROGRAM, AND PIER BOWL SPECIFIC PLAN ”

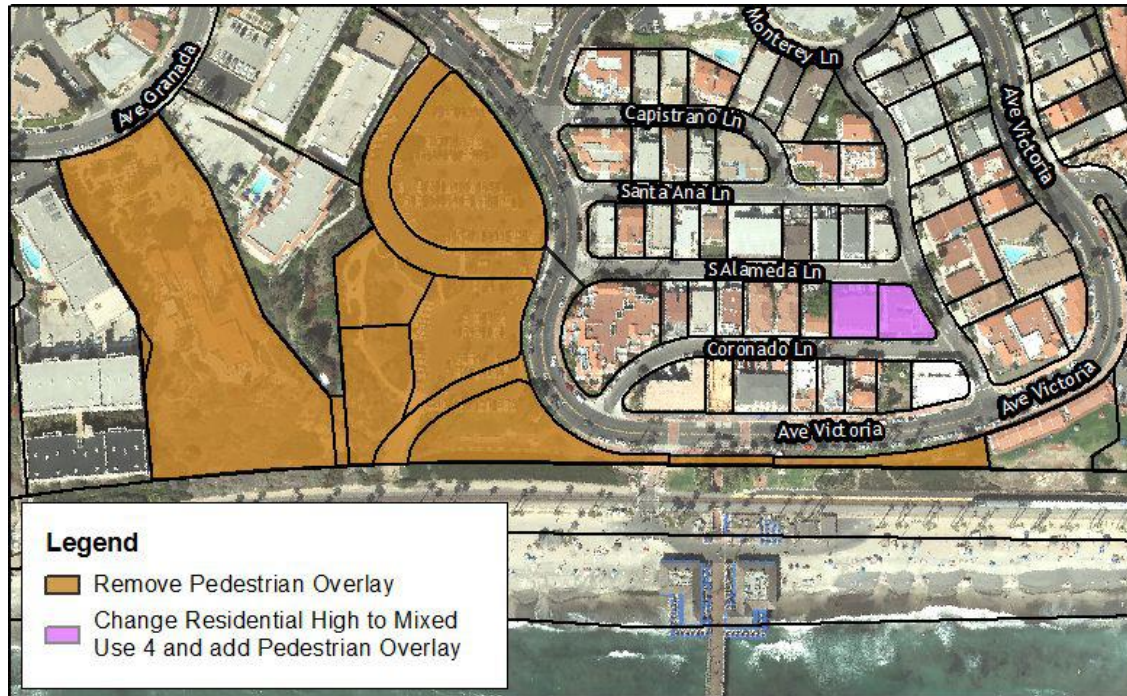
#### ***Attachments:***

1. Summary of proposed amendments
2. Draft Resolution PC 19-034, including:
  - Exhibit A: General Plan EIR Addendum No. 3
  - Exhibit B: Draft City Council Resolution
  - Exhibit C: Amendments to General Plan
  - Exhibit D: Draft Pier Bowl Specific Plan Update
3. Public comments
4. Existing and proposed street trees in Pier Bowl Specific Plan
5. October 2, 2019 Planning Commission meeting minutes (excerpt) and staff report (without attachments)
6. Summary of revisions to draft amendments since October 2, 2019 Planning Commission meeting
7. Summary of differences between City Design Guidelines and Specific Plan Design Guidelines

## SUMMARY OF GENERAL PLAN AMENDMENTS

The following table summarizes changes to the Centennial General Plan

Change No.	Element	Section, Figure, Table	Page No.	Comments
1	Land Use	Figure LU-1A Land Use	LU-40	Changed land use designation of two parcels on southeast end of block of Avenida Coronado Lane from Residential High (RH) to Mixed Use 4 (MU4) to be consistent with the Local Coastal Program Land Use Plan (LUP). <i>(See purple shaded parcels below)</i>
2	Land Use	Figure LU-1B Overlays	LU-41	Added Pedestrian Overlay to the two parcels on Coronado Lane changed from RH to MU4 and removed Pedestrian Overlay from Public designated parcels in the Pier Bowl, consistent with the LUP, including the Casa Romantica, municipal parking lots, and Parque Del Mar along Avenida Victoria <i>(See brown shaded parcels below)</i>
3	Land Use	Figure LU-3D Commercial and Mixed Use – Pier Bowl	LU-47	Updated the map to show land use and overlay changes of two parcels on Coronado Lane, described in the rows above
4	Glossary	Definitions	GS-19	Added definition “Spanish Colonial Revival” to clarify meaning of term





**SUMMARY OF SPECIFIC PLAN AMENDMENTS  
DRAFT SPECIFIC PLAN DATED NOVEMBER 6, 2019**

The following table summarizes significant changes in the draft specific plan, such as amendments to make the specific plan consistent with the Centennial General Plan, the Local Coastal Program, and State law, and update descriptions of the Pier Bowl to reflect current conditions and programs. In addition to the listed changes, bulk changes were made to the wording, format, organization, and graphics of the specific plan to improve the document. These changes aren't listed below.

<b>Change No.</b>	<b>Chapter No.</b>	<b>Section, Figure, Table</b>	<b>Page No.</b>	<b>Comments</b>
1	1	101 Pier Bowl Area	1-1	Updated description of Pier Bowl area to reflect current conditions
2	1	104 Relationship to Other City Planning Documents	1-6	Updated to reflect the adoption of the Centennial General Plan ("General Plan") and Local Coastal Program (LCP) Land Use Plan (LUP), ongoing work on the Local Coastal Program Implementation Plan (IP) and its relationship to existing documents with adoption
3	1	105 Pier Bowl History	1-8	Updated to reflect Casa Romantica Cultural Center history, establishment of Safety Quiet Zone, dissolution of the City's Redevelopment Agency (RDA), process and adoption of the Centennial General Plan and priority policy areas, the process and adoption of the LUP, and work in progress on the IP
4	1	106 General Plan and Zoning, Table 1-1 General Plan Land Use Designations	1-13	Updated to reflect land use designations, density, allowable uses, and height in General Plan and LUP
5	1	Figure 1-4 General Plan Land Use Areas	1-15	Updated land use designations on map to reflect General Plan
6	1	Figure 1-5 General Plan Overlays	1-16	Updated overlay districts to reflect General Plan
7	1	107 Existing Physical Conditions and Table 1-2 Existing Uses in 2019	1-18	Updated description of existing conditions and added Table 1-2 to describe existing uses and acreages for each land use areas

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<b>Change No.</b>	<b>Chapter No.</b>	<b>Section, Figure, Table</b>	<b>Page No.</b>	<b>Comments</b>
8	2	201 Planning Vision and Concepts	2-1	Added planning vision and concepts for the Specific Plan based on General Plan Focus Areas goal and policies. Removed outdated content from existing Chapter 3 - Goals, objectives, and policies. For current goals and policies, the draft now refers to the General Plan and LUP
9	2	202 Land Use Plan	2-3	Updated descriptions of Specific Plan land use areas and Overlays to reflect land use map Figures 2-2 and 2-3 and the development standards in Chapter 5
10	2	Figure 2-1 Specific Plan Land Use Areas	2-4	Changed Specific Plan land use classification of “Pier Bowl Core” area from Mixed Use 4.1 (MU4.1) to Mixed Use 4 (MU4 ) and updated boundary for consistency with the General Plan and Coastal Land Use Plan
11	2	Figure 2-1 Specific Plan Land Use Areas	2-4	Split Specific Plan land use classification of “Robison/Beachcomber Properties”, Coastal and Recreation Commercial 1 (CRC1), into CRC1 and CRC2. CRC1 for the Robison property and CRC2 for the Beachcomber Motel. This change was made to distinguish development standards and allowed uses for each property that appropriately reflect neighborhood character, existing/historical uses, and site limitations of properties. For example, the Robison property has historically had a residential use adjoining other residential uses and the Beachcomber site has a lodging motel use. Each property has different setback standards and allowed uses in the existing plan
12	2	Figure 2-1 Specific Plan Land Use Areas	2-4	Changed Specific Plan land use classification of “Casa Romantica” site from Mixed Use 4.3 (MU4.3) to Public 1 (P1) to reflect the General Plan Public designation and to maintain separate public development standards and uses that reflect the Casa Romantica’s existing cultural center use, standards, and site limitations

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13	2	Figure 2-1 Specific Plan Land Use Areas	2-4	Changed “Alameda Lane property” (where Park Semper Fi is located) from MU4.2 to Public Open Space (OS1) to reflect the General Plan land use designation
14	2	Figure 2-1 Specific Plan Land Use Areas	2-4	Changed Public (P) areas of “Parque Del Mar” and “municipal parking lot” along Avenida Victoria to Public 2 (P2) to distinguish development standards and allowed uses of the parks and parking lot from the Casa Romantica Public 1 standards
15	2	Figure 2-1 Specific Plan Land Use Areas	2-4	Moved the boundary of the Residential High (RH) and Residential Medium (RM) area along the south boundary of the Pier Bowl Specific Plan to align with boundaries of the General Plan residential land use designations
16	2	Figure 2-2 Specific Plan Overlays	2-5	Changed the name of the Pedestrian Overlay to Visitor-Serving Commercial District Overlay (VSCD) to be consistent with the name in the LUP, In a future batch General Plan amendment, the name in the General Plan will also be amended to VSCD so the Overlay’s name is consistent throughout planning documents
17	2	Figure 2-2 Specific Plan Overlays	2-5	Changed the boundary of the Pedestrian Overlays Overlay to align with the boundary of the Mixed Use 4 area and the VSCD Overlay in the LUP
18	2	Figure 2-2 Specific Plan Overlays	2-5	Removed the Pedestrian Overlay from the Public designated areas in the General Plan consistent with the Coastal Land Use Plan, including the Casa Romantica site, the municipal parking lot, and Parque Del Mar along Avenida Victoria
19	2	Figure 2-2 Specific Plan Overlays	2-5	Removed the Pedestrian Overlay from the Public Open Space (OS1) designation of the “Alameda Lane” property (where Park Semper Fi is located) to reflect overlays in the General Plan and LUP
20	2	203 Affordable Housing Program	2-11	Updated description of affordable housing program and references to reflect current state law

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21	2	204 Open Space, Recreation Trails, and Coastal Access	2-12	Updated descriptions and added maps of open space, trails, and beaches to reflect current conditions and points of interest, including the pier, marine safety headquarters, the beach trail and other bikeways, parks, and coastal access points
22	2	Figures 2-5, 2-6, 2-7, 2-8 Coastal Access Points	2-19	Added maps of coastal access points
23	2	205 Grading Concept	2-22	Added section to describe grading concept and natural topography of Pier Bowl, similar to sections in other specific plans. The text is based on content from the existing plan (Chapter 2 Area description) and LUP policies
24	2	206(B) Circulation Plan Transit Service	2-24	Updated descriptions of transit service, including the trolley and the SC Rides rideshare program
25	2	Figure 2-9 Circulation Plan	2-25	Updated transit routes and service connections
26	2	206(D) Parking	2-27	Provided an updated summary of parking based on field visit information and the LUP. This section replaces content from existing Chapter 7-1 Parking
27	2	Section 207 Landscape Concept	2-27	Added section to describe landscape and streetscape concept of Pier Bowl, similar to sections in other specific plans. The text is based on content from the existing plan (Chapter 10 Landscape/Streetscape Design Standards) and LUP policies, such as policies that require native species in sensitives areas and encourage use of native plants in other areas
28	2	Section 208 Public View Corridors	2-28	Added section to describe public view corridors and related goals and policies in the LUP and refer to standards in Chapter 5

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29	2	209 Infrastructure Plan	2-28	Replaced and updated text in existing Chapters 7 (Parking, 8 (Infrastructure), and 9 (Public Improvements) that outline policy and procedure for infrastructure and maintenance improvements. Section refers to Chapter 4 that provides more details on implementation and prioritization of projects
30	2	Figure 2-10 and Figures 2-10A to 10G Public View Corridors	2-29	Added maps and graphics to identify view corridors based on current development and to define public viewsheds that will allow the City to review development for consistency with policy more clearly
31	3	301(A) Design Guidelines Purpose	3-1	Defined objectives for design guidelines based on policies in General Plan and LUP, the purpose and intent of the Architectural Overlay, and the design guidelines themselves
32	3	301(B) Use of Guidelines	3-1	Added text to clarify the applicability and use of the design guidelines as follows: 1) specified how the specific plan guidelines relate to the separate City-wide Spanish Colonial Revival (SCR) guidelines, 2) specified the design guidelines are used to evaluate projects that require a discretionary permit (i.e. required findings) and projects that do not require a discretionary approval are encouraged to be consistent with the design guidelines. This was not clear in the existing plan
33	3	302 Grading Design Guidelines	3-2	Added general grading design guidelines based on Pier Bowl policies and content in other specific plans appropriate and applicable to the Pier Bowl. The guidelines emphasize preserving natural landforms, stabilizing slopes, and preserving public view corridors and natural resources
34	3	303(A)(8) Site Design Guidelines, Preserve mature landscaping if feasible	3-5	Added guideline based on urban forest policies in General Plan



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35	3	304(B) Landscape and Streetscape Guidelines, Criteria for Plant Selection	3-8	Expanded general plant selection guidelines based on LUP policies, such as policies that require non-invasive plants and native species in sensitive areas, encourage native species in areas that aren't sensitive (e.g. coastal bluffs) and encourage plants that require less maintenance. At request of utilities staff, added text to state plants should not have root systems that become intrusive to underground infrastructure. Updated streetscape tree theme tree list with input from maintenance staff and the City's landscape consultant based upon LUP policies that encourage native trees along streetscapes. For more details on existing and proposed tree types, see separate report attachment.
36	3	304(C) Ornamental Landscape Elements	3-12	Added text based on other specific plan content that is consistent with and implements the vision and objectives for the Pier Bowl, including guidelines for landscaping on contoured slopes, parking area screening, decorative paving, and street trees in front yards
37	3	304(D) Fuel Modification	3-12	Added text for fuel modification zones to reflect hazards policies and current development review practices
38	3	304(F) Streetscape Treatments	3-14	Consolidated primary streetscapes with use of streetscape 2 (confined Ave. Del Mar) guidelines because existing primary streetscape 1 is largely not in the Pier Bowl area. Eliminated secondary streetscape on Coronado Lane and Alameda Lane. The existing secondary streetscape plans are not likely feasible due to: 1) cost, 2) coastal Commission priorities for preserving coastal zone parking, 3) existing development conditions, 4) current engineering standards, and 5) parkway and roadway space constraints
39	3	Figure 3-1 Streetscape Plan	3-19	Updated streetscape map to remove entries and streetscapes not in the Pier Bowl Specific Plan. For the removed entries and streetscape on Ave. Del Mar, Chapter 4 calls for these areas to be considered in a future update of the City-wide design guidelines

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DRAFT SPECIFIC PLAN DATED NOVEMBER 6, 2019**

Change No.	Chapter No.	Section, Figure, Table	Page No.	Comments
40	3	304(l) Directional Sign Program	3-21	Removed specific sign design graphics that are outdated and inconsistent with the City’s Wayfinding Program. The section refers to an implementation measure in Chapter 4 for signs in a future update of the City-wide design guidelines
41	3	305(A) Architectural Guidelines Purpose	3-21	Updated objectives for design guidelines based on General Plan policies that allow architecture other than Spanish Colonial Revival to be preserved and reinforced when historically significant buildings have other distinctive architecture
42	3	305 (B)(2) Accent, Trim, and Highlight Colors	3-24	Reworded design guideline to be more consistent with the City-wide design (and Henry Lenny) guidelines for accent and trim colors, as follows: <del>“Brighter colors should be reserved for architectural features</del> <u>Accents, trim, or highlighting architectural features should have colors that contrast with but complement wall surfaces.</u> Traditional trim colors are dark blue, green, and brown. Extremely bright or fluorescent colors are <u>inconsistent with traditional Spanish Colonial Revival architecture, and are therefore not inappropriate.</u> ”

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43	3	305 (B)(3)(b) Flat Roof Guideline	3-25	<p>Clarified design guideline in response to Planning Commissioner comments in the review of the Pier Bowl Mixed Use project in 2010. Staff was encouraged to clarify when flat roofs and parapets are appropriate and how they should be designed. The draft plan rewords the guideline, as follows: <u>"Flat roofs and parapets should only be used where they are the logical outcome of the building's traditional architectural style and in combination with pitch roofs. Flat roofs should not be used to maximize building floor area ratios in those areas where they are visible from adjacent buildings or from a distance. Roofing color on a flat roof should be terra cotta. Flat roofs, including roof decks, particularly from higher topography in the Pier Bowl, should not be a structure's primary roof element visible from public right-of-way. Flat roofs, including roof decks, should have a color and material that matches mission clay tile on pitched roof elements as closely as possible. These color and material guidelines are to make flat roofs less noticeable. Roof decks should be integrated into the roof system, preferably concealed within a roof well if possible, so roof decks are architecturally compatible with a structure's exterior."</u></p>
44	4	Chapter 4 Implementation	4-1	<p>Added: 1) text to describe the status of Pier Bowl development, the Capital Improvement Program, budget, and vision process for identifying, prioritizing, and funding public infrastructure projects; and role of private developers in improving infrastructure; 2) future initiative a City-wide design guideline update that updates the City's encouraged plant list, streetscape guidelines between the Downtown and Pier Bowl, and gateway design for entry intersections outside the boundaries of the specific plan; and 3) future initiative for comprehensive circulation strategy</p>

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DRAFT SPECIFIC PLAN DATED NOVEMBER 6, 2019**

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45	5	501(B) RM (RM) Permitted Uses	5-1	Changed listed uses as follows: 1) <del>four</del> <u>five</u> or more bed and breakfast guest rooms [consistent with the Zoning Code for RM zones], 2) added Short-Term Lodging Units (STLUs) to reflect Zoning Code STLU area, 3) added uses to reflect state or federal law, including day care facilities senior housing projects, residential care facilities, 4) added parks and open space; and 5) <del>Multifamily residential four or fewer units</del> <u>Residential dwelling units, single-family or multifamily</u>
46	5	501(C) RM Conditionally Permitted Uses	5-2	Changed listed uses as follows: 1) <del>five</del> <u>six</u> or more bed and breakfast guest rooms [consistent with the Zoning Code for RM zones], 2) added uses to reflect state or federal law, including boarding houses, congregate care facility, convalescent care, day care facility, churches and places of worship, and schools; and 3) <del>Multifamily residential five or more units</del> <u>Residential dwelling units, single-family or multifamily</u>
47	5	501(D) RM Accessory Uses	5-2	Added: 1) accessory Dwelling Units (ADUs) to reflect state law for lots with a single-family residence, and 2) added other common accessory uses on RM lots
48	5	501(E) RM Development Standards	5-3	Updated standards to: 1) be consistent with and include references for specific RM standards and general standards in the Zoning Code, and 2) reflect state law for issues such as density bonus law

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49	5	502(B) Residential High (RH) Permitted Uses	5-5	Changed listed uses as follows: 1) <del>four</del> <u>five</u> or more bed and breakfast guest rooms <u>on properties not fronting Coronado Lane</u> [five units is consistent with the Zoning Code for RH zones], 2) added <u>bed-and-breakfasts fronting Coronado Lane</u> [where RH lots are between Mixed Use 4 properties that allows hotels, motels, and other commercial uses at street-level], 3) added Short-Term Lodging Units (STLUs) to reflect Zoning Code STLU area, 4) added uses to reflect state or federal law, including day care facilities senior housing projects, residential care facilities, 5) added parks and open space; and 6) <del>Multifamily residential four or fewer units</del> <u>Residential dwelling units, single-family or multifamily</u>
50	5	502(C) RH Conditionally Permitted Uses	5-6	Changed listed uses as follows: 1) <del>five</del> <u>six</u> or more bed and breakfast guest rooms [consistent with the Zoning Code for RH zones], 2) added uses to reflect state or federal law, including boarding houses, congregate care facility, convalescent care, day care facility, churches and places of worship, and schools; and 3) <del>Multifamily residential five or more units</del> <u>Residential dwelling units, single-family or multifamily</u>
51	5	502(D) RH Accessory Uses	5-6	Added Accessory Dwelling Units (ADUs) to reflect state law for lots with a single-family residence and added other common accessory uses on RH lots
52	5	502(E) RH Development Standards	5-7	Updated standards to: 1) be consistent with and include references for specific RH standards and general standards in the Zoning Code, 2) reflect state law for issues such as density bonus law, and 3) added 30 foot height limit for properties on Coronado lane consistent with the General Plan and LUP



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DRAFT SPECIFIC PLAN DATED NOVEMBER 6, 2019**

Change No.	Chapter No.	Section, Figure, Table	Page No.	Comments
53	5	503(B) Coastal and Recreation Commercial 1 Standards, Robison Property (CRC1) Permitted Uses	5-9	Changed listed uses as follows: 1) added continued use of the historic structure as a residential triplex use, 2) added bed-and-breakfast inn with two or fewer guest rooms (the third triplex unit would be for a manager) in the historic structure with reference to special use standards [this is added to account for policies that encourage visitor-serving commercial uses in the Coastal and Recreation Commercial and Visitor-Serving Commercial District]; 3) removed special permitted uses for merging the Robison and Beachcomber sites including cultural facilities, parks and open space, pedestrian-oriented specialty shop uses; and 4) removed special permitted use “multi-family residential of four or fewer units” that applied if Robison property is not merged with Beachcomber site [this use is inconsistent with intent of CRC area and VSCD]
54	5	503(C) CRC1 Conditionally Permitted Uses List	5-9	Changed listed uses as follows: 1) added bed-and-breakfast inn with three or more guest rooms, 2) added churches and places of worship to reflect federal law, 3) added cultural center and gardens, such as museums, interpretative centers, art galleries, and other similar uses; 4) added hotels and motels; 5) added private clubhouses or recreation centers, 6) added timeshares; 7) added wedding and events at a bed-and-breakfast inn; 8) removed special uses for the Robison property that applied if merged with the Beachcomber site, restaurants and fine-dining, conference facilities; special events, weddings, and similar uses; bed-and-breakfast inns, hotels, and motels; sale of alcohol and live entertainment incidental to permitted or conditional use; and timeshares; 9) removed special conditionally permitted uses “multi-family residential of five or more units” [this use is inconsistent with intent of CRC area and VSCD] and “bed-and-breakfast inn” that applied if Robison property is not merged with Beachcomber site; and 10) added parking waivers for historic preservation and LUP implementation with additional required findings

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Change No.	Chapter No.	Section, Figure, Table	Page No.	Comments
55	5	503(C) CRC1 Conditionally Permitted Uses Special Use Standards and Review Requirements	5-10	Added requirements for: 1) Conditional Use Permit (CUP) applications to include a public and interpretation plan that improves the recognition of the property as a historic resource; that could include public access through the property’s gardens, and outdoor dining area that allows for views of the historic residence and Pier Bowl area, or other similar provisions; 2) CUP applications include an economic analysis of “the viability of a permitted use in the historic structure versus changing the use to a conditionally permitted use”; and 3) added special finding that “current market conditions make it reasonably necessary to allow the proposed use in the historic structure”; and 4) added special findings for parking waivers for historic preservation and LUP implementation
56	5	503(D) CRC1 Accessory Uses	5-10	Added list of uses
57	5	503(E) CRC1 Development Standards	5-11	Updated standards to: 1) include references to general standards in the Zoning Code, 2) reflect state law, 3) added standard for “parking adjoining on-street space credit”, 4) added standard “parking waivers for historic preservation and LUP implementation with additional required findings, 5) added reference/provision if City Council decided to reestablish in-lieu parking fee program in future, 6) changed required setback on Cazador Lane frontage to <u>“exterior wall of existing building or 20’-0”<del>10’-0”</del>, whichever is more restrictive</u> ” [because the building is adjacent to the property line]; 7) changed required setback on Pasadena Court frontage to <u>“exterior wall of existing building or 5’-0” , whichever is more restrictive</u> ”; 8) referred to parking standards for Central Business district in Zoning Code that are less restrictive for pedestrian-oriented areas like VSCD in Downtown; and 9) added special use standards for bed-and-breakfast inns to facilitate having a viable, low-impact bed-and-breakfast visitor-serving commercial use within the existing structure

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<b>Change No.</b>	<b>Chapter No.</b>	<b>Section, Figure, Table</b>	<b>Page No.</b>	<b>Comments</b>
58	5	504(B) Coastal and Recreation Commercial 2 Standards, Robison Property (CRC2) Permitted Uses	5-15	Changed listed uses as follows: 1) added continued use of the historic structure as a lodging use, and 2) removed special permitted uses for merging the Robison and Beachcomber sites including cultural facilities, parks and open space, pedestrian-oriented specialty shop uses
59	5	504(C) CRC2 Conditionally Permitted Uses	5-15	Changed listed uses as follows: 1) added bed-and-breakfast inn with three or more guest rooms, 2) added churches and places of worship to reflect federal law, 3) added cultural center and gardens, such as museums, interpretative centers, art galleries, and other similar uses; 4) added hotels and motels; 5) added private clubhouses or recreation centers, 6) added timeshares; 7) added wedding and events at a bed-and-breakfast inn; and 8) removed special uses for the Beachcomber that applied if merged with the Robison site, including restaurants and fine-dining, conference facilities; special events, weddings, and similar uses; bed-and-breakfast inns, hotels, and motels; sale of alcohol and live entertainment incidental to permitted or conditional use; and timeshares; and 9) added parking waivers for historic preservation and LUP implementation with additional required findings
60	5	504(C) CRC2 Conditionally Permitted Uses Special Use Standards and Review Requirements	5-16	Added requirements for: 1) Conditional Use Permit (CUP) applications to include a public and interpretation plan that improves the recognition of the property as a historic resource; 2) CUP applications include an economic analysis of “the viability of a permitted use in the historic structure versus changing the use to a conditionally permitted use”; 3) added special finding that “current market conditions make it reasonably necessary to allow the proposed use in the historic structure”; and 4) added special findings for parking waivers for historic preservation and LUP implementation
61	5	504(D) CRC2 Accessory Uses	5-16	Added list of uses

**SUMMARY OF SPECIFIC PLAN AMENDMENTS  
DRAFT SPECIFIC PLAN DATED NOVEMBER 6, 2019**

Change No.	Chapter No.	Section, Figure, Table	Page No.	Comments
62	5	504(E) CRC2 Development Standards	5-17	Updated standards to: 1) include references to general standards in the Zoning Code, 2) reflect state law, 3) added standard for “parking adjoining on-street space credit”, 4) added standard “parking waivers for historic preservation and LUP implementation, 5) added reference/provision if City Council decided to reestablish in-lieu parking fee program in future, 6) changed required setback on Avenida Victoria frontage to “ <u>exterior wall of existing building or 0’-0”</u> , whichever is more restrictive <del>0 feet</del> ” [because the building is adjacent to the property line]; 7) referred to parking standards for Central Business district in Zoning Code that are less restrictive for pedestrian-oriented areas like VSCD in Downtown; and 8) added special use standards for bed-and-breakfast inns
63	5	505(B) Pier Bowl Core Mixed Use 4 (MU4) Use Restrictions on Pedestrian-Oriented Space	5-20	Added text and graphic to define “pedestrian-oriented space” and “non-pedestrian oriented space” to identify permitted and conditionally permitted uses in the MU4 area. Included a provision for floor space at street-level more than 40 feet of public right-of-way for small offices at rear of retail spaces and similar uses not in public view from street
64	5	505(C)(1)MU4 Permitted Uses Avenida Victoria Properties	5-21	Changed listed uses as follows: 1) added bed-and-breakfast inns, 2) added hotels and motels, 3) removed 1,000 square-foot gross floor area limit on permitted restaurants [restaurants of this size were conditionally permitted uses], 4) added timeshares, 5) removed parks and open space, public and private [to add emphasis on visitor-serving commercial use but the “parks and open space that is “public” could be allowed with an interpretation], 6) removed professional offices in pedestrian-oriented space, 7) added offices, residential units, and service uses in in non-pedestrian oriented space

**SUMMARY OF SPECIFIC PLAN AMENDMENTS  
DRAFT SPECIFIC PLAN DATED NOVEMBER 6, 2019**

<b>Change No.</b>	<b>Chapter No.</b>	<b>Section, Figure, Table</b>	<b>Page No.</b>	<b>Comments</b>
65	5	505(C)(2) MU4 Conditionally Permitted Uses Avenida Victoria Properties	5-22	Changed listed uses as follows: 1) removed bed-and-breakfast inns, 2) removed hotels and motels, 3) removed restaurants with 1,000 or more square feet gross floor area, 4) removed timeshares, 5) removed residential units combined with one or more commercial uses [these are now permitted in non-pedestrian oriented space], 6) removed outdoor food stands and vendors [this is covered by sidewalk vending ordinance and state law now], 7) added event centers, 8) added schools per state and law, 9) added offices and service uses in non-pedestrian oriented space with Minor Conditional Use Permit with additional required findings
66	5	505(C)(3) MU4 Accessory Uses Avenida Victoria Properties	5-22	Added list of uses
67	5	505(D)(1) MU4 Permitted Uses Coronado Lane Properties	5-23	Changed listed uses similar to Avenida Victoria properties
68	5	505(D)(2) MU4 Conditionally Permitted Uses Coronado Lane Properties	5-24	Changed listed uses similar to Avenida Victoria properties, except did not include drinking establishments or event centers
69	5	505(D)(3) MU4 Accessory Uses Coronado Lane Properties	5-25	Added list of uses similar to Avenida Victoria properties
70	5	505(E) MU4 Development Standards	5-26	Updated standards to: 1) include references to general standards in the Zoning Code, 2) reflect state law, 3) added standard for “parking adjoining on-street space credit”; 4) added reference/provision if City Council decided to reestablish in-lieu parking fee program in future; 5) referred to parking standards for Central Business district in Zoning Code that are less restrictive for pedestrian-oriented areas like VSCD in Downtown; 6) updated height and Floor Area Ratio standards to reflect the General Plan and LUP



**SUMMARY OF SPECIFIC PLAN AMENDMENTS  
DRAFT SPECIFIC PLAN DATED NOVEMBER 6, 2019**

<b>Change No.</b>	<b>Chapter No.</b>	<b>Section, Figure, Table</b>	<b>Page No.</b>	<b>Comments</b>
71	5	506(B) Public Casa Romantica (P1) Permitted Uses	5-28	Updated list of uses to include existing use of grounds as a garden, open space, overflow area for indoor events and for group instruction in defined gathering areas [currently this is a conditionally permitted uses]
72	5	506(C) P1 Permitted Accessory Uses	5-28	Updated list of uses to: 1) add more specifics on permitted “accessory buildings” and where they are permitted, 2) and strike pedestrian-oriented specialty-shop uses
73	5	506(D) P1 Conditionally Permitted Accessory Uses	5-29	Added uses to list: valet parking, added restaurants, and added events to reflect the existing events held
74	5	506(E) P1 Development Standards	5-29	Updated standards as follows: 1) added text to require setbacks be the more restrictive of the existing standard and the existing setback of the primary building, and 2) added standard for “parking adjoining on-street space credit”
75	5	507(C) Pier Bowl Public 2 (P2) Conditionally Permitted Uses	5-31	Updated listed uses as follows: 1) added public safety facilities, such as marine safety headquarters; and 4) removed parking structure, retail, restaurants
76	5	507(D) P2 Accessory Uses	5-31	Updated list of uses to be more specific than “parking kiosk, bathrooms, and other similar structures/uses” and removed alcohol sales
77	5	507(E) P2 Development Standards	5-32	Changed height requirements to be based on view corridor preservation
78	5	Figure 5-2 Height Limit for Lots 42-45, Blocks 3-5, Tract 784	5-33	Added figure to clarify height requirement for P2 area based on horizon from public view corridor on Avenida Del Mar
79	5	508(B) Open Space Public (OS1) Permitted Uses	5-34	Updated list of uses to remove parking as a primary use

**SUMMARY OF SPECIFIC PLAN AMENDMENTS  
DRAFT SPECIFIC PLAN DATED NOVEMBER 6, 2019**

<b>Change No.</b>	<b>Chapter No.</b>	<b>Section, Figure, Table</b>	<b>Page No.</b>	<b>Comments</b>
80	5	508(C) OS1 Conditionally Permitted Uses	5-34	Updated list of uses as follows: 1) added redevelopment of marine safety headquarters until such time that an operationally suitable alternative location is available [wording based on policy in LUP], and 2) moved several uses (e.g. train depot) to the accessory uses list
81	5	508(D) OS1 Accessory Uses	5-34	Updated list of uses to reflect existing conditions and types of uses in open space
82	5	508(E) OS1 Development Standards	5-35	Added architectural requirement based on General Plan and LUP policies for public structures to have Spanish Colonial Revival architecture
83	5	509(D) Lighting	5-37	Added standard requiring lighting be shielded and directed so glare and light trespass does not shine into the beach sand or ocean
84	6	Chapter 6 Administration	6-1	Updated descriptions of procedures and other planning documents used to evaluate projects and uses in the Pier Bowl area
85	7	Chapter 7 Definitions and Acronyms	7-1	Added a list of acronyms used in the draft specific plan, included text used in other specific plans for the interpretations of terms, and added or kept definitions for terms not in the Zoning Code
86	Appendix	Appendix A	8-1	Added list to track plan amendments
87	Appendix	Appendix B	8-2	Added discussion of Capital Improvement Program and example of a conceptual improvement project

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# ATTACHMENT 2

## RESOLUTION NO. PC 19-034

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL CERTIFY ADDENDUM NO. 3 TO THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT, AND APPROVE GENERAL PLAN AMENDMENT 19-291 AND SPECIFIC PLAN AMENDMENT 19-292; TO ACHIEVE CONSISTENCY BETWEEN THE GENERAL PLAN, LOCAL COASTAL PROGRAM, AND PIER BOWL SPECIFIC PLAN

WHEREAS, following the previous update of the City's General Plan, in 1993 the City adopted the Pier Bowl Specific Plan to provide a framework and regulations for improvements to revitalize the Pier Bowl area and address issues identified by the community. The Specific Plan includes development standards, design guidelines, and procedures to implement the goals, policies, and objectives of the City's General Plan, and the California Coastal Act because the Pier Bowl area is entirely within the coastal zone. The Specific Plan also describes existing conditions of the Pier Bowl area, such as circulation, coastal access, recreational facilities, and historic structures; and

WHEREAS, on February 4, 2014, the City Council of the City of San Clemente adopted the Centennial General Plan, which, among other provisions, included changes to land use designations, particular types of uses, and development criteria for certain designations; and

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

WHEREAS, the City Council approved the Strategic Implementation Plan (SIP) for the General Plan that sets priorities for implementation measures to accomplish the General Plan's goals over time. This includes amendments to the Zoning Code (San Clemente Municipal Code Title 17 "Zoning"), Specific Plans, and Local Coastal Program (LCP) Land Use Plan (LUP); that make development standards, land uses, maps, regulations, and other related contents integrated, internally consistent, and compatible with the General Plan, pursuant to California Government Code Sections 65300.5, 65359, and 65454; by cleaning up errors, making clarifications, and correcting inconsistencies; and

WHEREAS, on November 3, 2015, the City Council adopted General Plan Amendment (GPA) 15-049, introduced Ordinance Nos. 1609 and 1610 for Zoning Amendment (ZA) 14-456, and certified EIR Addendum No. 1 as part of its action on GPA 15-049 pursuant to State CEQA Guidelines Section 15164(b). The GPA clarified General Plan text and graphics, added and improved maps, and made changes to land use designations, standards, and policies. The Zoning Amendment updated commercial and mixed use zoning standards and uses, and the Zoning Map to achieve consistency with the General Plan. Ordinances Nos. 1609 and 1610 were later adopted on November 17,

2015; and

WHEREAS, on September 5, 2017, the City Council adopted General Plan Amendment (GPA) 15-331, approved EIR Addendum No. 2 as part of its action on GPA 15-331, and introduced Ordinance No. 1645 for Zoning Amendment (ZA) 17-251. These action items were for the approval of the City's 2013-2021 Housing Element Update and associated implementation actions including amendments to the City Municipal Code relating to emergency shelters and density bonus requirements. The City Council adopted Ordinance No. 1645 later on September 17, 2017; and

WHEREAS, on February 8, 2018, the California Coastal Commission (CCC) approved a comprehensive update to the City of San Clemente's Local Coastal Program (LCP) Land Use Plan (LUP) with suggested modifications (Major LCP Amendment No. 1-16 (LCP-5-SCL-16-0012-1)) that included changing the land use designation of two parcels on Coronado Lane in the Pier Bowl area from Residential High (RH) to Mixed Use 4 (MU 4) and adding the Visitor-Serving Commercial District Overlay (VSCD). The Assessor's Parcel Number (APN) of the two affected parcels are 692-022-09 (119 Coronado Lane) and 936-960-01, 936-960-02 and 936-960-03 (one parcel with three APNs at 512 Monterey Lane); and

WHEREAS, at the public hearing on June 12, 2018, the City Council adopted Resolution No. 18-19 approving the comprehensive LUP update, and on August 10, 2018, the CCC certified the comprehensive LUP update. These actions reversed a land use change adopted by the City Council on November 3, 2015 that changed the land use designation of the related two parcels from MU4 to RH; and

WHEREAS, the Pier Bowl Specific Plan area is entirely located within the coastal zone, where land use planning is governed by the City's Local Coastal Program (LCP) according to the California Coastal Act of 1976 as amended and contained in the California Public Resources Code (Section 30000 et seq.). According to LUP Policy GEN-1, the LUP policies take precedence in the coastal zone; and

WHEREAS, the VSCD Overlay in the LUP is known as the Pedestrian Overlay in the General Plan; and

WHEREAS, in its approval of the SIP, the City Council initiated amendments to the General Plan (GPA 19-291) and Pier Bowl Specific Plan (SPA 19-292)(collectively, the "Project") to achieve consistency between the General Plan, LUP, and Pier Bowl Specific Plan pursuant to the California Government Code Sections 65300.5, 65359, and 65454. GPA 19-291 updates land use and overlay designations for consistency with the certified LUP, including changing two parcels on Coronado Lane from RH to MU4 and adding the Pedestrian Overlay to reflect the CCC suggested modifications described in the recitals above, and removing the Pedestrian Overlay from Public land use designations in the Pier Bowl. SPA 19-292 updates the Pier Bowl Specific Plan to be consistent with the General Plan and LUP, including but not limited to changes to land uses, development standards, and design guidelines. Additionally, SPA 19-292 improves the specific plan's organization, format, and maps; and updates the plan to reflect current conditions of the area; and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an Environmental Impact Report (“EIR”) has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

WHEREAS, by way of preparation of an Addendum No. 3, attached hereto as Exhibit A and incorporated herein, City staff evaluated the proposed Project in light of the standards for subsequent environmental review outlined in Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 by preparing an Initial Study (Exhibit A); and

WHEREAS, the Initial Study indicated that all potential environmental impacts of the Project were fully analyzed and mitigated to the extent possible in the certified EIR; and

WHEREAS, on the basis of the Initial Study, staff determined that an Addendum No. 3 to the certified EIR should therefore be prepared for the Project’s proposed minor technical changes; and

WHEREAS, none of the circumstances specified in Public Resources Code Section 21166 or State CEQA Guidelines Section 15162 have occurred and thus the preparation of a subsequent or supplemental EIR or negative declaration in conjunction with the approval of the Project is not required by CEQA; and

WHEREAS, the Addendum No. 3 to the certified EIR was prepared pursuant to CEQA, the State CEQA Guidelines; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164, Subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the certified EIR; and

WHEREAS, on October 2, 2019, the Planning Commission held a duly noticed public hearing on the Project, and EIR Addendum No. 3; considered evidence presented by City staff including a draft City Council Ordinance, Resolution and exhibits attached thereto; and heard other interested parties. The Planning Commission continued discussion of the item to its regularly scheduled hearing on November 6, 2019; and

WHEREAS, on November 6, 2019, the Planning Commission continued a duly noticed public hearing on the Project, considered evidence presented by City staff including a draft City Council Ordinance, Resolution and exhibits attached thereto, and heard other interested parties and made a recommendation to the City Council as fully set forth herein; and

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



NOW, THEREFORE, the Planning Commission of the City of San Clemente does hereby resolve as follows:

Section 1. Incorporation of Recitals.

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

Section 2. Compliance with the California Environmental Quality Act.

As the advisory body for the Project, the Planning Commission of the City has reviewed and considered the certified EIR, Addendum No. 3 to the EIR, the Initial Study, any oral or written comments received, and the administrative record prior to making its recommendation to the City Council on the Project. The Planning Commission recommends that the City Council find that the certified EIR, Addendum No. 3 to the EIR, and the Initial Study, contain a complete and accurate reporting of the environmental impacts associated with the Project. The Planning Commission further recommends that the City Council find that the Addendum No. 3, Initial Study, and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines.

Section 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report.

Based on substantial evidence set forth in the record, including but not limited to, the certified EIR, Addendum No. 3, the Initial Study, and all related information presented to the Planning Commission, the Planning Commission recommends that the City Council find that the Project necessitates only minor modifications to the certified EIR. Therefore, pursuant to State CEQA Guidelines Section 15164, an addendum to the EIR is the appropriate document.

The Planning Commission further recommends that the City Council find that the preparation of a subsequent or supplemental EIR pursuant to State CEQA Guidelines section 15162 is not required for the proposed Project because:

- A. The Project does not constitute a substantial change that will require major revisions of the certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- B. The Project does not constitute a substantial change with respect to the circumstances under which the Project is undertaken that will require major revisions of the certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- C. The Project does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified, that shows any of the following:

1. The Project will have one or more significant effects not discussed in the certified EIR;
2. Significant effects previously examined will be substantially more severe than shown in the certified EIR;
3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; or
4. Mitigation measures or alternatives considerably different from those analyzed in the certified EIR would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

#### Section 4. Findings on Environmental Impacts.

Based on Addendum No. 3, the Initial Study, the administrative record, and having considered the certified EIR and all written and oral evidence presented to the Planning Commission, the Planning Commission recommends that the City Council find that all environmental impacts of the Project have been addressed within the certified EIR, Addendum No. 3 and the Initial Study. The Planning Commission further recommends that the City Council find that no new or additional mitigation measures or alternatives are required. The Planning Commission further recommends that the City Council find that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the certified EIR. The Planning Commission further recommends that the City Council find that Addendum No. 3 contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City.

#### Section 5. General Plan Amendment Findings.

With respect to GPA19-291, the Planning Commission finds the following:

- A. The proposed general plan amendment is internally consistent with those portions of the General Plan not being amended, in that:
  1. The amendment updates land use and overlay designations and boundaries of certain parcels to be consistent the LUP pursuant to the California Government Code.
  2. The amendment expands the Pier Bowl Core Mixed Use 4 (MU 4) area, where policies prioritize visitor-serving, pedestrian-oriented uses that contribute to the City's vision of the Pier Bowl as a historic, multi-modal, mixed-use entertainment and recreation district, according to:
    - a. LUP Policy LU-85, Infill Development, "*Continue to require that new development is compatible with coastal-oriented and community-serving*

*commercial uses, such as overnight accommodations, mixed uses, residential uses, and public recreational uses whose function or scale are compatible with the Pier Bowl area's recreational character.”; and*

- b. LUP Policy LU-90, Pier Bowl, *“Require initiatives, investments, and development approvals for the Pier Bowl area to contribute to the City's vision of the area as a historic, multi-modal, mixed-use entertainment and recreation district that emphasizes the pedestrian experience, provides beach and ocean access, and is the focus for ocean-related activities for residents and visitors.”*
- B. The proposed general plan amendment will not adversely affect the public health, safety, and welfare, in that:
1. The proposed amendment furthers objectives of the General Plan, including:
    - a. Meeting community values, needs and conditions;
    - b. Guiding long-term public and private land use, transportation, economic development, resource preservation, urban design and other public policy actions;
    - c. Reflecting the City Council's review, direction and independent judgment regarding land use, circulation and transportation, economic development, environmental protection, recreation, public safety and services, coastal issues, historic preservation, natural resources, urban design, and governance and growth management policies; and
    - d. Supporting continued development of the Pier Bowl into a historic, multi-modal, mixed-use entertainment and recreation district that emphasizes the pedestrian experience, provides beach and ocean access, and is the focus for ocean-related activities for residents and visitors.
  2. The amendment does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the certified General Plan EIR, and the amendment does not propose site specific operations or development of any kind.

#### Section 6. Specific Plan Amendment Findings.

With respect to SPA 19-292, the Planning Commission finds the following:

- 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, in that:
  1. The amendment updates specific plan land use classifications and boundaries, development standards, and design guidelines to achieve consistency with the General Plan and the LCP, pursuant to Government Code Section 65454.

2. The amendment expands the Pier Bowl Core Mixed Use 4 (MU 4) area, where General Plan and LUP policies prioritize visitor-serving, pedestrian-oriented uses that contribute to the City's vision of the Pier Bowl as a historic, multi-modal, mixed-use entertainment and recreation district, according to:
    - a. LUP Policy LU-85, Infill Development, "*Continue to require that new development is compatible with coastal-oriented and community-serving commercial uses, such as overnight accommodations, mixed uses, residential uses, and public recreational uses whose function or scale are compatible with the Pier Bowl area's recreational character.*"; and
    - b. LUP Policy LU-90, Pier Bowl, "*Require initiatives, investments, and development approvals for the Pier Bowl area to contribute to the City's vision of the area as a historic, multi-modal, mixed-use entertainment and recreation district that emphasizes the pedestrian experience, provides beach and ocean access, and is the focus for ocean-related activities for residents and visitors.*"
- B. The uses proposed in the specific plan amendment are compatible with adjacent uses and properties, in that:
1. The amendment updates specific plan land use classifications and boundaries, standards, and guidelines to be consistent with and further goals, objectives, policies, and programs of the General Plan, including:
    - a. Meeting community values, needs and conditions;
    - b. Guiding long-term public and private land use, transportation, economic development, resource preservation, urban design and other public policy actions;
    - c. Reflecting the City Council's review, direction and independent judgment regarding land use, circulation and transportation, economic development, environmental protection, recreation, public safety and services, coastal issues, historic preservation, natural resources, urban design, and governance and growth management policies; and
    - d. Supporting the continued development of the Pier Bowl into a historic, multi-modal, mixed-use entertainment and recreation district that emphasizes the pedestrian experience, provides beach and ocean access, and is the focus for ocean-related activities for residents and visitors.
  2. The amendment updates the specific plan to be consistent with the General Plan. The environmental impacts of the General Plan were fully disclosed, evaluated, and mitigated to the extent feasible in the General Plan EIR; and the amendment does not have the potential to cause new environmental effects or require new mitigation measures. The amendment does not intensify

development potential or change land uses inconsistent with projections and effects studied and mitigated in the EIR, and the amendment does not propose site specific operations or development of any kind.

- C. The proposed specific plan amendment will not adversely affect the public health, safety and welfare, in that:
1. The amendment updates specific plan land use classifications and boundaries, standards, and guidelines to be consistent with and further goals, objectives, policies, and programs of the General Plan, including:
    - a. Meeting community values, needs and conditions;
    - b. Guiding long-term public and private land use, transportation, economic development, resource preservation, urban design and other public policy actions;
    - c. Reflecting the City Council's review, direction and independent judgment regarding land use, circulation and transportation, economic development, environmental protection, recreation, public safety and services, coastal issues, historic preservation, natural resources, urban design, and governance and growth management policies; and
    - d. Supporting continued development of the Pier Bowl into a historic, multi-modal, mixed-use entertainment and recreation district that emphasizes the pedestrian experience, provides beach and ocean access, and is the focus for ocean-related activities for residents and visitors.
  2. The amendment updates the specific plan to be consistent with the General Plan. The environmental impacts of the General Plan were fully disclosed, evaluated, and mitigated to the extent feasible in the General Plan EIR; and the amendment does not have the potential to cause new environmental effects or require new mitigation measures. The amendment does not intensify development potential or change land uses inconsistent with projections and effects studied and mitigated in the EIR, and the amendment does not propose site specific operations or development of any kind.
- D. The proposed specific plan amendment will not create internal inconsistencies within the specific plan. The amendment updates land use classifications and boundaries, standards, and guidelines to achieve consistency with the General Plan as required by Government Code Section 65454; improve the specific plan's organization, format, and maps; and update descriptions of the specific plan area to reflect current conditions.

#### Section 7. Planning Commission Recommendation.

Based on the entire record, including all written and oral evidence presented to the Planning Commission, and the findings made and evidence discussed in the staff report

and this Resolution, the Planning Commission hereby recommends that the City Council:

- A. Approve and adopt EIR Addendum No. 3 attached hereto as Exhibit A and incorporated herein.
- B. Approve and adopt GPA 19-291 set forth in the draft City Council Resolution attached as Exhibit B. GPA 19-291 is attached as Exhibit C.
- C. Approve and adopt SPA 19-292 set forth in the draft City Council Resolution attached as Exhibit D. SPA 19-292 is attached as Exhibit E.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Planning Commission on November 6, 2019.

\_\_\_\_\_  
Chair

CERTIFICATION:

I HEREBY CERTIFY this Resolution was adopted at a regular meeting of the City of San Clemente Planning Commission on November 6, 2019, carried by the following roll call vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

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

# EXHIBIT A

**Addendum No. 3 to  
Centennial General Plan  
Environmental Impact Report (EIR)**  
[Addendum No. 3 and Initial Study Enclosed]

# **Addendum No. 3 to Certified Final Environmental Impact Report (SCH No. 2013041021) for Centennial General Plan**

**Project:  
General Plan Amendment 19-291  
Specific Plan Amendment 19-292**



Prepared by:  
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Associate Planner II

\_\_\_\_\_ 2019



# Table of Contents

<b>Section</b>	<b>Page</b>
<b>1.0 Background</b> .....	<b>1</b>
1.1 Purpose of the Addendum.....	1
1.2 Background .....	2
1.3 Public Review .....	3
<b>2.0 Project Description</b> .....	<b>5</b>
2.1 General Plan Amendment.....	5
2.2 Specific Plan Amendment - Pier Bowl Specific Plan Update.....	8
<b>3.0 CEQA Findings</b> .....	<b>11</b>
3.1 No Major EIR Revisions Required Due to Environmental Effects .....	11
3.2 No Major EIR Revisions Required Due to Change in Circumstances .....	13
3.3 No New Information of Substantial Importance .....	13
3.4 EIR Addendum is Appropriate Documentation .....	13
<b>Appendix</b>	
Appendix A - Modified Initial Study Checklist .....	15
<b>Tables and Figures</b>	
Figure 1 Vicinity Map of Pier Bowl Specific Plan .....	4
Table 1 Summary of GPA 19-291 .....	5
Figure 2 Map of Land Use and Overlay Changes.....	5
Figure 3 Proposed General Plan Land Use Designations .....	6
Figure 4 Proposed General Plan Overlays .....	7
Figure 5 Proposed Specific Plan Land Use Classifications.....	10
Figure 6 Proposed Specific Plan Overlays .....	11

## **1.0 INTRODUCTION**

The City of San Clemente (“City” or “Lead Agency”) initiated amendments to the Centennial General Plan, known as General Plan Amendment (GPA) 19-291 and Specific Plan Amendment (SPA) 19-292, to achieve consistency with the City’s certified Local Coastal Program Land Use Plan (LUP) pursuant to the California Government Code. This Addendum has been prepared for GPA 19-291 and SPA 19-292 (the “Project”) in accordance with the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) (“CEQA”) and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), which allow public agencies to prepare addenda to previously certified or adopted environmental review documents under certain circumstances.

### **1.1 Purpose of the Addendum.**

CEQA requires public agencies to analyze and consider the environmental consequences of their decisions to approve projects over which they exercise discretion. CEQA achieves this objective by requiring agencies to prepare Environmental Impact Reports (EIRs) for projects with the potential to cause significant impacts on the physical environment. EIRs are public documents that assess environmental effects related to the planning, construction, and operation of a project, and indicate ways to mitigate possible environmental damage. An EIR also discloses growth inducing impacts, effects found not to be significant, significant cumulative impacts, and significant impacts that cannot be avoided, if any. The purpose of an EIR is to inform. EIRs are not policy documents and they do not make recommendations on project approval or denial.

Prior to approval of subsequent actions that constitute a “project” under CEQA, the City is required to determine whether the environmental effects of such actions are within the scope covered by the certified EIR, and whether additional environmental analysis is required. If the agency finds that, pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15162, the project would not: (1) result in new effects and (2) would not substantially increase the severity of previously identified significant effects, then no supplemental or subsequent EIR is required. Moreover, according to State CEQA Guidelines Section 15183, a project that is consistent with a development density in existing zoning, community plan, or general plan for which an EIR was certified, shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. According to State CEQA Guidelines Section 15164, the lead agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions in State CEQA Guidelines 15162 have occurred.

Pursuant to Public Resources Code, Section 21166, and State CEQA Guidelines, Sections 15162 and 15164, Subdivision (a), the Lead Agency has prepared a Modified Initial Study to determine if a subsequent EIR would be required. A copy

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

Based on the analysis contained below and in Appendix A of this Addendum, the City determined a supplemental or subsequent EIR is not required. The changes associated with GPA 19-291 and SPA 19-292 are not substantial. There are no new significant impacts resulting from the land use, policy and map changes, and there would not be a substantial increase in the severity of previously identified environmental impacts. In addition, the changes with respect to the circumstances under which the project would be undertaken would not result in new or more severe environmental impacts.

## **1.2 Background.**

Following an update of the City's General Plan, in 1993 the City adopted the Pier Bowl Specific Plan to provide a framework and regulations for improvements to revitalize the Pier Bowl area and address issues identified by the community. The Specific Plan includes development standards, design guidelines, and procedures to implement the goals, policies, and objectives of the City's General Plan, and the California Coastal Act because the Pier Bowl area is entirely within the coastal zone. The Specific Plan also describes existing conditions of the Pier Bowl area, such as circulation, coastal access, recreational facilities, and historic structures. See Figure 1 on page 4 for a vicinity map of the Pier Bowl Specific Plan.

On February 4, 2014, the City Council: A) approved the Centennial General Plan ("General Plan"), B) certified Final Environmental Impact Report (FEIR) State Clearinghouse (SCH) No. 2013041021 ("EIR"); C) approved a mitigation monitoring program; D) and adopted a statement of overriding considerations for the significant, unavoidable adverse environmental impacts identified in the EIR, namely Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic.

The City's General Plan Strategic Implementation Program (SIP) sets priorities for implementation measures to accomplish the General Plan's goals over time. This includes amendments to the Zoning Code (San Clemente Municipal Code Title 17 ("Zoning")), Specific Plans, and Local Coastal Program (LCP) Land Use Plan (LUP); that make development standards, land uses, maps, regulations, and other related contents integrated, internally consistent, and compatible with the General Plan, pursuant to California Government Code Sections 65300.5, 65359, and 65454; by cleaning up errors, making clarifications, and correcting inconsistencies.

On November 3, 2015, the City Council adopted General Plan Amendment (GPA) 15-049 and certified EIR Addendum No. 1, pursuant to CEQA Guidelines Section 15164(b). The GPA clarified General Plan text and graphics, added and improved

maps, and made changes to land use designations, standards, and policies. These changes reduced the development intensity or density of General Plan build-out up to 1,686,600 commercial square feet and 10 dwelling units. The amended build-out projections reduced traffic by more than 12,629 daily trips with a corresponding decrease in air emissions, greenhouse gas emissions, and roadway noise impacts.

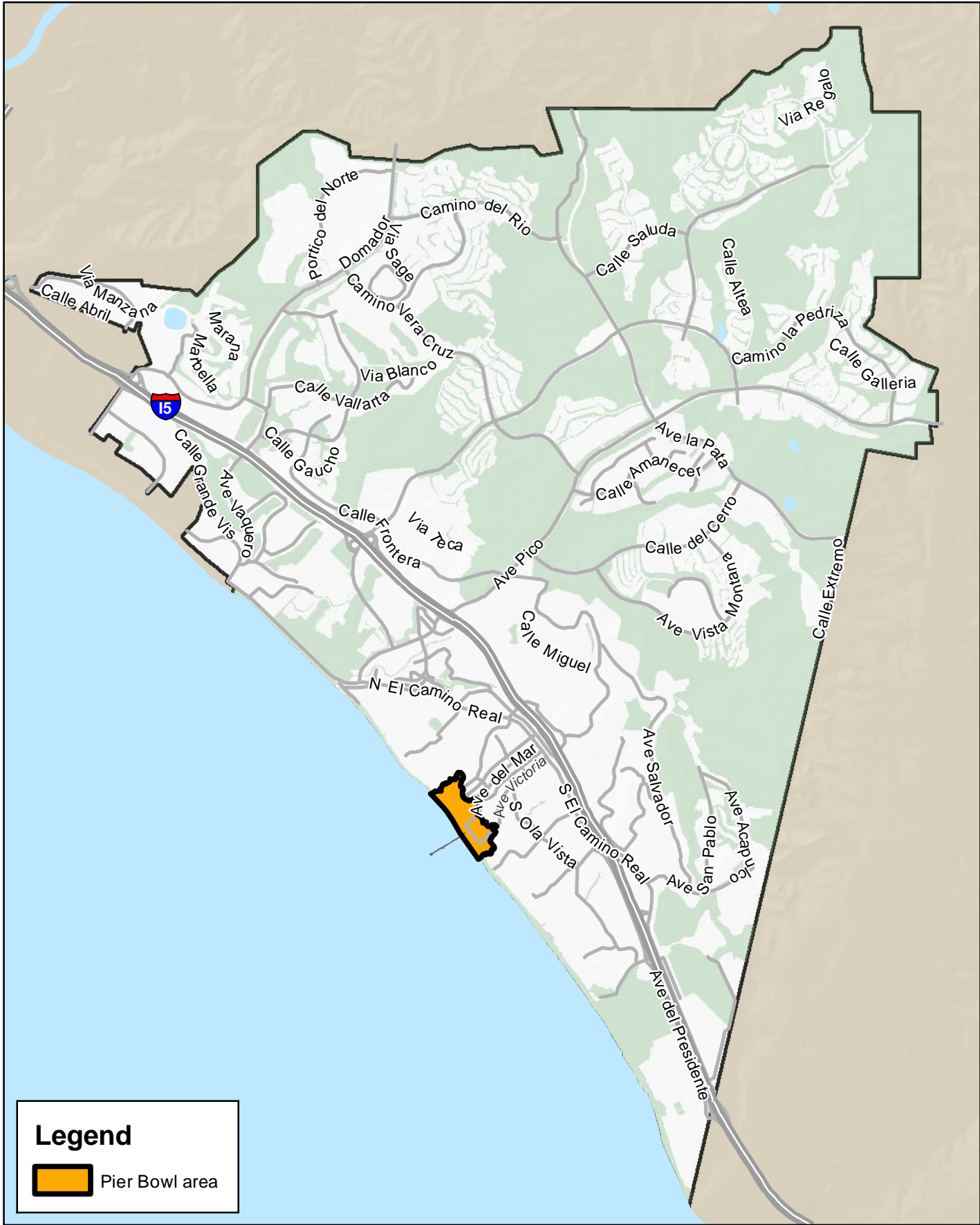
On September 5, 2017, the City Council adopted General Plan Amendment (GPA) 15-331 and approved EIR Addendum No. 2 for the approval of the City's 2013-2021 Housing Element Update. GPA 15-331 did not change the General Plan build-out projections studied and mitigated in the General Plan EIR and Addendum No. 1.

On February 8, 2018, the California Coastal Commission (CCC) approved a comprehensive update to the City's Local Coastal Program (LCP) Land Use Plan (LUP) with suggested modifications (Major LCP Amendment No. 1-16 (LCP-5-SCL-16-0012-1)) that included: A) changing the land use designation of two parcels on Coronado Lane in the Pier Bowl area from Residential High (RH) to Mixed Use 4 (MU 4) and adding the Visitor-Serving Commercial District Overlay (VSCD). The VSCD is known as the Pedestrian Overlay in the General Plan. The Assessor's Parcel Number ("APN") of the two affected parcels are 692-022-09 (119 Coronado Lane) and 936-960-01, 936-960-02 and 936-960-03 (one parcel with three APNs at 512 Monterey Lane); and B) removing the VSCD on public designated parcels in the Pier Bowl.

At the public hearing on June 12, 2018, the City Council adopted Resolution No. 18-19 approving the comprehensive LUP update, and on August 10, 2018, the California Coastal Commission certified the comprehensive LUP update. These actions reversed land use change no. 28 in GPA 15-049 and EIR Addendum No. 1 approved by the City Council on November 3, 2015, which had previously changed the land use designation of the two parcels on Coronado Lane from MU4 to RH.

### **1.3 Public Review.**

This Addendum need not be circulated for public review prior to adoption (State CEQA Guidelines, § 15164). Rather, the City will consider this Addendum at a public hearing with the originally certified General Plan EIR prior to making an approval decision regarding the project. Beyond posting notice in a local newspaper, owners of parcels where land use changes are proposed were mailed notice and various community groups were informed of public hearings.



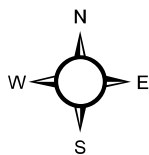
**Legend**

- Pier Bowl area



**Figure 1**  
**Vicinity Map**

0 2,500 5,000  
Feet





## 2.0 PROJECT DESCRIPTION

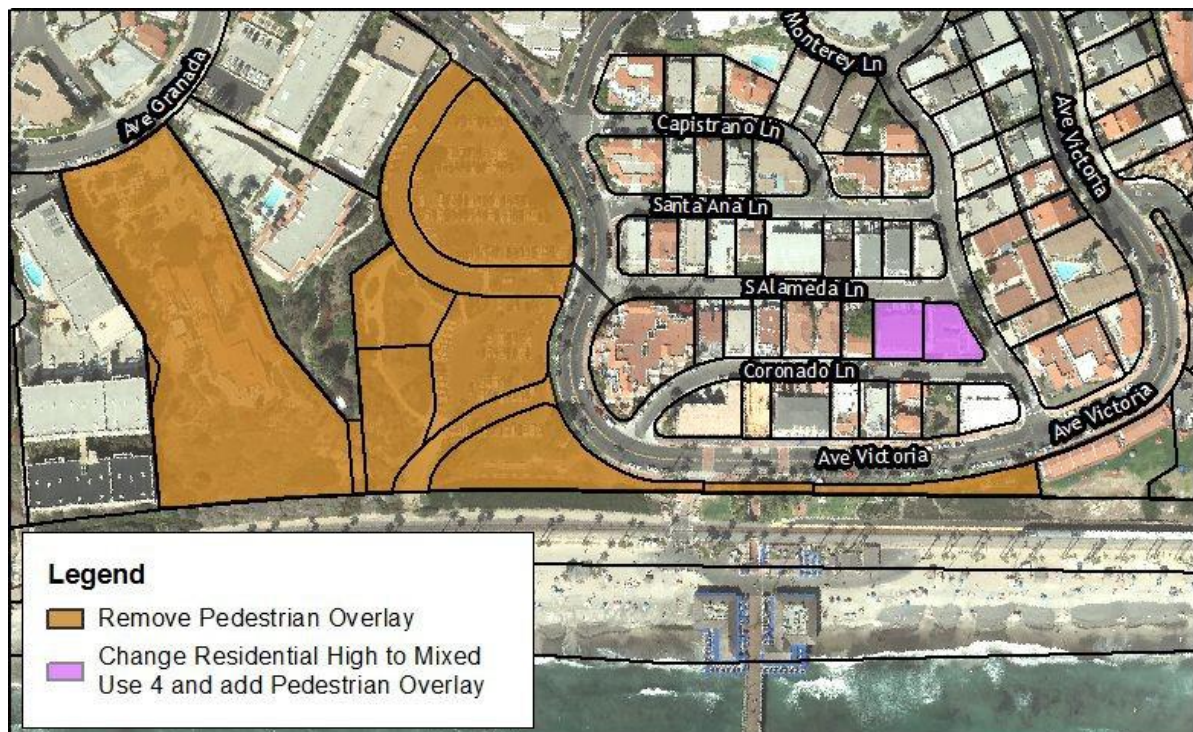
### 2.1 General Plan Amendment

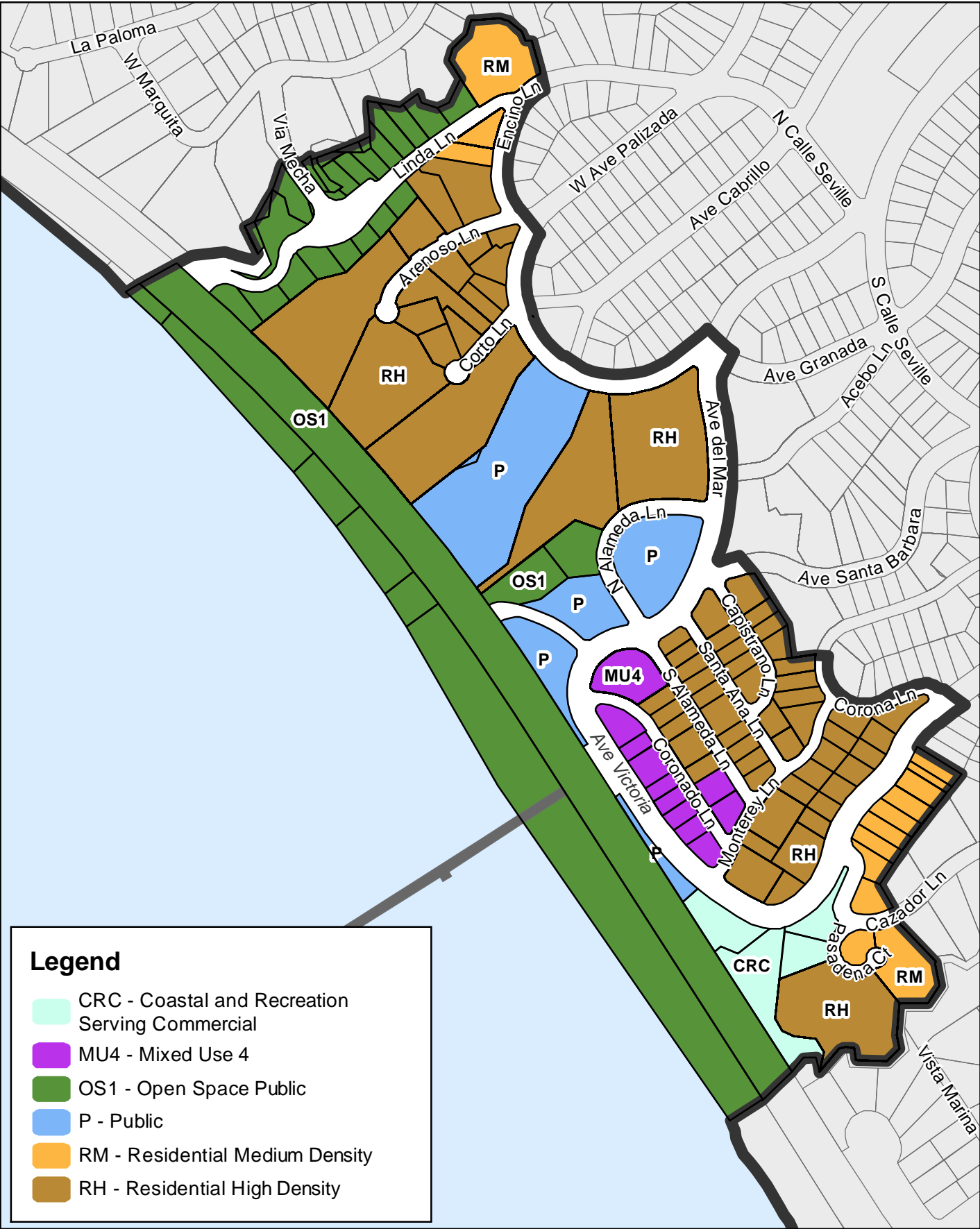
General Plan Amendment (GPA) 19-291 changes land use and overlay designation of properties to achieve consistency between the General Plan and LUP, pursuant to the California Government Code. This amendment modifies maps only; no text changes to the General Plan are proposed. The proposed amendments are summarized and shown in Table 1 and Figure 2 below. On pages 6 and 7, Figures 3 and 4 show the proposed General Plan land use designations and Overlays.

**Table 1 – Summary of GPA 19-291**

General Plan References	Comments
Land Use Element, Figure LU-1A Land Use and Figure LU-3D Commercial and Mixed Use – Pier Bowl	Changed land use designation of two parcels on southeast end of block of Avenida Coronado Lane from Residential High (RH) to Mixed Use 4 (MU4) and add the Pedestrian Overlay ( <i>See purple shaded parcels in Figure 1 below</i> )
Land Use Element, Figure LU-1B Overlays and Figure LU-3D Commercial and Mixed Use – Pier Bowl	Removed Pedestrian Overlay from Public and Open Space designated parcels in the Pier Bowl, including the Casa Romantica, municipal parking lots, and Parque Del Mar along Avenida Victoria. ( <i>See brown shaded parcels in Figure 1</i> )
Glossary	Added definition “Spanish Colonial Revival” to clarify meaning of term

**Figure 2 – Map of Land Use and Overlay Changes**



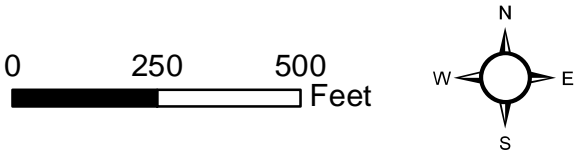


**Legend**

- CRC - Coastal and Recreation Serving Commercial
- MU4 - Mixed Use 4
- OS1 - Open Space Public
- P - Public
- RM - Residential Medium Density
- RH - Residential High Density



Figure 3  
**General Plan  
 Land Use**



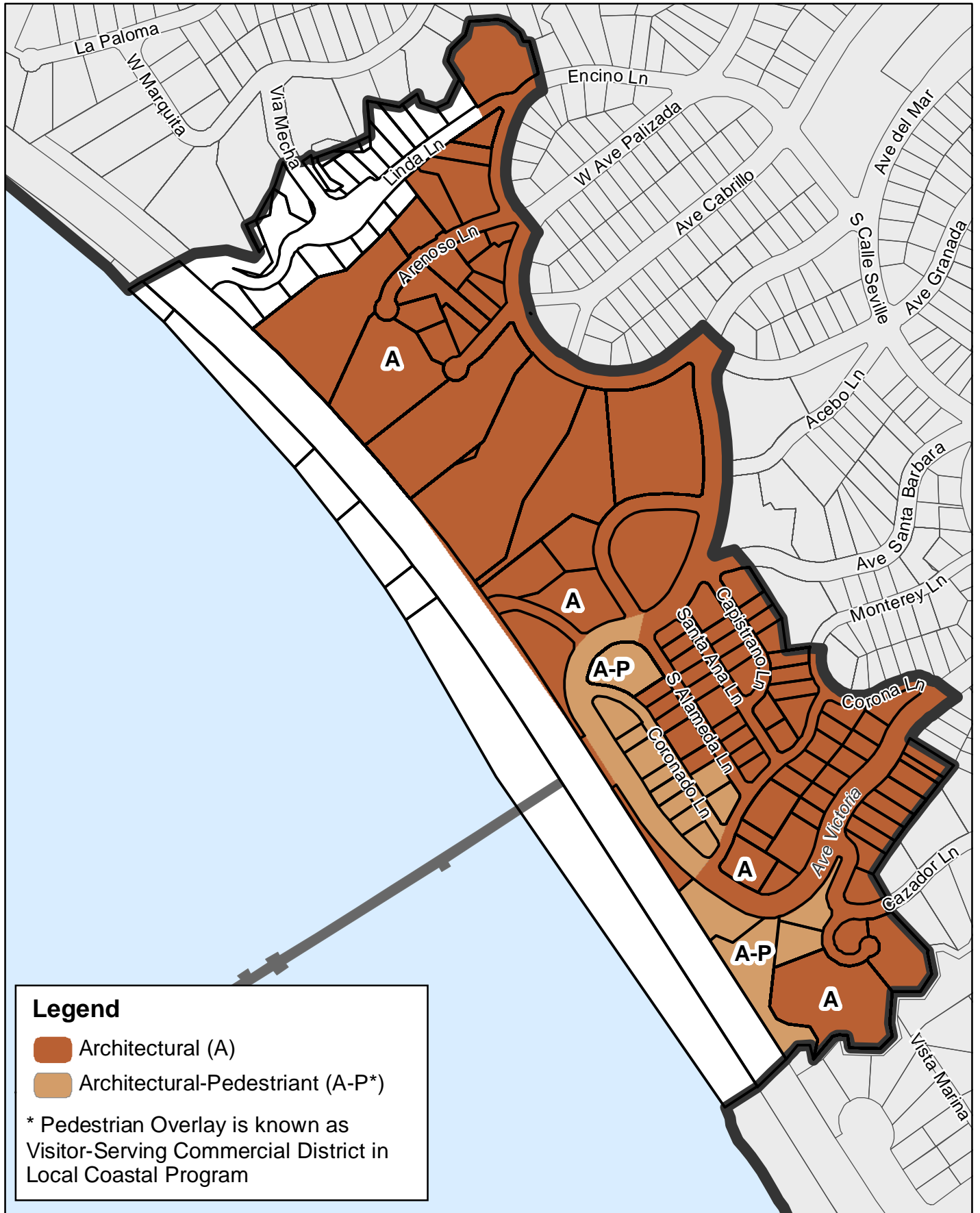


Figure 4  
**General Plan  
Overlays**



## **2.2 Specific Plan Amendment 19-292, Pier Bowl Specific Plan Update**

Specific Plan Amendment (SPA) 19-292 updates development standards, land use classifications, design guidelines, and procedures for consistency with goals, policies, land uses, and standards adopted in updates of the City's General Plan and LCP. The Specific Plan updates are necessary to implement the General Plan and LCP pursuant to California Government Code Sections 65300.5, 65359, and 65454, consistent with findings in the General Plan Program EIR. The amendments clean up errors, make clarifications, correct inconsistencies, improve the Specific Plan's format and organization, and update descriptions of the Pier Bowl existing uses, circulation, coastal access, recreational facilities, cultural facilities, and other topics. See below for a high-level summary of changes proposed for consistency with the General Plan and LUP. The amended Specific Plan would allow development and uses consistent with what was evaluated in the EIR, except for the proposed GPA analyzed in this Addendum,. On pages 9 and 10, Figures 5 and 6 show the proposed land use classifications and Overlays in the amended Pier Bowl Specific Plan.

### **2.2.1 Parking standards**

Off-street parking standards were updated in the Visitor-Serving Commercial District (VSCD) to be consistent with other pedestrian areas of the City, like the downtown core, and a parking standard was added to credit adjoining on-street spaces. With a Conditional Use Permit, parking waiver provisions are added to the Robison property and Beachcomber Motel in the Coastal and Recreation Commercial (CRC) areas. If required findings are met, waivers may be approved in instances where an adaptive reuse of the historic structures will be compatible with resources, implement policies for visitor-serving commercial uses, and available public parking is found adequate.

### **2.2.2 Architectural standards**

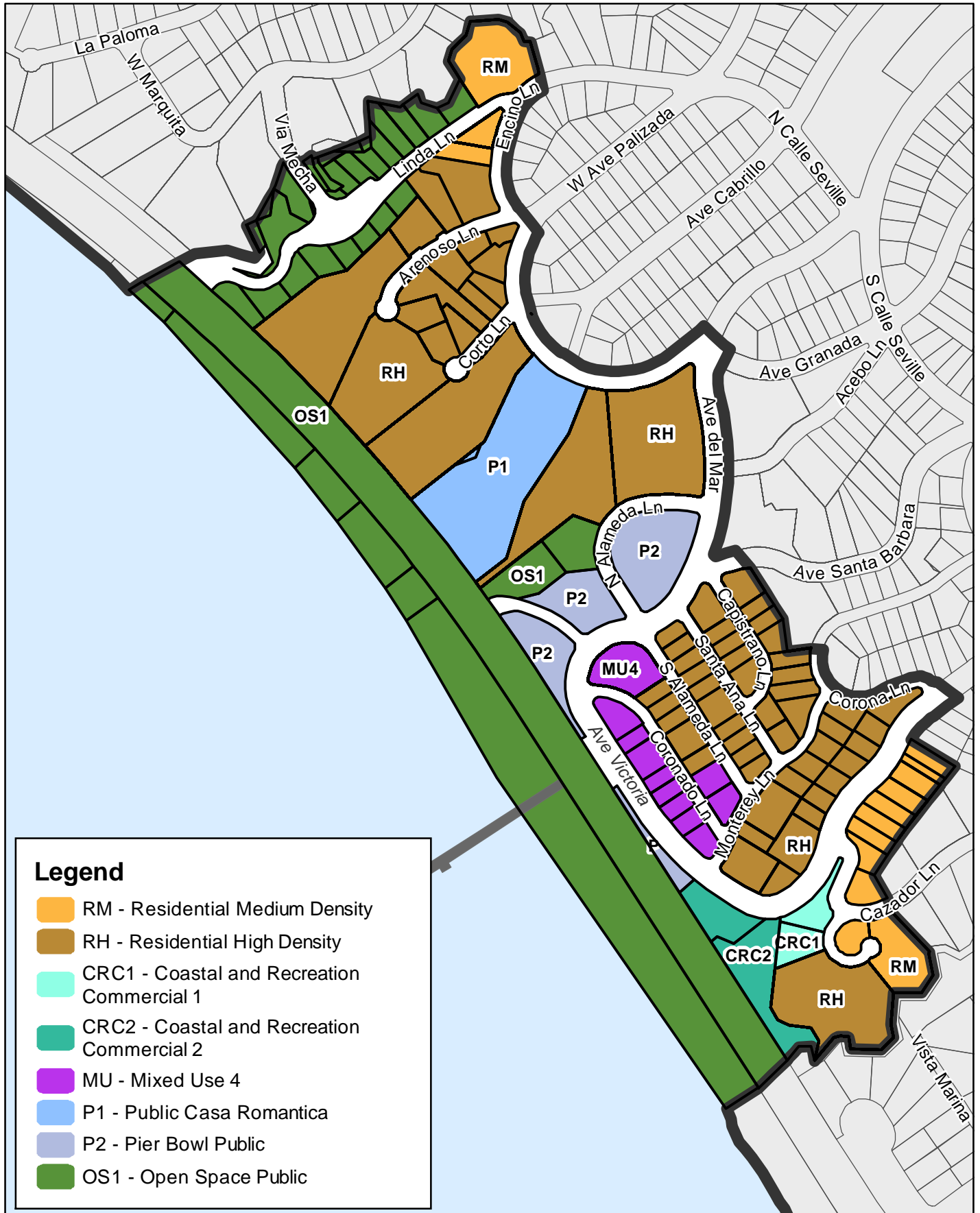
Architectural requirements are updated according to General Plan policies for historic structures with distinctive architecture other than Spanish Colonial Revival (SCR). For these structures, projects may maintain and enhance existing architecture.

### **2.2.3 Marine safety headquarters**

Open space standards are updated to be consistent with policies that call for a relocation of marine safety headquarters facility when a suitable and feasible site becomes available.

### **2.2.4 Plant and street tree selection criteria**

Plant selection criteria and streetscape tree lists were updated for consistency with policies that encourage native species. These updates were done with emphasis on maintaining community character.

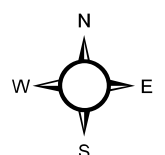
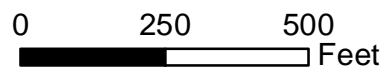


**Legend**

- RM - Residential Medium Density
- RH - Residential High Density
- CRC1 - Coastal and Recreation Commercial 1
- CRC2 - Coastal and Recreation Commercial 2
- MU - Mixed Use 4
- P1 - Public Casa Romantica
- P2 - Pier Bowl Public
- OS1 - Open Space Public



Figure 5  
**Specific Plan**  
**Land Use Areas**



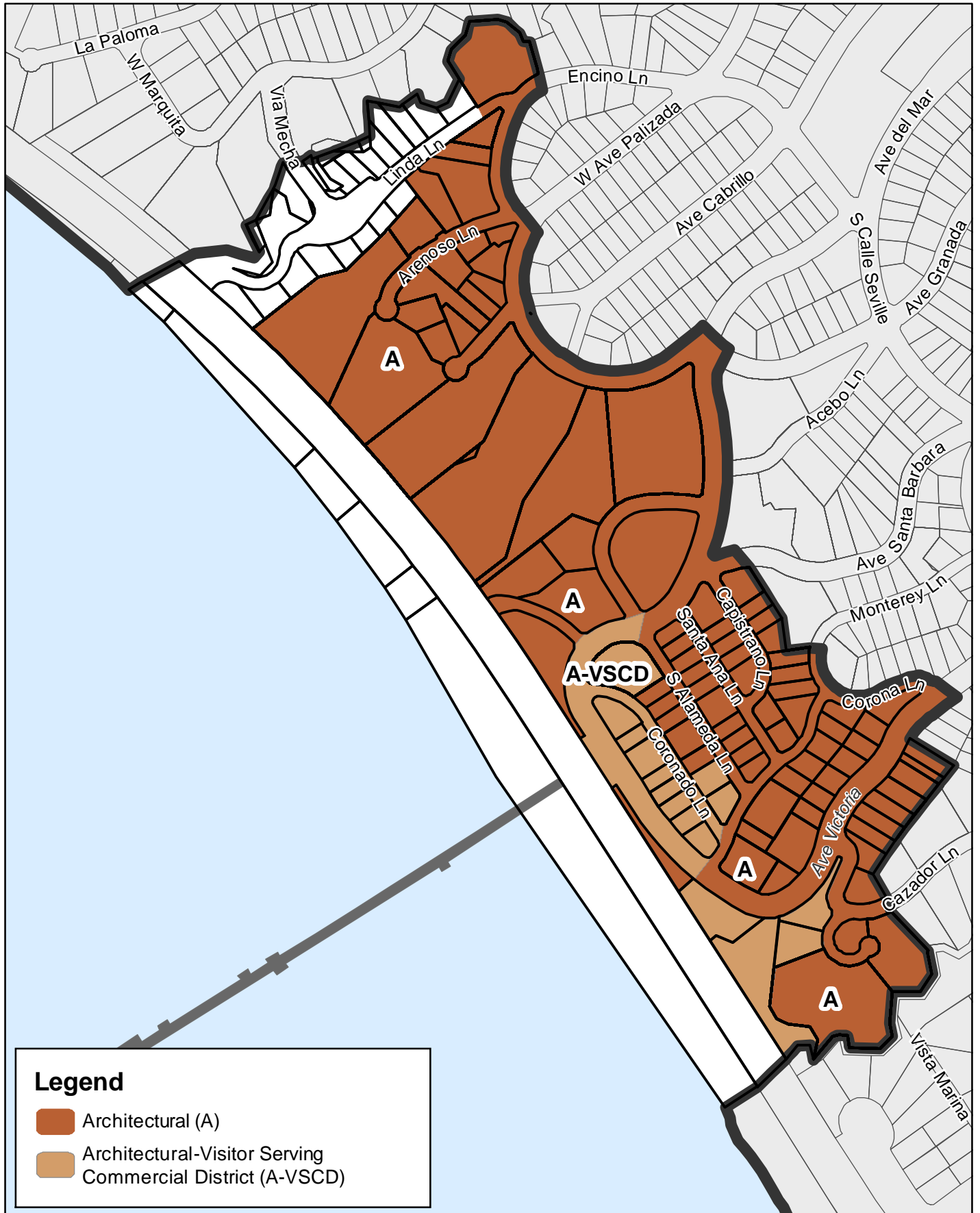
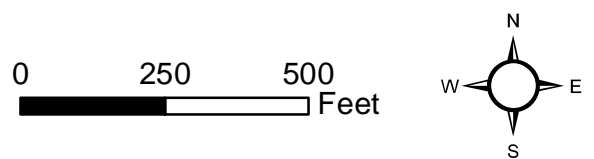


Figure 6  
Specific Plan  
Overlays



### **3.0 CEQA FINDINGS**

The City conducted an environmental review in conformance with CEQA and the State CEQA Guidelines and determined the Project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the previously certified EIR. Therefore, an addendum may be prepared, pursuant to CEQA Guidelines Section 15164(b), as minor technical changes or additions to be made to the EIR to reflect the Project. Addendum No. 3 has been prepared per Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15164, based on the following conclusions.

#### **3.1 No Major EIR Revisions Required Due to Environmental Effects**

There are no substantial changes proposed in the Project which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, in that:

1. The Initial Study for the General Plan EIR found the implementation of the General Plan will not result in impacts to Agricultural and Forestry Resources and Mineral Resources, so no additional discussion of these two impact categories or mitigation was necessary in the EIR. The Project does not change these previous conclusions. The Project does not create new significant environmental effects to these categories or change the circumstances in which the Initial Study was completed to require major revisions to previous analysis. The City continues to have no farmland or known mineral resource areas.
2. The Project does not create new significant environmental effects or substantially increase environmental effects found to be less than significant or less than significant with mitigation in the EIR with mitigation: Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Population/Housing, Public Services, Recreation, and Utilities/Service Systems. The Project does not significantly change the circumstances and assumptions in which the EIR was completed and the Project is consistent with the environmental impact analysis, findings, and mitigation in the EIR; as described in the Modified Initial Study Checklist in Appendix A.
3. The Project does not increase unavoidable significant impacts identified in the EIR, which were Air Quality, Greenhouse Gas Emissions, Noise, and Transportation/Traffic; in that:
  - a. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of

commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The land use change would add approximately 240 net new daily traffic trips. This additional growth would generate emissions and roadway noise. However, the Project is within the scope of impacts identified and mitigated in the EIR. In 2015, the City adopted General Plan Amendment (GPA) 15-031 that reduced the General Plan build-out up to 1,686,600 commercial square feet and 10 dwelling units. This reduced development-related impacts, including traffic, air quality, greenhouse gas emissions, and noise impacts. The amended build-out projections reduced traffic by more than 12,629 daily trips and decreased air emissions to an extent that more than offsets impacts from the project. Considering the prior buildout reductions and proposed land use change, the Project reduces the General Plan build-out in the EIR by 1,670,260 commercial square feet and reduces daily traffic trips by 12,389. Therefore, the Project shifts impacts from some parcels to other parcels and the overall reduction of development potential in the General Plan would more than offset project-level impacts. Therefore, the Project does not increase impacts previously found to be significant and unavoidable, and prior mitigation measures remain feasible to minimize impacts.

- b. The Project removes the Pedestrian Overlay from public designated parcels to be consistent with the underlying land use designation of properties intended for public facility uses, not pedestrian-oriented, visitor-serving commercial uses encouraged by Pedestrian Overlay policy. This change does not change the type, density, or height of development on the affected parcels so this portion of the Project does not change the circumstances and assumptions in which the EIR was completed. These amendments are consistent with the environmental impact analysis, findings, and mitigation in the EIR.
- c. The type and extent of construction activities and the operational characteristics of the General Plan as amended would not differ substantially from what was previously evaluated in the EIR. Therefore, the Project would not change the analysis or conclusions regarding cumulative impacts, and the finding of less than significant cumulative impacts made in the EIR would also apply to this Addendum.
- d. The proposed Specific Plan amendments are necessary to make development standards, land uses classifications, design guidelines, and procedures in the Pier Bowl Specific Plan consistent and compatible with goals, policies, land uses, and standards in the City's General Plan and LCP; pursuant to California Government Code Section 65300.5. Therefore, the Project updates the Specific Plan to be consistent with the environmental analysis and mitigation in the EIR and Addenda.

### **3.2 No Major EIR Revisions Required Due to Change in Circumstances**

There are no substantial changes that have or will occur with respect to the circumstances under which the Project is undertaken which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, for reasons detailed in Section 3.1 above.

### **3.3 No New Information of Substantial Importance**

There is no new information of substantial importance known and could have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, in that:

1. The key circumstances and assumptions to which the EIR was completed have not changed. The amendments are consistent with the environmental impact analysis, findings, and mitigation in the EIR; and
2. Mitigation measures in the EIR Mitigation Monitoring and Reporting Program shall be incorporated as feasible mitigation measures for the project.

### **3.4 EIR Addendum is Appropriate Documentation**

Although there are no substantive changes to the Project, an addendum is appropriate because the Project involves minor changes and new information related to the Centennial General Plan (State CEQA Guidelines §§15162, 15164). This information does not constitute substantial changes to the Project or the circumstances due to the involvement of significant environmental effects or a substantial increase in the severity of previously identified significant effects. Similarly, subsequent consideration does not constitute new information that would show new effects or substantially more severe effects. Likewise, there are no known mitigation measures that would in fact be feasible or that would substantially reduce significant effects that the Project proponent has declined to adopt. Furthermore, there have been no other changes, evidence or new information, which would require revisions to the previous certified EIR. In accordance with State CEQA Guidelines Section 15164, this Addendum to the certified Centennial General Plan EIR is the appropriate environmental document for the proposed Project.

**Appendix A**

**MODIFIED INITIAL STUDY CHECKLIST**

## Modified Initial Study Checklist

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

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

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

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



Signature Christopher Wright

Printed Name

10/30/2019

Date City of San Clemente

For



## EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- 10) The explanation of each issue should identify:
- a) the significance criteria or threshold, if any, used to evaluate each question;
  - b) differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and
  - c) the previously approved mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
1. AESTHETICS. Would the project:					
a) Have a substantial adverse effect on a scenic vista?	EIR Page 5.1-11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	EIR Page 5.1-12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	EIR Page 5.1-15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	EIR Page 5.1-17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

(a) No New Impact.

The EIR found the implementation of the General Plan would not substantially alter scenic vistas in San Clemente and no significant impacts relating to scenic vistas would occur. Development is required to comply with regulations in the Municipal Code, General Plan policies, and other City policies that protect scenic vistas.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The two developed “infill” parcels are in the Pier Bowl focus area of the General Plan with sloped topography down to the ocean and properties that are mostly built out and graded. The parcels are not adjacent to a designated public view corridor. The two parcels are located at the south end of a block adjacent to Residential High density designated properties to the east and south and across Coronado Lane from Mixed Use parcels fronting Avenida Victoria to the west. See Figures 1 and 5 in the Addendum for maps of the subject parcels and surrounding land use designations. The adjacent Residential High density properties to the east and south are allowed to have a higher 45-foot maximum height limit and are at a higher grade on the hillside from the subject parcels. The Project maintains the maximum 30-foot height limit on the properties so future development would have smaller scale and be lower than the adjacent residentially designated properties, which means the project does not have potential to obstruct views of the ocean from view corridors and surrounding properties in general. The parcels are not adjacent to a public view corridor designated in the General Plan. The Project maintains General Plan policies or Municipal Code standards for the protection of scenic vistas. For approval of development, the City must find a proposal is in character with the area and consistent with design guidelines that consider building size, architecture, and massing impacts. Additionally, the Pier Bowl Specific Plan requires projects to be evaluated for compatibility with public view corridors. Therefore, the Project would have no new impacts on scenic vistas.

(b) No New Impact.

The EIR found the implementation of the General Plan would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within state scenic highways.

The Project makes no changes to the land use designation and standards of parcels within or adjacent to a state scenic highway or scenic corridor identified in the General Plan. Therefore, the Project has no new impact on scenic highways or City designated scenic corridors.

(c) No New Impact.

The EIR found the implementation of the General Plan does not substantially degrade the existing visual character or quality of the City or its neighborhoods and no significant impacts would occur. Development is required to comply with regulations in the Municipal Code, General Plan policies, and other City policies that protect visual quality and compatibility of a proposal with surrounding properties.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The two developed “infill” parcels are in the Pier Bowl focus area of the General Plan with sloped topography down to the ocean and properties that are mostly built out and graded. The parcels are not adjacent to a designated public view corridor. The two parcels are located at the south end of a block adjacent to Residential High density designated properties to the east and south and across Coronado Lane from Mixed Use parcels fronting Avenida Victoria to the west. See Figures 1 and 5 of the Addendum for maps of the subject parcels and surrounding land use designations. The adjacent Residential High density properties to the east and south are allowed to have a higher 45-foot maximum height limit and are at a higher grade on the hillside from the subject parcels. The Project maintains the maximum 30-foot height limit on the properties so future development would have smaller scale and be lower than the adjacent residentially designated properties, which means the Project does not have potential to obstruct views of the ocean from view corridors and surrounding properties in general. The subject parcels would have a land use designation, zoning standards, allowed uses, and density that is similar to the character and intended use of Mixed Use properties to the west on Avenida Victoria. The Project maintains General Plan policies or Municipal Code standards for architecture, neighborhood compatibility, visual impacts, and urban design. For approval of development, the City must find a proposal is in character with the area and consistent with design guidelines that consider building size, architecture, and massing impacts. Therefore, the Project has no new impacts on the visual character of surroundings.

(d) No New Impact.

The EIR found the General Plan Land Use Plan would generate new sources of light and glare that could affect day or nighttime views in the City, but adherence to regulations, design guidelines, and policies would ensure light and glare from new development and redevelopment would be minimized so that significant impacts would not occur. Development must comply with, be consistent with design guidelines, and be consistent with General Plan policies that address light and glare, require lighting to be shielded and directed away from other properties, and meet additional “dark sky” restrictions aimed at avoiding light pollution.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow commercial uses in structures but not increase the maximum height limit or general intensity of development in the area. As a result, it is not expected the Project would increase the potential for light trespass and pollution beyond what is allowed and addressed by General Plan policies, design guidelines, and Municipal Code standards. Therefore, the Project is not expected to have new impacts on light glare and trespass.

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>1. <b>AGRICULTURE AND FOREST RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California</p>					

Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:

- |  |   |                          |                          |                                     |                          |
|--|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?   | Initial Study<br>EIR Appendix<br>A, Page 38 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | Same as above                               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | Same as above                               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   | Initial Study<br>EIR Appendix<br>A, Page 39 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?   | Initial Study<br>EIR Appendix<br>A, Page 39 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

*DISCUSSION*

(a) No New Impact.

In the EIR Initial Study, Agricultural and Forest Resources were not found to be significantly affected by the General Plan so no discussion of the issue was required in the EIR and no mitigation measures were necessary. When the EIR was prepared, there were no farmland areas within the City identified as Prime Farmland, Unique Farmland of Statewide Importance as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. These circumstances have not changed. Therefore, the Project would have no new impact.

(b) No New Impact.

In the EIR Initial Study, Agricultural and Forest Resources were not found to be significantly affected by the General Plan so no discussion of the issue was required in the EIR and no mitigation measures were necessary. When the EIR was prepared, there were no areas in San Clemente zoned for agricultural use or parcels under a Williamson Act contract. These circumstances have not changed. Therefore, the Project would have no new impact.

(c) No New Impact.

In the EIR Initial Study, Agricultural and Forest Resources were not found to be significantly affected by the General Plan so no discussion of the issue was required in the EIR and no mitigation measures were necessary. The General Plan did not rezone or conflict with existing zoning of forest land or timberland defined by the Public Resources Code. When the EIR was prepared, there were no areas designated for forest land or timberland production or resource management. These circumstances have not changed. Therefore, the Project would have no new impact.

(d) No New Impact.

In the EIR Initial Study, Agricultural and Forest Resources were not found to be significantly affected by the General Plan so no discussion of the issue was required in the EIR and no mitigation measures were necessary. When the EIR was prepared, State and county maps of wildlife habitats compiled by the California Department of Forestry and fire Protection do not identify forest uses within the City. These circumstances have not changed. Therefore, the Project would have no new impact.

(e) No New Impact.

In the EIR Initial Study, Agricultural and Forest Resources were not found to be significantly affected by the General Plan so no discussion of the issue was required in the EIR and no mitigation measures were necessary. As discussed above, the City has not agricultural resources so implementation of the General Plan would not convert forest uses to non-forest use. Therefore, the Project would have no new impact.

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	EIR Pages 5.2-17 to 5.2-17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	EIR Pages 5.2-17 to 5.2-17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	EIR Pages 5.2-17 to 5.2-17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	EIR Pages 5.2-19 to 5.2-20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	EIR Page 5.2-22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*DISCUSSION:*

(a) No New Impact.

The EIR found the General Plan would be inconsistent with the Air Quality Management Plan because air pollutant emissions associated with build-out of the City would cumulatively contribute to the nonattainment designations in the South Coast Air Basin (SoCAB) and build-out increase population and employment estimates not included in the regional emissions inventory when the General Plan was prepared. The EIR includes mitigation measures to reduce the significance of impacts for the General Plan build-out.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows

residential uses only. The land use change would add approximately 240 net new daily traffic trips. This additional growth would generate emissions that would contribute to the nonattainment designations in the AQMP. However, the Project is within the scope of impacts identified and mitigated in the EIR. In 2015, the City adopted General Plan Amendment (GPA) 15-031 that reduced the General Plan build-out up to 1,686,600 commercial square feet and 10 dwelling units. This reduced development related impacts, including air quality. The amended build-out projections reduced traffic by more than 12,629 daily trips and decreased air emissions to an extent that more than offsets impacts from the project. Considering the prior buildout reductions and proposed land use change, the Project reduces the General Plan build-out in the EIR by 1,670,260 commercial square feet and reduces daily traffic trips by 12,389. Therefore, the Project shifts impacts from some parcels to other parcels and the overall reduction of development potential in the General Plan would more than offset air quality air pollution emissions associated with the Project. As a result, the Project has no new impacts or reduces impacts in the EIR; and prior mitigation measures remain feasible.

(b) No New Impact.

The EIR found the General Plan would have significant construction related air quality impacts associated with development of the Land Use Plan. Information regarding specific development projects, soil types, and the locations of receptors would be needed in order to quantify the level of impact associated with construction activity. Due to the scale of development activity associated with buildout of the proposed Land Use Plan, the EIR found buildout emissions would likely exceed the SCAQMD regional significance thresholds. In accordance with the SCAQMD methodology, emissions that exceed the regional significance thresholds would cumulatively contribute to the nonattainment designations of the SoCAB.

The Project changes two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The land use change would not increase the maximum height limit or general intensity of development in the area so construction level activities for a project on the subject parcels is expected to be within the impacts identified and mitigated in the EIR. Nevertheless, there is potential for the land use change to produce new construction related air quality impacts. However, several land use changes were adopted in 2015 that reduced the General Plan build-out and this reduction of development potential would more than offset air quality impacts associated with the project. Therefore, the Project has no new impacts or reduces impacts in the EIR; and prior mitigation measures remain feasible.

(c) No New Impact.

The EIR found the General Plan buildout would generate long-term emissions that would exceed the SCAQMD's significance thresholds and would cumulatively contribute to the nonattainment designations of the SOCAB. General Plan policies and implementation actions require future development to apply SCAQMD air quality mitigation measures and reduce air quality impacts to the extent feasible. However, the EIR found future development projects could exceed the SCAQMD regional emissions thresholds. Therefore, operational-related air quality impacts associated with future development of the proposed General Plan were found to be significant.

The Project changes two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The land use change would add approximately 240 net new daily traffic trips. This additional growth would generate long-term emissions that would contribute to the nonattainment designations. Nevertheless, there is potential for the land use change to produce new emissions. However, several land use changes were adopted in 2015 that reduced the General Plan build-out and this reduction of development potential would more than offset air quality impacts associated with the Project. Therefore, the Project has no new impacts or reduces impacts in the EIR; and prior mitigation measures remain feasible.

(d) No New Impact.

The EIR found the General Plan would have significant air quality impacts from placement of sensitive land uses near major pollutant sources, such as within the vicinity of freeways, distribution centers, rail yards, ports, refineries, chrome-plating facilities, dry cleaners, and gasoline-dispensing facilities. Specifically, the EIR stated new development allowed in the General Plan Land Use Plan within 500 feet of Interstate 5 (I-5) with more than 100,000 vehicle trips per day has the potential to expose sensitive receptors to substantial pollutant concentrations from diesel exhaust. In accordance with CEQA, new development would be required to assess the localized air quality impacts from placement of new sensitive uses within the vicinity of air pollutant sources. In addition, Policy NR-5.01 would reduce impacts for future development projects to the extent feasible. However, sensitive receptors could be exposed to substantial pollutant concentrations near major sources of air pollutants in the absence of mitigation.

Additionally, the EIR found the General Plan buildout would generate new sources of criteria air pollutants and Toxic Air Contaminants (TACs) in the City from area/stationary sources and mobile sources, and the operation of new land uses consistent with the General Plan Land Use Plan. The new emissions could potentially be near existing sensitive receptors, including additional truck usage and rail activities, and vehicle congestion from growth. Land uses that have the potential to be substantial stationary sources that would require a permit from SCAQMD for emissions of TACs include industrial land uses, such as chemical processing facilities, chrome-plating facilities, dry cleaners, and gasoline-dispensing facilities. Emissions of TACs would be controlled by SCAQMD through permitting and would be subject to further study and health risk assessment prior to the issuance of any necessary air quality permits under SCAQMD Rule 1401. Because the nature of those emissions cannot be determined at this time and they are subject to further regulation and permitting, the EIR did not include a detailed analysis but the emissions were considered a potentially significant impact of the General Plan. In addition to stationary/area sources of TACs, warehousing operations could generate a substantial amount of diesel particulate matter emissions from off-road equipment use and truck idling. In addition, some warehousing and industrial facilities may include rail operations involving switch or main line locomotive activities.

The Project changes two parcels on Coronado Lane from a Residential High density designation to Mixed Use 4 (MU4). The subject parcels are more than 500 feet away from Interstate 5 so the project would have no impact of traffic emissions in this area. The proposed land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The MU4 designation allows visitor-service commercial uses, primarily retail, restaurants, and lodging, but may include service uses in nonpedestrian oriented space, which would comprise a small portion of the floor area on the two parcels. While this growth has potential to generate new sources of air pollutants, land uses identified in EIR Table 5.2-10 (page 5.2-21) for siting sensitive uses mostly could not be allowed to occur on the subject parcels based on General Plan policies and Municipal Code standards that push for visitor-serving activity in the Pier Bowl MU4 area intended for commercial, pedestrian-oriented space. The only exception is a dry cleaners that is a permitted service use in limited nonpedestrian space on the parcels; however this type of use would require necessary air quality permits and compliance with SCAQMD regulations to ensure a use is compatible with surrounding properties. Any commercial space added by the Project by the land use change is not expected to generate significant new truck trips based on the overall net daily traffic trips generated and the scale of uses that would be allowed on the two parcels. Therefore, the Project has no new impacts; and prior mitigation measures remain feasible.

(e) No New Impact.

The EIR found City growth from the General Plan could generate new sources of odors and place sensitive receptors near existing sources of odors. Industrial land uses associated with the proposed General Plan would be required to comply with SCAQMD Rule 402, and there are air quality emission mitigations that limit exposure to air pollutants and corresponding odors. Residential and commercial uses are not considered potential generators of odor that could affect a substantial number of people, so the EIR found impacts from potential odors generated from residential and commercial uses associated with the General Plan would be less than significant. During construction activities, construction equipment exhaust, application of asphalt and architectural coatings would temporarily generate odors. Any construction-related odor emissions would be temporary and intermittent in nature. Additionally, noxious odors would be confined to the immediate vicinity of the construction equipment. By the time such emissions reach any sensitive receptor sites, they would be diluted to well below any level of air quality concern. Furthermore, short-term construction-related odors are expected to cease upon the drying or hardening of the odor-producing materials. Therefore, the EIR found odors from construction activities associated with the General Plan would be less than significant.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. As stated in the EIR, commercial uses are not considered potential generators of odor that could affect a substantial number of people, so the Project is not expected to generate significant odors from the allowance of commercial uses. And, temporary construction-related odor emissions from development on the parcels is not expected to vary significantly from potential impacts assumed and mitigated in the EIR for the existing Residential High density designation of the parcels. The land use change would not increase the maximum height limit or significantly increase the size of development allowed on the parcels, meaning construction activities for future development is not likely to change substantially. Therefore, the Project has no new impacts; and prior mitigation measures remain feasible.

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
4. BIOLOGICAL RESOURCES. Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	EIR Pages 5.3-29 to 5.3-30	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	EIR Pages 5.3-29 to 5.3-30	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	EIR Page 5.3-33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	EIR Page 5.3-33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	EIR Page 5.3-33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	EIR Pages 5.3-33 to 5.3-34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:**

(a) No New Impact.

The EIR found sensitive species such as the California gnatcatcher can occur in coastal scrub habitats on hillsides that adjoin focus areas. Construction activities in these areas that adjoin habitat occupied by the California gnatcatcher could indirectly impact the species as a result of disturbance during the nesting season. This impact would be potentially significant, and could be mitigated to a less than significant level by either avoiding construction in the nesting season or by implementing a minimum distance between construction activities and active nests during the nesting season.



The Project would have no new adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are in the Pier Bowl focus area of the General Plan. The focus areas are mostly developed and lack natural habitats. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The Pier Bowl focus area is mostly built out and graded. The two parcels on Coronado Lane are developed “infill” lots in a developed area. The parcels do not adjoin coastal canyons and bluffs with coastal sage scrub. EIR Figure 5.3-5 on page 5.3-23 shows no sensitive species in the Pier Bowl area and on the subject parcels. Therefore, the Project has no new impact.

(b) No New Impact.

The EIR found sensitive habitats in the City and Sphere of Influence (SOI) include coastal sage scrub, coast live oak woodland and forest, and riparian communities such as mule fat scrub, southern willow scrub, and southern arroyo willow riparian forest. The majority of these sensitive habitats occur in land designated as Open Space-Publicly Owned or Open Space-Privately Owned, and would therefore not be impacted by implementation of the proposed General Plan. The General Plan designates several patches of natural vegetation in the City (see Figure 5.3-8, page 5.3-31) for residential development where the EIR found there is the potential for direct impacts to sensitive communities in these areas.

The Project would have no substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are in the Pier Bowl focus area of the General Plan. The focus areas are mostly developed and lack natural habitats. The project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The Pier Bowl focus area is mostly built out and graded. The two parcels on Coronado Lane are developed “infill” lots with no patches of natural vegetation designated for development shown on Figure 5.3-8 “*Habitat Areas Designated for Development in Proposed General Plan.*” The parcels do not adjoin coastal canyons and bluffs with coastal sage scrub. EIR Figure 5.3-5 on page 5.3-23 shows no sensitive species in the Pier Bowl area and on the subject parcels. Therefore, the Project has no new impact.

(c) No New Impact.

The ephemeral and intermittent streams distributed throughout the City and Sphere of Influence (SOI), and areas identified as supporting riparian vegetation are potential Corps and California Department of Fish and Wildlife (CDFW) jurisdictional waters and wetlands. The EIR found projects considered for approval under the General Plan could impact waters of the US, waters of the state, and wetlands. Such impacts would be subject to the requirements of applicable Section 404 permits from the Corps, Section 401 water quality certification, Unified States Fish and Wildlife Service (USFWS) review, and CDFW 1600 Streambed Alteration Agreements. General Plan Natural Resources Element policies NR-1.02, 1.03, 1.04, 1.05, and 1.06 would reduce impacts to jurisdictional waters and wetlands. The EIR found the General Plan has potentially significant impacts depending on the size, type, and location of a development considered under the Land Use Plan.

The Project does not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are in the Pier Bowl focus area of the General Plan. The focus areas are mostly developed and lack natural habitats. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The two parcels on Coronado Lane are developed “infill” lots in a developed area. The Project site does not have federally protected wetlands therefore development or redevelopment would not have an effect on wetlands, so there is no new impact.

(d) No New Impact.

The Project does not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are in the Pier Bowl focus area of the General Plan that is mostly developed with a lack of lack natural habitats, except for coastal canyons and bluffs with coastal sage scrub and potentially Environmentally Sensitive Habitat Areas (ESHA). EIR Figure 5.3-5 on page 5.3-23 shows no sensitive species in the Pier Bowl area and on the subject parcels. The subject parcels are not part of or adjacent to coastal canyons or bluffs with sensitive habitat areas. According to EIR Figure 5.3-6, "Habitat Linkages", the subject parcels do not contain nor are adjacent to according to the analysis of wildlife movement and habitat linkages in the South Orange County Habitat Conservation Plan (HCP) that identifies three wildlife major habitat linkages that occur in the City and/or SOI. Therefore, the Project has no new impact.

(e) No New Impact.

The Project is not in conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. There are no known biological resources on the project site. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are in the Pier Bowl focus area of the General Plan that is mostly developed with a lack of lack natural habitats, except for coastal canyons and bluffs with coastal sage scrub and potentially Environmentally Sensitive Habitat Areas (ESHA). EIR Figure 5.3-5 on page 5.3-23 shows no sensitive species in the Pier Bowl area and on the subject parcels. The subject parcels are not part of or adjacent to coastal canyons or bluffs with sensitive habitat areas. According to EIR Figure 5.3-6, "Habitat Linkages", the subject parcels do not contain nor are adjacent to according to the analysis of wildlife movement and habitat linkages in the South Orange County Habitat Conservation Plan (HCP) that identifies three wildlife major habitat linkages that occur in the City and/or SOI. Therefore, the Project has no new impact.

(f) No New Impact.

The Project is not in conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There are no known biological resources on the project site. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are in the Pier Bowl focus area of the General Plan that is mostly developed with a lack of lack natural habitats, except for coastal canyons and bluffs with coastal sage scrub and potentially Environmentally Sensitive Habitat Areas (ESHA). EIR Figure 5.3-5 on page 5.3-23 shows no sensitive species in the Pier Bowl area and on the subject parcels. The subject parcels are not part of or adjacent to coastal canyons or bluffs with sensitive habitat areas. The subject parcels are developed "infill" lots with no patches of natural vegetation designated for development shown on Figure 5.3-8 "Habitat Areas Designated for Development in Proposed General Plan." Additionally, according to EIR Figure 5.3-6, "Habitat Linkages", the subject parcels do not contain nor are adjacent to according to the analysis of wildlife movement and habitat linkages in the South Orange County Habitat Conservation Plan (HCP) that identifies three wildlife major habitat linkages that occur in the City and/or SOI. Therefore, the Project has no new impact.

5. CULTURAL RESOURCES. Would the project:

- |  |                            |                          |                          |                                     |                          |
|--|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?    | EIR Pages 5.4-12 to 5.4-14 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | EIR Pages 5.4-14 to 5.4-15 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?        | EIR Page 5.4-14            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

d) Disturb any human remains, including those interred outside of formal cemeteries?

*DISCUSSION:*

(a) No New Impact.

The EIR found adoption of the Centennial General Plan in itself would not directly affect any historical structures or resources. However, identified historic structures and sites that are eligible or potentially eligible for National Register of Historic Resources listing may be vulnerable to development activities in accordance with the General Plan. The proposed changes in land use and land use intensity are located predominantly in the eight focus areas, which collectively have 14 properties on the Local Register, 6 on the California Register, 4 on the National Register, 3 eligible for the National Register, and 50 potentially eligible for listing. Other structures that could meet the National Register criteria upon reaching 50 years of age might be impacted by development activity. There are also sensitive historical resources of local interest that are protected under Section 17.16.160 of the San Clemente Municipal Code, which determines whether places, sites, buildings, structures, objects or improvements, manmade or natural, shall be included on designated historic resources or landmarks lists.

Implementation of the General Plan would not demolish or materially alter historic resources. The development of new buildings adjacent to a historic resource may result in indirect impacts relating to visibility. For example, site specific development would need to be evaluated to ensure that no indirect impacts occur with respect to the properties that are listed or eligible for listing. General Plan Policies require the preservation of historic resources through the Historic Preservation Element. Development and redevelopment in the area would be required to be consistent with the surrounding historic resources by incorporating high quality design and materials into the architecture design. Adherence to Policy 2.05 would require the proposed development to evaluate the proposed design to ensure the structure is compatible with any adjacent historic resource in accordance with the Secretary of the Interior's Standards.

Buildout of the Centennial General Plan could impact an identified or unidentified historic resource. At the time development or redevelopment projects are proposed, the project-level CEQA document would need to identify any impacts to known or potential historical sites and structures. The Historic Preservation Element section of the proposed General Plan contains numerous polices that specifically address sensitive historical resources and their protection. Policy HP-2.03 requires mitigation of significant, adverse impacts to onsite and nearby historic resources as part of applications for general plan amendments, zoning changes, or any projects requiring environmental review. Consistent with CEQA Guidelines, Policy HP-2.05 ensures projects follow the Secretary of Interior Standards for the Treatment of Historic Properties and standards and guidelines prescribed by the State Office of Historic Preservation for any listed historic resources or properties eligible for historic listing. In addition, the City encourages adaptive reuse to preserve historic resources and prevent architecturally inappropriate changes, disrepair, and demolition through Policy HP-2.03. Further, all new development adjacent to or within a 300-foot radius of a historic resource must be compatible with the historic resource in terms of scale, massing, building materials, and general architectural treatment (Policy HP-2.06). The San Clemente Municipal Code Section 17.16.170 identifies specific procedures and CEQA findings required prior to demolition of buildings, structures and other resources on the City's Designated Historic Resources List, and buildings, structures, and other resources on or eligible for listing in the California Register of Historic Resources. The General Plan polices, municipal code, and state and federal regulations restricting alteration, relocation, and demolition of historical resources ensures impacts would be less than significant.

The Project would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed "infill" lots with no historical resources identified on EIR Table 5.4-3 or structure that is potentially significant for listing. The subject parcels are across the street and at a higher topography from a historic structure located at 606 Avenida Victoria. No site specific operations or development of any kind is proposed. Thus, the Project has no new impact.

(b) No New Impact.

The EIR found development of projects pursuant to the proposed General Plan could impact known archaeological sites; 13 known archaeological sites are within the eight focus areas (see Table 5.4-4). Locations of archaeological sites and types of resources in each site are kept confidential due to their sensitive nature. The City, including the focus areas, is considered potentially sensitive for archaeological resources. Thus, ground disturbance has a high potential for uncovering archaeological resources. Ground disturbance from development of projects pursuant to the proposed General Plan could damage fossils buried in soils. Abundant fossils occur in several rock formations in San Clemente, including the Capistrano Formation, which is present across much of the City and SOI. This formation has produced numerous important animal fossil specimens in recent years. The Monterey, Sespe, and Vaqueros Formations in the northeastern portions part of the City and SOI also contain abundant fossils. Therefore, the City may contain significant, nonrenewable, paleontological resources and is considered to

have high sensitivity.

Implementation of the proposed Land Use Plan has the potential to impact archeological and paleontological resources. However, existing federal, state, and local regulations address: the provision of studies to identify archaeological and paleontological resources; application review for projects that would potentially involve land disturbance; project-level standard conditions of approval that address unanticipated archaeological and or paleontological discoveries; and requirements to develop specific mitigation measures if resources are encountered during any development activity. The proposed Natural Resources Element contains policies that address the management of artifacts (see Policy NR-3.01) and the notification and inventory of archeological and paleontological resources (Policies NR-3.02 and 3.03). Review and protection of archaeological and paleontological resources is also afforded by CEQA for individual projects subject to discretionary actions that are implemented in accordance with the preferred land use plan. Per section 21083.2 of CEQA, the lead agency shall determine whether the project may have a significant effect on archaeological resources. If the lead agency determines that the project may have a significant effect on unique archaeological resources, the EIR shall address the issue of those resources. The potential to uncover undiscovered archeological and paleontological resources is high. In the event of an unanticipated discovery of archaeological resources during grading and excavation of the site, a qualified archaeologist would assess the find and develop a course of action to preserve the find, as indicated in Mitigation Measures 4-1 and 4-2.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed "infill" lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Development is subject to a discretionary review process and CEQA analysis in which project-level impacts are evaluated and mitigated if necessary. Thus, the Project has no new impact on archaeological resources or sites.

(c) No New Impact.

The EIR found development of projects pursuant to the proposed General Plan could impact known archaeological sites; 13 known archaeological sites are within the eight focus areas (see Table 5.4-4). Locations of archaeological sites and types of resources in each site are kept confidential due to their sensitive nature. The City, including the focus areas, is considered potentially sensitive for archaeological resources. Thus, ground disturbance has a high potential for uncovering archaeological resources. Ground disturbance from development of projects pursuant to the proposed General Plan could damage fossils buried in soils. Abundant fossils occur in several rock formations in San Clemente, including the Capistrano Formation, which is present across much of the City and SOI. This formation has produced numerous important animal fossil specimens in recent years. The Monterey, Sespe, and Vaqueros Formations in the northeastern portions part of the City and SOI also contain abundant fossils. Therefore, the City may contain significant, nonrenewable, paleontological resources and is considered to have high sensitivity.

Implementation of the proposed Land Use Plan has the potential to impact archeological and paleontological resources. However, existing federal, state, and local regulations address: the provision of studies to identify archaeological and paleontological resources; application review for projects that would potentially involve land disturbance; project-level standard conditions of approval that address unanticipated archaeological and or paleontological discoveries; and requirements to develop specific mitigation measures if resources are encountered during any development activity. The proposed Natural Resources Element contains policies that address the management of artifacts (see Policy NR-3.01) and the notification and inventory of archeological and paleontological resources (Policies NR-3.02 and 3.03). Review and protection of archaeological and paleontological resources is also afforded by CEQA for individual projects subject to discretionary actions that are implemented in accordance with the preferred land use plan. Per section 21083.2 of CEQA, the lead agency shall determine whether the project may have a significant effect on archaeological resources. If the lead agency determines that the project may have a significant effect on unique archaeological resources, the EIR shall address the issue of those resources. The potential to uncover undiscovered archeological and paleontological resources is high. In the event of an unanticipated discovery of archaeological resources during grading and excavation of the site, a qualified archaeologist would assess the find and develop a course of action to preserve the find, as indicated in Mitigation Measures 4-1 and 4-2.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed "infill" lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Development is subject to a discretionary review process and CEQA analysis in which project-level impacts are evaluated and mitigated if necessary. Thus, the Project has no new impact.

(d) No New Impact.

The EIR found there are 13 archaeological sites within the eight focus areas alone, and human habitation in coastal Orange and San Diego counties is known to date to at least approximately 7,000 years B.C. Therefore, human remains could be buried in

soils in San Clemente. Ground disturbance by projects developed pursuant to the proposed General Plan could disturb these remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered within the project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation and made recommendations to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Public Resources Code Section 5097.98, mandates the process to be followed in the event of a discovery of any human remains and would mitigate all potential impacts.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed "infill" lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Development is subject to a discretionary review process and CEQA analysis in which project-level impacts are evaluated and mitigated if necessary. Thus, the Project has no new impact.

6. GEOLOGY AND SOILS. Would the project:

- |  |                                       |                          |                          |                                     |                          |
|--|---------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:  |                                       |                          |                          |                                     |                          |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | EIR Page 5.5-21                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking?   | EIR Page 5.5-21                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?   | EIR Pages 5.5-21 to 5.5-22            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides?  | EIR Page 5.5-22                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?  | EIR Pages 5.5-22 to 5.5-23            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?   | EIR Pages 5.5-23 to 5.5-24            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?   | EIR Page 5.5-24                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   | Initial Study EIR Appendix A, Page 41 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## DISCUSSION

### (a)(i) No New Impact.

The EIR Initial Study found this impact category to be less than significant. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazards of surface faulting and fault rupture to build structures. Active earthquake faults are faults where surface rupture has occurred within the last 11,000 years. Surface rupture of a fault generally occurs within 50 feet of an active fault line. According to the EIR Initial Study, San Clemente does not lie within an Alquist-Priolo Earthquake Fault Zone listed by the US Geological Survey. Since there are no known active fault lines in the City, the risk of surface rupture is very low. Impacts continue to be less than significant. Thus, the Project has no new impact.

### (a)(ii) No New Impact.

The EIR found buildout of the General Plan would increase the numbers of residential units, nonresidential structures, residents, and workers in the City. The City is in a seismically active region; strong ground shaking is very likely to occur in the City during the useful lives of structures that would be developed or redeveloped pursuant to the General Plan. As described above, the two nearest active faults to San Clemente are the Glen Ivy North fault in the Elsinore Fault Zone about 17 miles northeast of the SOI, and an unnamed offshore fault 11 miles southwest of the City. In addition, two segments of the active Newport-Inglewood fault are located 19 miles northwest and 19 miles south-southeast (Rose Canyon) of the City (CGS 2013). Peak horizontal ground acceleration from these faults is 0.34 g (MMI intensity VIII) on and near the coast, and declines to about 0.31 g in the northeastern part of the City and SOI. Each development project considered for approval by the City under the proposed General Plan would be required to comply with seismic safety provisions of the CBC (Title 24, Part 2 of the California Code of Regulations) and have a geotechnical investigation conducted for the affected project site. The geotechnical investigation would calculate seismic design parameters pursuant to CBC requirements, and would include foundation and structural design recommendations, as needed, to reduce hazards to people and structures arising from ground shaking.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed "infill" lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Thus, the Project has no new impact.

### (a)(iii) No New Impact.

The EIR found General Plan implementation would increase numbers of residents, workers, and structures in the City. Parts of the City are in zones of required investigation for liquefaction hazard designated by the CGS (see Figure 5.5-5, *Seismic Hazard Zones*). The zones of required investigation are mostly concentrated along the coast and in lower-elevation portions of Cristianitos, Prima Deshecha, and Segunda Deshecha Canyons, and some tributary canyons to those three canyons (CGS 2001; CGS 2002). General Plan buildout would place increased numbers of residents, workers, and structures at risk from liquefaction and other seismic ground failure.

Geotechnical investigations for projects considered for approval by the City under the proposed General Plan would be required to evaluate the potential for liquefaction and other seismic ground failure such as lateral spreading, under the respective project sites. Geotechnical investigation reports would provide recommendations for grading and for foundation design to reduce hazards to people and structures arising from liquefaction and other ground failure. Each project would be required to comply with recommendations in the geotechnical investigation report and comply with the CBC, thereby reducing such hazards. Areas underlain by young, unconsolidated alluvial deposits and artificial fill may be susceptible to seismically induced settlement (see Figure 5.5-21). Implementation of the Centennial General Plan could increase the numbers of persons and structures in the City that could be subjected to earthquake-related hazards. Projects developed pursuant to General Plan would be required to meet the most current seismic safety requirements in the CBC. Chapter 16 of the CBC contains requirements for design and construction of structures to resist loads, including earthquake loads. Chapter 18 contains requirements for excavation, grading, and fill; load-bearing values of soils; and foundations, footings, and piles. Compliance with those requirements would ensure that there would not be substantial impacts related to ground shaking, liquefaction, or seismic settlement. The General Plan Policy S-1.05 would require that all new habitable structures be designed to mitigate impacts related to geologic and soil hazards.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed "infill" lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Thus, the Project has no new impact.

(a)(iv) No New Impact.

The EIR found General Plan buildout would increase numbers of residents, workers, and structures in the City and SOI. Much of the land surface in the City and SOI consists of areas subject to landslides (see Figure 5.5-3, *Landslides Map*). Much of the City and SOI, including most of the City and SOI northeast of the I-5, are designated Zones of Required Investigation for earthquake-induced landslides (see Figure 5.5-5, *Seismic Hazard Zones*). Thus, General Plan implementation would pose hazards from landslides and earthquake-induced landslides to increased numbers of residents, workers, and structures.

San Clemente has development restrictions and processes to mitigate landslide risks. A soil engineering and engineering geology report is required for development projects, which includes a slope stability analyses for suspect slopes. The report would require mitigation for unstable slope conditions, which may include construction of retaining structures, buttress fills, drainage devices, or by other means. If it is not feasible to mitigate unstable slope conditions, the City may recommend building setbacks, or may deny a project. The San Clemente Municipal Code gives the City Engineer authority to deny a grading permit where the development is liable to “constitute a hazard to property or result in the deposition of debris on any public way or interfere with any existing drainage course.” Geotechnical investigations for projects considered for approval by the City under the proposed General Plan would evaluate the potential for earthquake-induced landslides on the respective project sites, and would provide recommendations to reduce hazards to people and structures from landslides, including earthquake-induced landslides. Such recommendations may include removing landslides; burying landslides under engineered fill during site grading; buttressing, that is, placement of engineered fill on the toe of a landslide to resist further movement; or shear keys, that is, slots excavated into natural slopes in order to stabilize the upper portion of the slope without grading encroachment into the lower portion of the slope (Day 2002). Each project would be required to comply with recommendations in the geotechnical investigation report for its project site.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Thus, the Project has no new impact.

(b) No New Impact.

The EIR found General Plan buildout would involve ground disturbance in various parts of the City and SOI, particularly in the eight Focus Areas. During future development, soil would be graded and excavated, exposed, moved, and stockpiled. Construction and site grading of projects developed pursuant to the General Plan could cause substantial soil erosion without effective soil erosion measures. Construction projects on sites of one acre or larger are required to prepare and implement a SWPPP. The SWPPP is required to obtain coverage under the Statewide General Construction Activity permit issued by the State Water Resources Control Board. The SWPPP would specify BMPs that would be used by the construction phase of each affected project to minimize water pollution, including pollution with sediment. Categories of BMPs used in SWPPPs are described in Table 5.5-2. In addition to the requirement to prepare a SWPPP, development projects are subject to erosion control measures in the City’s municipal code (Chapter 15.36 Excavations and Grading, Art. XII - Erosion Control). This code includes restrictions and practices that must be followed by developers in the City. The faces of cut-and-fill slopes and project sites shall be prepared and maintained to control against erosion. Erosion control measures may include temporary and/or permanent erosion control devices such as desilting basins, check dams, riprap or other devices or methods, as approved by the City Engineer. Consequently, impacts would be less than significant.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Thus, the Project has no new impact.

(c) No New Impact.

*Liquefaction*

The EIR found General Plan implementation would increase numbers of residents, workers, and structures in the City. Parts of the City are in zones of required investigation for liquefaction hazard designated by the CGS (see Figure 5.5-5, *Seismic Hazard Zones*). The zones of required investigation are mostly concentrated along the coast and in lower-elevation portions of Cristianitos, Prima Deshecha, and Segunda Deshecha Canyons, and some tributary canyons to those three canyons (CGS 2001; CGS 2002). General Plan buildout would place increased numbers of residents, workers, and structures at risk from liquefaction and other seismic ground failure.

Geotechnical investigations for projects considered for approval by the City under the proposed General Plan would be required to evaluate the potential for liquefaction and other seismic ground failure such as lateral spreading, under the respective project sites. Geotechnical investigation reports would provide recommendations for grading and for foundation design to reduce hazards to people and structures arising from liquefaction and other ground failure. Each project would be required to comply with recommendations in the geotechnical investigation report and comply with the CBC, thereby reducing such hazards. Areas underlain by young, unconsolidated alluvial deposits and artificial fill may be susceptible to seismically induced settlement (see Figure 5.5-21). Implementation of the Centennial General Plan could increase the numbers of persons and structures in the City that could be subjected to earthquake-related hazards. Projects developed pursuant to General Plan would be required to meet the most current seismic safety requirements in the CBC. Chapter 16 of the CBC contains requirements for design and construction of structures to resist loads, including earthquake loads. Chapter 18 contains requirements for excavation, grading, and fill; load-bearing values of soils; and foundations, footings, and piles. Compliance with those requirements would ensure that there would not be substantial impacts related to ground shaking, liquefaction, or seismic settlement. The General Plan Policy S-1.05 would require that all new habitable structures be designed to mitigate impacts related to geologic and soil hazards.

#### *Ground subsidence*

The EIR found ground subsidence is not considered a major hazard in San Clemente. The major cause of ground subsidence is withdrawal of groundwater. Most of the City and SOI are not underlain by groundwater basins, with the exception of small areas in Cristianitos Canyon and some of its tributary canyons. Groundwater is extracted for municipal use from one area of the City, the San Clemente subbasin in the southeast part of the City. Groundwater extraction from the San Clemente subbasin is maintained below the safe yield set by the City to avoid both overdraft of the subbasin and seawater intrusion. Impacts are less than significant.

General Plan buildout would increase numbers of residents, workers, and structures in the City and SOI. Native soils within a few feet of the ground surface are often characterized as collapsible. The potential for soils to collapse must be evaluated on a site-specific basis as part of the geotechnical studies for development. A number of construction-related mitigation techniques reduce the risk of soil collapse. These techniques include excavation and recompaction, or the in-place presaturation and preloading of the susceptible soils to induce collapse. After construction, infiltration of water into the subsurface soils should be minimized by proper surface drainage design, which directs excess runoff to catch basins and storm drains. Each project considered for approval under the General Plan would be required to have a geotechnical investigation conducted of its project site. The geotechnical investigation would evaluate site soils for collapsibility, and provide recommendations for grading and for engineering and placement of fill soils to minimize hazards from collapsible soils. Each project would be required to comply with recommendations in the geotechnical investigation report for its project site. Consequently, impacts would be less than significant.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Thus, the Project has no new impact.

#### (d) No New Impact.

The EIR found buildout of the General Plan would increase numbers of residents, workers, and structures in the City and SOI. Clay soils derived from Capistrano Formation rock, which underlies much of the City and SOI, tend to be highly expansive. Therefore, General Plan implementation could expose people and structures to substantial geologic risk from expansive soils. Geotechnical investigations for projects considered for approval by the City under the proposed General Plan would evaluate soils on each affected project site for expansion potential and would provide recommendations for grading and for foundation design to reduce hazards from expansive soils. Each project would be required to comply with recommendations in the geotechnical investigation report for its project site. Consequently, impacts would be less than significant.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Thus, the Project has no new impact.

#### (e) No New Impact.

The EIR found soils incapable of supporting septic tanks or alternative wastewater disposal systems may be present in San Clemente. Development in accordance with the General Plan would be required to connect with the public sewer system so no



septic tanks or alternative wastewater systems would be needed or used so there is no impact on soils related to wastewater disposal. Therefore, the Project has no new impacts.

7. GREENHOUSE GAS EMISSIONS. Would the project:

- |   |                            |                          |                          |                                     |                          |
|---|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?     | EIR Pages 5.6-14 to 5.6-48 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases? | EIR Pages 5.6-14 to 5.6-48 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION

(a) No New Impact.

The EIR found the General Plan buildout would contribute to global climate change through direct and indirect GHG emissions. The increase in Greenhouse Gas (GHG) emissions is based on the difference between existing land uses and land uses associated with buildout of the proposed General Plan (see Table 3-3, *San Clemente Centennial General Plan Buildout Projects [2035]*) as well as an estimate of population employment within the City in year 2035. The EIR includes mitigation measures to reduce the significance of impacts for the General Plan build-out. Also, to achieve the local goals identified by the California Air Resources Board’s 2008 Scoping Plan, the City of San Clemente prepared a CAP with the General Plan (see Appendix C of this DEIR). The City’s CAP identifies and evaluates feasible and effective policies to reduce GHG emissions in order to reduce energy costs, protect air quality, and improve the economy and the environment. The policies identified in the CAP represent the City’s actions to achieve the GHG reduction targets of Assembly Bill (AB) 32. A consistency analysis with the goals and actions of the proposed General Plan to the community actions in the CAP is shown in Table 5.6-7. As identified in this table, the General Plan includes policies and actions consistent with the City’s CAP. In addition, the CAP is one of the implementation actions of the General Plan. The CAP identifies that the City would achieve the local GHG reduction goals under AB 32.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. No site specific operations or development of any kind is proposed. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The land use change would add approximately 240 net new daily traffic trips. This additional growth would generate emissions that would contribute to climate change. However, the Project is within the scope of impacts identified and mitigated in the EIR. In 2015, the City adopted General Plan Amendment (GPA) 15-031 that reduced the General Plan build-out up to 1,686,600 commercial square feet and 10 dwelling units. This reduced development related impacts, including greenhouse gas emission. The amended build-out projections reduced traffic by more than 12,629 daily trips and decreased air emissions to an extent that more than offsets impacts from the Project. Considering the prior buildout reductions and proposed land use change, the Project reduces the General Plan build-out in the EIR by 1,670,260 commercial square feet and reduces daily traffic trips by 12,389 in the General Plan EIR. Therefore, the Project shifts impacts from some parcels to other parcels and the overall reduction of development potential in the General Plan would more than offset greenhouse gas emissions associated with the Project. As a result, the Project has no new impacts or reduces impacts in the EIR; and prior mitigation measures remain feasible.

(b) No New Impact.

The EIR found the General Plan buildout would contribute to global climate change through direct and indirect GHG emissions. The increase in Greenhouse Gas (GHG) emissions is based on the difference between existing land uses and land uses associated with buildout of the proposed General Plan (see Table 3-3, *San Clemente Centennial General Plan Buildout Projects [2035]*) as well as an estimate of population employment within the City in year 2035. The EIR includes mitigation measures to reduce the significance of impacts for the General Plan build-out. Also, to achieve the local goals identified by the California Air Resources Board’s 2008 Scoping Plan, the City of San Clemente prepared a CAP with the General Plan (see Appendix C of the EIR). The City’s CAP identifies and evaluates feasible and effective policies to reduce GHG emissions in order to reduce energy costs, protect air quality, and improve the economy and the environment. The policies identified in the CAP represent the City’s actions to achieve the GHG reduction targets of Assembly Bill (AB) 32. A consistency analysis with the goals and actions of the proposed General Plan to the community actions in the CAP is shown in Table 5.6-7. As identified in this table, the General Plan includes policies and actions consistent with the City’s CAP. In addition, the CAP is one of the implementation actions of the General Plan. The CAP identifies that the City would achieve the local GHG reduction goals

under AB 32.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. No site specific operations or development of any kind is proposed. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The land use change would add approximately 240 net new daily traffic trips. This additional growth would generate emissions that would contribute to climate change. However, the Project is within the scope of impacts identified and mitigated in the EIR. In 2015, the City adopted General Plan Amendment (GPA) 15-031 that reduced the General Plan build-out up to 1,686,600 commercial square feet and 10 dwelling units. This reduced development related impacts, including greenhouse gas emissions. The amended build-out projections reduced traffic by more than 12,629 daily trips and decreased air emissions to an extent that more than offsets impacts from the Project. Considering the prior buildout reductions and proposed land use change, the Project reduces the General Plan build-out in the EIR by 1,670,260 commercial square feet and reduces daily traffic trips by 12,389 in the General Plan EIR. Therefore, the Project shifts impacts from some parcels to other parcels and the overall reduction of development potential in the General Plan would more than offset greenhouse gas emissions associated with the Project. As a result, the Project has no new impacts or reduces impacts in the EIR on any conflict with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions; and prior mitigation measures remain feasible.

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- |  |                                       |                          |                          |                                     |                          |
|--|---------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | EIR Pages 5.7-10 to 5.7-11            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  | EIR Pages 5.7-10 to 5.7-11            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | EIR Pages 5.7-10 to 5.7-11            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | EIR Pages 5.7-11 to 5.7-12            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | Initial Study EIR Appendix A, Page 43 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | Initial Study EIR Appendix A, Page 43 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | EIR Pages 5.7-12 to 5.7-13            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

EIR Pages 5.7-13 to 5.7-17

### DISCUSSION

(a-c) No New Impact.

The General Plan involves the designations of residential, commercial, mixed-use, industrial, open space, recreation, and public uses. San Clemente has and will allow additional industrial uses and businesses that may manufacture, transport, store, use, and dispose of hazardous materials and waste. The transport of hazardous materials along I-5, the railroad, and the City's local roadways creates potential risks for spills or leaks from nonstationary sources. Seismic activity, flooding, marine hazards, and fires can result in hazardous materials being released onto land or into the air and water, contaminating the environment and endangering public safety. The goal of the Hazardous Materials Section of the General Plan is to protect life, property, and the natural environment by minimizing the potential for exposure to and contamination from hazardous materials and waste.

The alteration of land uses may also contribute to public exposure and environmental hazards during transport, use, or disposal of hazardous materials. Development under the General Plan will increase the number of residents and businesses within the City, resulting in an increase in the number of hazardous materials being transported, used, and stored, and the amount of people being exposed to these materials. This would also result in an increase in the frequency of transport, use, and disposal of hazardous materials associated with commercial and industrial growth within San Clemente. An increase in the transport of hazardous waste from an increased demand for transport, use, and disposal, within or outside the City, could result in upset or accidental conditions resulting in the release of hazardous materials. However, the increase in the transport of hazardous materials as a result of the General Plan would be limited to areas along interstates and rail lines, where commercial and industrial uses would be concentrated. Some transport of hazardous materials may occur near small commercial pockets proposed throughout various areas of the City. No facilities that are registered transporters of hazardous wastes were identified on the Active Hazardous Waste Transporter Database for Orange County.

Capistrano Unified School District serves the City of San Clemente. Development in accordance with the San Clemente Centennial General Plan allows development of vacant land, intensification of existing land uses, and the introduction of new land uses on parcels throughout the City. These land use changes may result in impacts related to the emission or handling of hazardous materials near schools. For new school sites that receive state funding or for existing school sites with new construction, the DTSC oversees school site approval for potential hazards in soil at the site or from potential hazardous waste impact from nearby parcels. California Department of Education oversees the evaluation of air quality hazards within a ¼ mile of permitted and nonpermitted hazardous emission sources to new and expanding school sites.

Redevelopment under the General Plan may involve demolition of older buildings that contain asbestos-containing materials (ACM) or lead-based paint (LBP). Future development requiring demolition would be required to comply with the California Health and Safety Code, Occupational Safety and Health Administration (OSHA), and South Coast Air Quality Management District (SCAQMD) Rule 1403 related to removal of ACMs and LBPs. Compliance would require the preparation LBP and ACM surveys for any building demolitions and appropriate remediation measures for removal of LBP and ACM during demolition activities.

Potential hazardous material transport, use, or disposal would be limited to those commonly used in residential and commercial areas (e.g., pool cleaning agents, disinfectants, fertilizers, herbicides, pesticides). All residential, commercial and industrial uses of hazardous chemicals in the City of San Clemente would be subject to compliance with various state and federal regulations that promote public health and safety by governing the transport, use and disposal of hazardous materials. Current City ordinances regulate hazardous materials management in accordance with state law and CalARP managed by the Orange County Fire Authority. The CalARP program maintains inventories of chemicals stored, handled, and used within the City and coordinates hazardous materials emergency plans. Chapter 8.36 of the City Code of Ordinances outlines the filing of hazardous material disclosure forms with the OCFA for businesses using or handling hazardous materials. The General Plan also contains policies and programs to ensure compliance with federal, state, and local regulations relating to hazardous wastes (see Policies S-6.01– 6.06). The impact related to the transport, use and disposal of hazardous materials would be less than significant with adherence to the existing regulations.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. No site specific operations or development of any kind is proposed. For approval of development, a discretionary review process is required. For approval of development, a proposal be must found to be consistent General Plan policies, including those mentioned above for hazardous wastes. Thus,

the Project has no new impact.

(d) No New Impact.

The City of San Clemente General Plan has ordinances regulating hazardous materials management in accordance with state law; Orange County Environmental Management Agency policies; and Orange County Fire Authority, Safety and Environmental Services Section. In addition, the San Clemente General Plan contains policies and programs to ensure compliance with federal, state, and local regulations relating to hazardous waste production, use, storage, transport, or disposal of hazardous materials so that impacts to the environment and sensitive land uses are mitigated.

The National Pipeline Mapping System shows no major high-pressure or hazardous liquid pipelines running through the City of San Clemente. According to the EIR analysis, out of the 62 identified potentially contaminated sites that were listed on the DTSC Envirostor or RWQCB Geotracker websites for the City of San Clemente, 5 were leaking underground storage tank sites that were being remediated or monitored, 2 were dry cleaning facilities that were referred to other agencies, 3 were for site assessment activities at the Northrop Grumman facility, and 1 was a former burn dump. The remaining identified sites have received regulatory agency closure approval. The dry cleaning facilities entered into remedial action agreements with the County of Orange Health Care Agency. An old municipal waste burn dump was identified as an open inactive site located at the San Clemente Municipal Golf Course near Calle Bahia and the Vista Bahia Park. The former Northrop Grumman San Juan Capistrano test site is on 2,800 acres leased from Mission Viejo Ranch in northeast San Clemente. Of these 2,800 acres, 500 were developed and used to conduct research by Northrop Grumman who stopped activities in 2011. The remaining 2,300 acres of undeveloped land provided a buffer to the surrounding areas from site testing activities and has been used by the Mission Viejo Ranch to support ranching activities. Remedial actions at the facility have occurred under the oversight of the Orange County Health Care Agency, and additional investigations including groundwater monitoring and site characterization are ongoing. No NPL sites or landfill disposal sites were identified in the City of San Clemente.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed "infill" lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. New businesses/users would be required to follow the same regulations as existing businesses/users, and the number of sites would not increase substantially from the existing quantity. The Orange County Health Care Agency Environmental Health Division implements the Hazardous Waste Inspection Program for business in San Clemente to ensure that all hazardous wastes generated by businesses are properly handled, recycled, treated, stored, and disposed. The General Plan also contains policies and programs to ensure compliance with federal, state, and local regulations relating to hazardous wastes (see Policies S-6.01– 6.06). The majority of new businesses would also be in the same general areas that they are now and would not be expanded into sensitive communities. All environmental investigations, sampling, and/or remediation for projects within the City shall be conducted under the oversight of a regulatory agency that has jurisdiction. The Project will have no new impacts.

(e) No New Impact.

The EIR Initial Study found General Plan impacts would be less than significant, so no additional discussion of this issue was required in the EIR. The circumstances and assumptions to which the EIR was completed have not changed. The closest airport to the Project area is the John Wayne Airport, approximately 25 miles northwest of the Project site. There are no public or public use airports in or in the general vicinity of San Clemente. Therefore, the Project will have no new impacts.

(f) No New Impact.

The EIR Initial Study found General Plan impacts would be less than significant, so no additional discussion of this issue was required in the EIR. The circumstances and assumptions to which the EIR was completed have not changed. The Project is consistent with previous analysis and findings (please cite to where this previous analysis and findings may be found). There are no aircraft safety hazard zones within the City from the Camp Pendleton and SCE SONGS Mesa Heliport. Therefore, development in accordance with the Project would not result in a safety hazard and impacts would remain less than significant. Thus, the Project will have no new impacts.

(g) No New Impact.

Disaster preparedness is managed through the Emergency Planning Office of the City of San Clemente. This Office is in the Public Works Department and is responsible for preparing the community for natural or human-caused disasters by preparing and maintaining the City of San Clemente's Multi-Hazard Emergency Plan. Additional responsibilities include maintaining the City Emergency Operations Center and communications equipment; training City staff who may be called upon to serve in time of disaster; assisting the City Manager with issues relating to emergency services; conducting emergency exercises in

coordination with county, state, and federal agencies; working with other government agencies to develop and maintain integrated emergency plans for response to an incident at the San Onofre Nuclear Generating Station; assisting individuals and community organizations to become prepared for a disaster; and promote and use AlertOC, the City's community mass notification system. The City of San Clemente Municipal Code Section 8.12 outlines emergency functions in the City with other public agencies and the organizational structure for emergency services.

The City of San Clemente Multi-Hazard Emergency Plan provides the framework for responding to major emergencies or disasters. The goals of this plan are to outline a strategy to prepare for, respond to, and recover from an emergency or disaster that affects the City. In order to facilitate meeting these goals, the plan identifies potential hazards that form the basis for the emergency plan, identifies authorities and assigns responsibilities to the appropriate agencies, identifies other jurisdictions and organizations with which planning and emergency response activities are coordinated, establishes an organizational structure to manage the emergency response, outlines preplanned response actions to be taken by emergency personnel to mitigate the effects of a disaster, outlines a process of disseminating emergency information and instructions to the public, describes the resources available to support emergency response activities, establishes responsibilities for maintaining the overall City emergency preparedness program, and provides the basis for initial training and subsequent retraining of emergency workers.

Additionally, Orange County Fire Authority Emergency Command Center provides emergency response services to the City of San Clemente, including hazardous materials emergency response.

The City's participation in the Standardized Emergency Management System (SEMS ) as required under Government Code Section 8607(a) allows San Clemente to receive state support and funding in the event of an emergency. SEMS incorporates the use of the Incident Command System (ICS), California Disaster and Civil Defense Master Mutual Aid Agreement (MMAA), the Operational (OA) Area concept, and multiagency or inter-agency coordination. State agencies are required to use SEMS and local government entities must use SEMS in order to be eligible for any reimbursement of response-related costs under the state's disaster assistance programs.

These resources would be utilized by San Clemente in an emergency event, and the impact would be less than significant.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed "infill" lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Thus, the Project has no new impacts.

#### (h) No New Impact.

As discussed in the EIR, the City of San Clemente is identified as a "community at risk" by CAL FIRE. A large percentage of the City's area is designated part of Moderate, High, and Very High fire hazard severity zones, as mapped by CAL FIRE. Although most land use changes proposed by the San Clemente General Plan are planned for infill sites, there is a possibility that land use changes and redevelopment may expose people or structures to heightened risks related to wildfires, potentially resulting in significant impacts. Chapter 8.22 of Title 8 of the San Clemente Municipal code was adopted designating very high fire hazard severity zones within the City of San Clemente and was passed as ordinance no. 1547 in 2012, repealing exclusions from state recommendations. In 1976 a spark from a welder's torch at Camp Pendleton started a wildfire that charred 2,400 acres, destroying 16 homes and damaging 144 homes in San Clemente. Following the fire the city developed ordinances requiring fire sprinklers in new homes.

The City of San Clemente is part of OCFA Pre-Fire Management program, which uses risk analysis and mitigation evaluation to identify fire risks in order to develop and/or modify effective risk intervention programs. A section of the Pre-Fire Management program is wildland fire defense planning and prevention to manage large, open space areas to better understand fire risks and potential losses due to wildland fire and to protect the land. The Pre-Fire Management program mitigates risks through a formalized fuel modification inspection and enforcement program. The program monitors wildland and vegetation conditions to identify potential hazards, ensuring communities in the wild and urban interface areas are better protected from the risk of wildland fire.

To help protect the City and its residents from fire hazards, San Clemente has building and fire codes that must be followed. The fire chief of OCFA may also use their authority to instate certain building, planning, or landscaping requirements. On a site-specific basis, the fire chief may require the removal of brush in an area 10 feet from a structure and from a road or open space with the exception of single specimen trees, ornamental shrubbery or cultivated ground cover.

The fire code official may require the submittal for approval of geological studies, evaluations, reports, remedial recommendations, and/or similar documentation from a state-licensed and department-approved individual or firm, on any parcel of land to be developed which has, is adjacent to, or within one 1,000 feet of a parcel of land that has an active, inactive,

or abandoned oil or gas well operation; petroleum or chemical refining facility; petroleum or chemical storage; or may contain or give off toxic, combustible or flammable liquids, gases, or vapors. Fire code officials determine and publicly announce when hazardous fire areas are closed to entry and when such areas reopen. Outdoor fires are not allowed in hazardous fire areas except by permit from fire code officials.

All new buildings constructed in areas containing combustible vegetation are required to submit and have approved by the fire code official a preliminary fuel modification plan when submitting any tentative map. Grading permits will be issued following the submittal and approval of the final fuel modification plan that meets the criteria of the OCFA Fuel Modification Plan guidelines.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Thus, the Project has no new impacts.

9. HYDROLOGY AND WATER QUALITY.

Would the project:

- |   |                            |                          |                          |                                     |                          |
|---|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements?   | EIR Pages 5.8-22 to 5.8-35 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | EIR Page 5.8-22            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  | EIR Pages 5.8-22 to 5.8-35 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?   | EIR Pages 5.8-19 to 5.8-21 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?  | EIR Pages 5.8-19 to 5.8-21 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality?   | EIR Pages 5.8-22 to 5.8-35 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  | EIR Page 5.8-22            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	EIR Page 5.8-22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	EIR Page 5.8-35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	EIR Pages 5.8-35 to 5.8-36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*DISCUSSION*

(a) No New Impact.

The EIR found the incorporation of site design, Low Impact Development (LID) features, and Best Management Practices (BMPs) required under the City Local Implementation Plan (LIP) and Orange County Drainage Area Management Plan (OC DAMP), individual development projects within the City would be required to treat runoff prior to exiting the sites. As a result, water quality exceedances are not anticipated, and pollutants are not expected in project runoff that would adversely affect beneficial uses in San Clemente Coastal Streams Watershed. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process. A Water Quality Management Plan (WQMP) screening is required to ensure water quality exceedances are not anticipated and pollutants are not expected in project runoff. Consistent with the prior analysis, the Project has no new impacts.

(b) No New Impact.

The EIR found land use changes in the General Plan would occur within focus areas of the City that are currently built out. The changes in impervious condition would be minimal and would not adversely impact groundwater recharge. In addition, the City operates two groundwater wells, which provide approximately 6 percent of the total water supply for the City. Reliance on groundwater from the San Clemente subbasin is expected to remain in the 6 to 7 percent range (1,000 acre-ft/year) for the next 25 years indicating a stable projection. The proposed land use changes would not result in a significant change to the production of groundwater from the City’s existing wells. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area. Consistent with prior analysis, the area is mostly built out, and changes to the production of groundwater from existing wells would remain unchanged or very similar to existing conditions. Therefore, the Project has no new impact.

(c) No New Impact.

The EIR found the incorporation of site design, Low Impact Development (LID) features, and Best Management Practices (BMPs) required under the City Local Implementation Plan (LIP) and Orange County Drainage Area Management Plan (OC DAMP), individual development projects within the City would be required to treat runoff prior to exiting the sites. As a result, water quality exceedances are not anticipated, and pollutants are not expected in project runoff that would adversely affect beneficial uses in San Clemente Coastal Streams Watershed. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process. A Water Quality Management Plan (WQMP) screening is required to ensure water quality exceedances are not anticipated and pollutants are not expected in project runoff. Consistent with the prior analysis, the Project has no new impacts.

(d) No New Impact.

The EIR found the General Plan would largely preserve the existing rates and amount of surface runoff throughout the City. Runoff rates would remain essentially unchanged from existing conditions. This is primarily due to the built out condition for each focus area where land use changes occur in the General Plan, which are currently built out, and changes to hydrology runoff conditions would remain unchanged or very similar to existing conditions. In general, runoff rates would remain

essentially unchanged compared to existing conditions. As discussed in EIR Section 2.1.3, the major components of the 1982 Drainage Master Plan were all implemented over a period of time concurrent with the development phases. Regional drainage facilities are adequately sized to accommodate peak flows based on existing land use conditions. The EIR also found the General Plan is not expected to impact the water quality of downstream streams or rivers, no increases in peak flow or volumes are expected, and the Pier Bowl focus area are exempt from hydromodification requirements. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area. Consistent with prior analysis, the area is mostly built out, and changes to hydrology runoff conditions would remain unchanged or very similar to existing conditions. Therefore, the Project has no new impact.

(e) No New Impact.

The EIR found the General Plan would largely preserve the existing rates and amount of surface runoff throughout the City. Runoff rates would remain essentially unchanged from existing conditions. This is primarily due to the built out condition for each focus area where land use changes occur in the General Plan, which are currently built out, and changes to hydrology runoff conditions would remain unchanged or very similar to existing conditions. In general, runoff rates would remain essentially unchanged compared to existing conditions. As discussed in EIR Section 2.1.3, the major components of the 1982 Drainage Master Plan were all implemented over a period of time concurrent with the development phases. Regional drainage facilities are adequately sized to accommodate peak flows based on existing land use conditions. The EIR also found the General Plan is not expected to impact the water quality of downstream streams or rivers, no increases in peak flow or volumes are expected, and the Pier Bowl focus area are exempt from hydromodification requirements. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area. Consistent with prior analysis, the area is mostly built out, and changes to hydrology runoff conditions would remain unchanged or very similar to existing conditions. Therefore, the Project has no new impact.

(f) No New Impact.

The EIR found the incorporation of site design, Low Impact Development (LID) features, and Best Management Practices (BMPs) required under the City Local Implementation Plan (LIP) and Orange County Drainage Area Management Plan (OC DAMP), individual development projects within the City would be required to treat runoff prior to exiting the sites. As a result, water quality exceedances are not anticipated, and pollutants are not expected in project runoff that would adversely affect beneficial uses in San Clemente Coastal Streams Watershed. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process. A Water Quality Management Plan (WQMP) screening is required to ensure water quality exceedances are not anticipated and pollutants are not expected in project runoff. Consistent with the prior analysis, the Project has no new impacts.

(g-h) No New Impact.

The EIR found flooding conditions and extent of the 100-year and 500-year flood plains would remain unchanged. No housing or structures are proposed within the 100-year flood hazard area, including future development on the two subject parcels, so no impacts are anticipated. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area that is mostly built out. Thus, the Project has no new impacts.

(i) No New Impact.

The City of San Clemente is not within the inundation area of any major dam or levee. Therefore, impacts associated with flooding as a result of the failure of a levee or dam are less than significant. Accordingly, the Project has no new impacts.

(j) No New Impact.

Future sea level rise scenarios are increasingly being incorporated into engineering design and environmental impact analyses for projects on or near the coast. Based on the Pacific Institute report, “The Impacts of Sea-Level Rise on the California Coast” (May 2009), the analysis and associated data is graphically shown in EIR Figure 5.8-5, *Projected Sea Level Rise*. From the study, all elevations of approximately 9.5 feet or less above mean sea level along the coastline within San Clemente would be subject to inundation based on sea level rise estimates. Based on review of San Clemente’s coastline and Centennial General Plan, the majority of development and infrastructure are above the projected sea level rise elevation. With respect to the Pier Bowl Focus Area, the sea level rise is approximately a five feet difference between the nearest developable area. The 2019 City



of San Clemente Draft Sea Level Rise Vulnerability Assessment evaluated scenarios based on the 2015 California Coastal Commission Seal Level Rise Policy Guide and based on coordination with California Coastal Commission staff scenarios of 0.8 ft of Sea Level Rise (SLR) projected to occur between 2040 to 2080, 3.3 ft of SLR between 2060 and 2100, and 4.9 feet of SLR projected as early as 2080 or after 2100. Based on a review of San Clemente’s coastline, the subject parcels are above the projected sea level rise elevation. Therefore, sea level rise impacts are considered less than significant.

EIR Figure 5.8-6, *Tsunami Emergency Response Planning Zone* is provided by the State of California Department of Conservation. These tsunami inundation maps were produced in 2009 to show the projected areas that would potentially be subject to inundation by a tsunami. Due to its proximity to the coast, the Pier Bowl Focus Areas may be subject to inundation by tsunami. However, the projected tsunami inundation area and inundation line are well below the majority of the developable land use areas and primarily affect open space land uses and existing beachfront properties or trailer parks. As a result, tsunami impacts are considered less than significant.

There are no major dams or reservoirs in the City that would cause a seiche. The existing storm drain system includes upstream debris basins to control debris and sediment from storm events. In addition, the built-out conditions of the City also reduce the chance and likelihood of major mudflow conditions. Therefore, impacts from seiches and mudflows are considered less than significant.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. No site specific operations or development of any kind is proposed. Thus, the Project has no new impacts.

10. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?	Initial Study EIR Appendix A, Page 47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	EIR Pages 5.9- 5 to 5.9-17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	EIR Page 5.9- 18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*DISCUSSION*

(a) No New Impact.

The EIR Initial Study found impacts to be less than significant. The Project is consistent with previous analysis and findings. The Project does not involve development of vacant land and the introduction of new land uses that is expected to divide an established community. The proposed land use change would tie into the existing uses and neighborhoods. Therefore, the Project will have no new impact.

(b) No New Impact.

The General Plan is to guide decision making on development within the City through 2035 and beyond. The EIR found the General Plan was consistent with applicable state, regional, and local laws, regulations, plans, and guidelines. No site specific operations or development of any kind is proposed. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The subject parcels are “infill” and developed within the Pier Bowl focus areas, which is in the older, more urbanized portion of the City. The land use change is consistent with regional plans adopted to avoid or mitigate environmental effects, which tend to encourage denser development in in-fill areas closer to mass transit and

major transportation corridors. In all, the goal of these plans is to reduce vehicular trips and associated greenhouse gas emissions, compared to development involving the conversion of “greenspace” or open space. The proposed land use changes are within proximity to a transit stop and High Quality Transit Area. These changes are consistent with the goals of the Regional Transportation Plan, Sustainable Communities Strategy, and objectives of the Climate Action Plan to reduce greenhouse gas emissions in part with less vehicle traffic trips. Therefore, the proposed Project would have no new impacts.

(c) No New Impact.

The Project is not in conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There are no known biological resources on the Project site. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are in the Pier Bowl focus area of the General Plan that is mostly developed with a lack of lack natural habitats, except for coastal canyons and bluffs with coastal sage scrub and potentially Environmentally Sensitive Habitat Areas (ESHA). EIR Figure 5.3-5 on page 5.3-23 shows no sensitive species in the Pier Bowl area and on the subject parcels. The subject parcels are “infill” and developed within the Pier Bowl focus areas, which is in the older, more urbanized portion of the City. The subject parcels have no patches of natural vegetation designated for development shown on Figure 5.3-8 “*Habitat Areas Designated for Development in Proposed General Plan.*” Additionally, according to EIR Figure 5.3-6, “*Habitat Linkages*”, the subject parcels do not contain nor are adjacent to according to the analysis of wildlife movement and habitat linkages in the South Orange County Habitat Conservation Plan (HCP) that identifies three wildlife major habitat linkages that occur in the City and/or SOI. Therefore, the Project has no new impact.

11. MINERAL RESOURCES. Would the project:

- |   |   |                          |                          |                                     |                          |
|---|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | Initial Study<br>EIR Appendix<br>A, Page 52 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | Initial Study<br>EIR Appendix<br>A, Page 53 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

*DISCUSSION*

(a) No New Impact.

In the EIR Initial Study, Mineral Resources were not found to be significantly affected by the General Plan so no discussion of the issue was required in the EIR and no mitigation measures were necessary. San Clemente did not contain any mineral resources of statewide or regional importance. Therefore, the Project has no new impacts.

(b) No New Impact.

In the EIR Initial Study, Mineral Resources were not found to be significantly affected by the General Plan so no discussion of the issue was required in the EIR and no mitigation measures were necessary. San Clemente does not contain any mineral resources of statewide or regional importance. There are no permitted mining operations within the City of San Clemente that provide aggregate materials to Southern California. Therefore, the Project has no new impacts.

12. NOISE. Would the project result in:

- |   |  |                          |                          |                                     |                          |
|---|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | EIR Pages<br>5.10-17 to<br>5.10-29           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | EIR Pages<br>5.10-29, 5.10-<br>33 to 5.10-36 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	EIR Pages 5.10-17 to 5.10-21, 5.10- 23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	EIR Pages 5.10-29 to 5.10-33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Initial Study EIR Appendix A, Page 50	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Initial Study EIR Appendix A, Page 50	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*DISCUSSION*

(a) No New Impact.

The EIR found future development in accordance with the General Plan would cause increases in traffic along local roadways. Traffic on the I-5 is also projected to increase due to regional growth, in addition to the expansion of the I-5 to include five lanes in both directions to accommodate HOV lanes. A significant impact occurs if the proposed Land Use Plan designates noise-sensitive land uses in areas where the ambient noise level clearly exceeds levels that are compatible for the designated land use, or if the future ambient noise would be incompatible with existing noise-sensitive land uses. As previously discussed, noise-sensitive land uses include residential, schools, libraries, churches, nursing homes, hospitals, and open space/recreation areas. Commercial and industrial areas are not considered noise sensitive and have much higher tolerances for exterior noise levels. Noise level increases on roadways over existing conditions were calculated in the EIR for two long-range (2035) scenarios obtained from the traffic report (Fehr and Peers 2013): 1) Preferred General Plan, No Foothill Transportation Corridor (FTC); and 2) Preferred General Plan with FTC. The scenario "Preferred General Plan No FTC" is most likely to occur over buildout period. For this scenario, the EIR found the segments to experience substantial noise increases greater than 5 dBA over 2012 conditions, resulting in noise levels greater than 65 dBA CNEL, and that include sensitive receptors, were: Avenida Pico from Avenida La Pata to Camino La Pedriza, and Avenida La Pata from Calle Saluda to Avenida Vista Hermosa. The future ambient noise would be substantially higher (5 dBA) when compared to existing conditions at noise-sensitive receptors along these roadway segments, and therefore noise impacts were found to be significant for these areas.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The Project does not allow new noise-sensitive land uses in areas where the ambient noise level clearly exceeds compatible levels for that use. The Project allows new commercial uses in a mixed use area that have higher tolerances for exterior noise levels. This would not add noise sensitive uses within the vicinity of the impacted street impacts identified above, and the subject parcels are located in the 60 dBA CNEL area shown on EIR Figure 5.10-3, within the City noise standard for a mixed use area. The land use change would add approximately 240 net new daily traffic trips that would generate roadway noise. However, the Project is expected to have less than a significant effect. The Project is within the scope of impacts identified and mitigated in the EIR. In 2015, the City adopted General Plan Amendment (GPA) 15-031 that reduced the General Plan build-out up to 1,686,600 commercial square feet and 10 dwelling units, including density reductions on El Camino Real used to access the subject parcels. This reduced development related impacts, including roadway noise. Considering the prior buildout reductions and proposed land use change, the project reduces the General Plan build-out in the EIR by 1,670,260 commercial square feet and reduces daily traffic trips by 12,389. Therefore, the Project shifts impacts from some parcels to other parcels and the overall reduction of development potential in the General Plan would more than offset noise associated with the Project. Each new individual development project would be subject to review under CEQA. As a result, the Project would not have new impacts; and prior mitigation measures remain feasible.

(b) No New Impact.

Camp Pendleton is east of City limits. Figure 5.10-5 from the EIR shows the base's projected noise zones. According to the Range Compatible Use Zone (RCUZ) study, the City is outside the Noise Zone 2 contours. Generally, residential development is not recommended within Noise Zone 2. The projected noise due to aircraft and heavy weapons use within City of San Clemente limits remain below Noise Zone 2 contours, which are levels that interfere with speech, sleep, or the ability to hear television and radio shows. Because vibration dissipates quickly with distance, and projected Zone 2 noise contours are well beyond City limits, future land uses to be developed on the eastern portions of the City would not be exposed to incompatible noise and vibration levels. Based on this analysis, the EIR found implementation of the General Plan would not expose land uses to substantial noise and vibration levels, and these impacts would be less than significant. The circumstances and assumptions to which the EIR was completed have not changed. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are not within Noise Zone 2. Consistent with the EIR analysis, the Project does not increase exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. In conclusion, the Project has no new impact.

(c) No New Impact.

The EIR found future development in accordance with the General Plan would cause increases in traffic along local roadways. As stated above, the General Plan scenario "Preferred General Plan No FTC" is most likely to occur over buildout period and the EIR found the segments to experience substantial noise increases greater than 5 dBA over 2012 conditions, resulting in noise levels greater than 65 dBA CNEL, and that include sensitive receptors, were: Avenida Pico from Avenida La Pata to Camino La Pedriza, and Avenida La Pata from Calle Saluda to Avenida Vista Hermosa. The future ambient noise would be substantially higher (5 dBA) when compared to existing conditions at noise-sensitive receptors along these roadway segments, and therefore noise impacts were found to be significant for these areas.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The Project does not allow new noise-sensitive land uses in areas where the ambient noise level clearly exceeds compatible levels for that use. The Project allows new commercial uses in a mixed use area that have higher tolerances for exterior noise levels. This would not add noise sensitive uses within the vicinity of the impacted street impacts identified above, and the subject parcels are located in the 60 dBA CNEL area shown on EIR Figure 5.10-3, within the City noise standard for a mixed use area. The land use change would add approximately 240 net new daily traffic trips that would generate roadway noise. However, the Project is expected to have less than a significant effect. The Project is within the scope of impacts identified and mitigated in the EIR. In 2015, the City adopted General Plan Amendment (GPA) 15-031 that reduced the General Plan build-out up to 1,686,600 commercial square feet and 10 dwelling units, including density reductions on El Camino Real used to access the subject parcels. This reduced development related impacts, including roadway noise. Considering the prior buildout reductions and proposed land use change, the Project reduces the General Plan build-out in the EIR by 1,670,260 commercial square feet and reduces daily traffic trips by 12,389. Therefore, the Project shifts impacts from some parcels to other parcels and the overall reduction of development potential in the General Plan would more than offset noise associated with the Project. Each new individual development project would be subject to review under CEQA. As a result, the Project has no new impact; and prior mitigation measures remain feasible.

(d) No New Impact.

The implementation of the General Plan would result in construction of new residential, commercial, and industrial uses throughout the City. Two types of temporary noise impacts could occur during construction. First, the transport of workers and movement of materials to and from the site could incrementally increase noise levels along local access roads. The second type of temporary noise impact is related to demolition, site preparation, grading, and/or physical construction. Construction is performed in distinct steps, each of which has its own mix of equipment, and, consequently, its own noise characteristics.

San Clemente Municipal Code Section 15.36.190 allows for grading, right-of-way encroachment, and landscaping/irrigation construction under permit only, during specific hours. Approval to conduct these activities beyond the accepted time period, or on Saturday, Sunday, or during recognized holidays must be pre-approved by the City Engineer through a written request submitted by the contractor. However, construction activities may occur outside of these hours if the City determines that the maintenance, repair, or improvement is necessary to maintain public services or cannot feasibly be conducted during normal business hours, or if construction activities comply with the stationary source noise standards of the Municipal Code. Significant noise impacts may occur from operation of heavy earthmoving equipment and truck haul that would occur with construction of individual development projects. Implementation of the General Plan anticipates an increase in development intensity. Construction noise levels are dependent upon the specific locations, site plans, and construction details of individual projects, which have not yet been developed. Construction would be localized and would occur intermittently for varying

periods of time. Because specific project-level information is not available at this time, it is not possible to quantify the construction noise impacts at specific sensitive receptors. Construction of individual developments associated with implementation of the General Plan would temporarily increase the ambient noise environment in the vicinity of each individual project. Because construction activities associated with any individual development may occur near noise-sensitive receptors and depending on the project type noise disturbances may occur for prolonged periods of time, construction noise impacts associated with implementation of the General Plan are considered significant.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels in the Pier Bowl focus area on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The Pier Bowl focus area is mostly built out and graded. The subject parcels are developed “infill” lots with no patches of natural vegetation designated for development shown on Figure 5.3-8 “*Habitat Areas Designated for Development in Proposed General Plan.*” The Project does not increase the maximum height limit or general intensity of development in the area. As a result, the Project is not expected to significantly increase the amount of construction activity and noise associated with developing the subject parcels. Nevertheless, each new individual development project would be subject to review under CEQA and regulations to minimize impacts. In conclusion, the Project has no new impact; and prior mitigation measures remain feasible.

(e) No New Impact.

The EIR Initial Study found impacts to be less than significant. The Project is consistent with previous analysis and findings. There are no public or public use airports in or in the general vicinity of San Clemente. There are no noise hazard zones in the city from the Southern California Edison (SCE) San Onofre Nuclear Generating Station (SONGS) Mesa Heliport and Camp Pendleton facilities. Therefore, the Project would not expose people to excessive noise levels and has no new impacts.

(f) No New Impact.

The EIR Initial Study found impacts to be less than significant. The Project is consistent with previous analysis and findings. There are no public or public use airports in or in the general vicinity of San Clemente. There are no noise hazard zones in the city from the SCE SONGS Mesa Heliport and Camp Pendleton facilities. Therefore, the Project would not expose people to excessive noise levels so the Project has no new impacts.

13. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	EIR Pages 5.11-13 to 5.11-18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Initial Study EIR Appendix A, Page 50-51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Initial Study EIR Appendix A, Page 50-51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*DISCUSSION*

(a) No New Impact.

The General Plan is not a growth-oriented plan; however, it would allow continued growth throughout the City in undeveloped or underutilized parcels, and it proposes changes to land use and land use intensity predominantly within eight focus areas. One of the purposes of the General Plan is to adequately plan and accommodate growth. Implementation of the General Plan accommodates population growth through land use designations, goals, and policies that provide a vision and guide growth in the City. The Land Use Plan designations allow a wide range of residential, commercial, mixed use, industrial, open space and other land uses such as institutional and public. Development of these uses could lead to population growth by providing either housing or employment opportunities in the City.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The addition of commercial space is expected to increase employment opportunities in the Pier Bowl area that may improve the jobs housing balance for residents in the vicinity. The future growth is within the scope of impacts identified and mitigated in the EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent that more than offsets growth inducing impacts associated with the project. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and review under CEQA. In conclusion, the Project does not result in new impacts; and prior mitigation measures remain feasible.

(b) No New Impact.

The EIR Initial Study found General Plan impacts to be less than significant, so no additional discussion of this issue was required in the EIR. The circumstances and assumptions to which the EIR was completed have not changed. The Project does not change land use designations or standards in such a way that eliminates substantial numbers of existing housing units. Therefore, the Project does not necessitate the construction of replacement housing elsewhere, so the Project has no new impact.

(c) No New Impact.

The EIR Initial Study found General Plan impacts to be less than significant, so no additional discussion of this issue was required in the EIR. The circumstances and assumptions to which the EIR was completed have not changed. The Project does not change land use designations or standards in such a way that eliminates substantial numbers of existing housing units that would displace people. Therefore, the Project does not necessitate the construction of replacement housing elsewhere, so the Project has no new impact.

14. PUBLIC SERVICES. Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	EIR Pages 5.12-2 to 5.12-7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection?	EIR Pages 5.12-2 to 5.12-7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	EIR Pages 5.12-9 to 5.12-12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	EIR Pages 5.12-13 to 5.12-16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	EIR Pages 5.12-2 to 5.12-20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	EIR Pages 5.12-17 to 5.12-20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*DISCUSSION*

(a) No New Impact.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels

on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The addition of commercial uses on the subject parcels is within the scope of impacts identified and mitigated in the EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent than more than offsets growth inducing impacts associated with the Project. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and review under CEQA. The Project does not result in new impact. Below is a review of the services individually listed in the checklist.

*Fire Emergency Services*

Upon implementation of the General Plan, the City and Orange County Fire Authority (OCFA) would maintain appropriate firefighter staffing to ensure compliance with NFPA standards for response time and coverage, as discussed above. In addition, projects are reviewed by the City and OCFA on an individual basis and would be required to comply with requirements in effect at the time building permits are issued. Policies and implementation measures in the General Plan are designed to ensure collaboration between City departments, OCFA, and other involved agencies to achieve the City’s development goals in phases, working within the budget and infrastructure constraints of the City. Following this process, sufficient revenue would be available for necessary service improvements to provide for adequate fire facilities, equipment, and personnel upon buildout of the General Plan. Therefore, impacts to fire services resulting from buildout of the General Plan were found to be less than significant. Consistent with this previous analysis from the EIR, the Project is not expected to have new impacts.

*Police Protection*

Upon implementation of the General Plan, compliance with General Plan policy S-7.01 to provide adequate staffing, facilities, and supplies and Policy S-7.05 to create local, State and Federal emergency services agencies to enhance safety resources in the City, would ensure that the City of San Clemente and Orange County Sheriffs Department (OCSD) maintain levels of police protection consistent with the OCSD’s service standards. Provision of police services under the General Plan would continue to be funded by revenues in the City’s General Fund, which would be expected to grow as new units and businesses are added in San Clemente. Facilities, equipment, and personnel needed to serve additional residents in the City would be financed by increases in tax revenue generated by new housing units and businesses. Therefore, impacts on police protection services resulting from buildout of the General Plan were found to be less than significant. Consistent with previous analysis from the EIR, the Project is not expected to have new impacts.

*School Services*

Population growth in San Clemente under the General Plan would result in additional students in CUSD elementary, middle, and high schools. According to the EIR, although schools in San Clemente currently have unused classroom capacity, the addition of 2,394 students in San Clemente would likely require expanded school services and new or expanded school facilities. Despite the increased need, payment of Senate Bill 50 development impact fees would provide funding for the financing of new school facilities. Therefore, impacts on school services resulting from buildout of the General Plan were assumed to be less than significant. The Project is not expected to induce population growth given the land use change is limited to allowing commercial uses in a mixed use area, where the current allowed use is residential only. Consistent with previous analysis, the Project is not expected to have new impacts.

*Library Services*

Buildout of the Centennial General Plan would result in an increase in demand for library services in San Clemente. New facilities, books, and personnel would be necessary to reach adequate levels of service. However, additional City and county tax revenues generated from new dwelling units and businesses in San Clemente would contribute toward the financing of additional library space and services in the City. Implementation of policies and implementation measures in the General Plan would assist in providing library services that meet local needs. Residents of the City also have access to the entirety of the Orange County Public Library (OCPL) system and its materials. For all of the above reasons, buildout of the General Plan was not anticipated to have a significant impact on library services. Consistent with previous analysis, the Project is not expected to have new impacts.

15. RECREATION. Would the project:

- a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

EIR Pages  
5.13-8 to 5.13-  
9

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?

*DISCUSSION*

(a) No New Impact.

Buildout of the General Plan would generate additional residents in the City. Future growth in the City in accordance with buildout of the Centennial General Plan would increase the demand for parks and increase existing park usage. The extent to which the City of San Clemente can plan and implement parks, trails, and other recreational facilities is related to the availability of funding. The Quimby Act is a funding mechanism for parkland acquisition. Under this Act and pursuant to the City's Municipal Code, residential subdivisions must dedicate parkland or pay in-lieu fees (or both, in some circumstances) to enable the City to acquire a ratio of 5 acres of parkland per 1,000 residents (Municipal Code Section 16.36.070). Policy BPR-2.01 in the Beaches, Parks, and Recreation Element of the proposed General Plan reiterates this standard. The combination of parkland dedication, in lieu fees and passive open space opportunities will provide adequate recreational amenities for future residents, and build out of the General Plan would not cause a substantial physical deterioration of existing facilities. Impacts are less than significant.

Policies in the General Plan address the need for parks and recreation. In addition to the parkland standard stated in Policy BPR-2.01, the Beaches, Parks and Recreation Element contains goals, policies, and programs that support regular review and updating of the City's Beaches, Parks and Recreational Master Plan and Master Plan for City Facilities. This periodic review of the City's master plans is designed to ensure that the provision of parks keeps pace with demographic trends and the recreational needs of San Clemente's residents. Individual policies in that element would track the recreation needs and interests of residents (Policies BPR-1.03 and BPR 2.02), provide recreational opportunities for underserved populations (Policy BPR-1.06), and establish a balanced approach to acquiring parkland (Policy BPR-2.06). Special topics relating to the provision of recreation opportunities, including beach access, trail connectivity, and financing of facilities, are also addressed in the Beaches, Parks and Recreation Element. Additional policies that address coastal access are found in the Coastal Element.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels. The Project is not expected to induce population growth given the land use change is limited to allowing commercial uses in a mixed use area, where the current land use designation allows residential uses only. The addition of commercial uses on the subject parcels is within the scope of impacts identified and mitigated in the EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent than more than offsets growth inducing impacts associated with the Project. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and review under CEQA. In conclusion, the Project does not result in new impacts.

(b) No New Impact.

The General Plan guides growth and development within the City and is not a development project. However, the Land Use Plan designates 971 acres of land for public open space, which includes parks and recreational facilities. Although a majority of this acreage not used for parks and recreation would likely remain unimproved open space upon buildout, some of the acreage could be improved as parks and recreational facilities. Development pursuant to the General Plan would result in the construction of new or expansion of existing recreational facilities in the City. Development and operation of new recreational facilities may have an adverse physical effect on the environment, including impacts relating to air quality, biological resources, lighting, noise, and traffic. Environmental impacts associated with construction of new and/or expansion of recreational facilities in accordance with the Land Use Plan are addressed separately. However, it is speculative to determine the location of proposed park facilities in the City and impacts arising from development of individual park projects. Goals, policies, and actions in the General Plan, along with existing federal, state, and local regulations, would mitigate potential adverse impacts to the environment that may result from the expansion of parks, recreational facilities, and trails pursuant to buildout of the Land Use Plan. Furthermore, subsequent environmental review would be required for development of park projects under the Land Use Plan. Consequently, the EIR found the General Plan would not result in significant impacts relating to new or expanded recreational facilities.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels. The Project is not expected to induce population growth given the land use



change is limited to allowing commercial uses in a mixed use area, where the current land use designation allows residential uses only. The addition of commercial uses on the subject parcels is within the scope of impacts identified and mitigated in the EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent than more than offsets growth inducing impacts associated with the Project. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and review under CEQA. In conclusion, the Project does not result in new impacts.

16. TRANSPORTATION / TRAFFIC. Would the project:

- |   |   |                          |                          |                                     |                          |
|---|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | EIR Pages<br>5.14-16 to<br>5.14-39          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?   | EIR Page<br>5.14-39                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   | Initial Study<br>EIR Appendix<br>A, Page 53 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  | EIR Pages<br>5.14-39 to<br>5.14-40          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access?   | EIR Pages<br>5.14-39 to<br>5.14-40          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?  | EIR Pages<br>5.14-40 to<br>5.14-54          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

*DISCUSSION*

(a) No New Impact.

As stated in the EIR, the General Plan is a regulatory document that lays down the framework for future growth and development and does not directly result in development in and of itself. Before any development can occur, all such development is required to be analyzed for conformance with the General Plan, zoning requirements, and other applicable local and State requirements; comply with the requirements of CEQA and obtain all necessary clearances and permits. The General Plan included reclassifications and improvements of certain arterials throughout the City to accommodate projected circulation needs. Future traffic volume forecasts were developed from the traffic model using accepted procedures for model forecast refinement. A series of model runs were performed by Stantec to forecast traffic volumes throughout the City under different scenarios. The models were designed for the City of San Clemente to predict traveler behavior under varying scenarios for

operational analysis. The traffic forecasts reflect the area-wide growth anticipated between existing conditions and future year conditions. The General Plan proposes to allow for greater density development ranging from office to mixed-use development in several focus areas. Allowing for greater density adds additional vehicle traffic to the street network. Traffic scenarios evaluated in the Mobility Report range from a combination of situations with/without the completion of the Foothill Transportation Corridor (FTC), the partial completion of the FTC called the Tesoro Extension, and road diets. The EIR found the General Plan would cause several roadway segments and intersections to operate at unacceptable Level of Service (LOS), resulting in significant traffic impacts.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels in the Pier Bowl area on Coronado Lane from a Residential High density designation to Mixed Use. The land use change is limited to allowing 16,340 square feet of commercial uses in a mixed use area, where the current land use designation allows residential uses only. This growth in commercial space would add approximately 240 net new daily traffic trips. This would add up to approximately 240 net new daily trips and is not anticipated to change the traffic model peak hour Levels of Service (LOS) at the nearby study intersections on El Camino Real. The peak hour trips are comprised of a percentage of the daily trips and are considered low. Once these peak hour trips are dispersed directionally within the street system in the study area, the net trips numbers are negligible and would not have a discernable effect on traffic operations and flow. Additionally, several land use changes adopted in 2015 reduced the General Plan build-out and this reduction of development potential would reduce traffic and congestion on the roadway network. In conclusion, the Project has no new impact.

(b) No New Impact.

As Orange County's Congestion Management Agency, Orange County Transportation Authority (OCTA) is responsible for the administration of the Congestion Management Plan (CMP). The CMP establishes that the LOS should be LOS E or better for CMP roadways and intersections. The EIR found there were no CMP intersections within the City of San Clemente. Because there are no local roadways or intersections in the City, the CMP requirements do not apply to the City. The EIR found the General Plan would have no impact in regard to CMP facilities in the City, and no mitigation would be required.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels in the Pier Bowl area on Coronado Lane from a Residential High density designation to Mixed Use. The land use change is limited to allowing 16,340 square feet of commercial uses in a mixed use area, where the current land use designation allows residential uses only. This growth in commercial space would add approximately 240 net new daily traffic trips. This would add up to approximately 240 net new daily trips and is not anticipated to change the traffic model peak hour Levels of Service (LOS) at the nearby study intersections on El Camino Real. The peak hour trips are comprised of a percentage of the daily trips and are considered low. Once these peak hour trips are dispersed directionally within the street system in the study area, the net trips numbers are negligible and would not have a discernable effect on traffic operations and flow. Additionally, several land use changes adopted in 2015 reduced the General Plan build-out and this reduction of development potential would reduce traffic and congestion on the roadway network. In conclusion, the Project has no new impact.

(c) No New Impact.

The EIR Initial Study found the General Plan would have less than significant impacts. New development would occur within developed areas of the City and is not expected to result in a change in air traffic patterns. Therefore, development would not result in an increase in safety risk and impacts are less than significant. Therefore, this impact was not addressed in the EIR. Consistent with the prior analysis, the Project would not result in new development that is expected to change air traffic patterns so the Project has no new impacts.

(d) No New Impact.

The EIR found General Plan buildout would result in some changes to the City's circulation network, but would not increase hazards or impact emergency access due to design features. The General Plan includes reclassifications and improvements of certain arterials throughout the City to accommodate projected circulation needs. All roadway system improvements associated with development and redevelopment activates under the General Plan are to be designed in accordance with the established roadway design standards, and subject to review and future consideration by the City of San Clemente. An evaluation of the roadway alignments, intersection geometrics, and traffic control features will be needed. Roadway improvements would have to be made in accordance with the City's Circulation Plan, roadway functional design guidelines, and meet design guidelines included in the California Manual of Uniform Traffic Control Devices (MUTCD) and the Caltrans Roadway Design Manual. Implementation of the General Plan would not result in hazardous conditions, create conflicting uses, or cause a detriment to emergency vehicles access.

Policies M3.01 to 3.06 are included in the Mobility and Mobility and Complete Streets Element to encourage multimodal transportation and protect travelers' safety. Conflicts between vehicular traffic and other forms of travel such as bicyclists and pedestrians may also cause traffic hazards. Implementation of Policy M-3.01 (Complete Streets Roadway Standards) require

that pedestrian, vehicular, and bicycle circulation on public and private property are coordinated and designed to maximize safety, comfort and aesthetics and are consistent with federal, state, Orange County, and local laws, codes, and standards. In addition, Policy M-3.04 encourages the use of traffic calming measures to slow traffic where non-motorized travel is encouraged. Policy M3.03, Safe Routes to School, requires collaboration with the Capistrano Unified School District and private schools to identify and implement safety measures to improve safe travel to and from schools for students, parents, residents, and school employees. Policy M-3.06, Emergency Response, requires balance of emergency response time and evacuation needs with other community concerns, such as Urban Design and traffic calming. Since roadway improvements would have to be made in accordance with the City’s Circulation Plan and roadway functional design guidelines, and with implementation of Policies M-3.01 to 3.06, the EIR found General Plan impacts would be less than significant, and no mitigation was required.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels in the Pier Bowl area on Coronado Lane from a Residential High density designation to Mixed Use. The land use change is limited to allowing 16,340 square feet of commercial uses in a mixed use area, where the current land use designation allows residential uses only. This growth in commercial space would add approximately 240 net new daily traffic trips. This would add up to approximately 240 net new daily trips and is not anticipated to change the traffic model peak hour Levels of Service (LOS) at the nearby study intersections on El Camino Real. The peak hour trips are comprised of a percentage of the daily trips and are considered low. Once these peak hour trips are dispersed directionally within the street system in the study area, the net trips numbers are negligible and would not have a discernable effect on traffic operations and flow. Additionally, several land use changes adopted in 2015 reduced the General Plan build-out and this reduction of development potential would reduce traffic and congestion on the roadway network. Therefore, the Project would not result in the need for new roadway reclassifications and improvements accommodate projected circulation needs. In conclusion, the Project has no new impact.

(e) No New Impact.

As stated above in (d), the Project would not result in the need for new roadway reclassifications and improvements accommodate projected circulation needs and provide sufficient emergency access. In conclusion, the Project has no new impact.

(f) No New Impact.

With the Centennial General Plan, the City adopted the Bicycle and Pedestrian Master Plan (BPMP) that establishes implementation of San Clemente’s bikeway system and provides broad recommendations to improve the overall walking environment. The BPMP emphasizes the importance of providing a complete and pleasant walking environment for residents and visitors. The plan enables travel by bicycle and pedestrian modes to major activity areas, including government offices, public facilities, schools, major parks and recreation areas, major retail areas, and large employment centers. A robust sidewalk and bikeway network provides an alternate to the automobile. Thoughtful and strategic investment can help to reduce emission-related pollution and congestion and improve overall community character. Implementation of the General Plan would promote the use of alternative transportation modes. Several policies are included in the proposed General Plan to promote the development of new or expansion of facilities. Policies were also included to require public outreach and education to promote alternative modes and their safe use. Policy M-1.12, Design Integration would ensure that development projects and subdivisions are designed and/or retrofitted to incorporate, and be efficiently served by, public transit, pedestrian and bicycle facilities. Policy M-1.19, Street Redesign, promotes the consideration multimodal alternative improvements to nonautomotive facilities during street redesign projects. Policies M-2.01 to M-2.36 (see policies below) were included specifically to promote the use of alternative modes of transportation and to assist on the implementation of the BPMP. The EIR found there would be no conflict with policies, plans, and programs for alternative transportation from future development and redevelopment of the General Plan.

Consistent with the aforementioned analysis in the EIR, the Project does not result in conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. The Project does not include specific plans for development or operations. Future development or redevelopment of property would be subject to a discretionary review process and CEQA in which projects are evaluated for consistency with the BPMP and General Plan policies. There would be no new impact.

17. UTILITIES AND SERVICE SYSTEMS.

Would the project:

- |   |                                    |                          |                          |                                     |                          |
|---|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | EIR Pages<br>5.15-18 to<br>5.10-20 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	EIR Pages 5.15-18 to 5.15-20, 5.15- 21 to 5.15-27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	EIR Pages 5.15-27 to 5.15-28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	EIR Pages 5.15-20 to 5.15-27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	EIR Pages 5.15-28 to 5.15-30	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	EIR Pages 5.15-27 to 5.15-28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	EIR Pages 5.15-27 to 5.15-28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*DISCUSSION*

(a) No New Impact.

The EIR found the increase in sewer flows for land use changes in the General Plan would not exceed the treatment requirements of the San Diego Regional Water Quality Control Board (RWQCB). Therefore, impacts to the wastewater treatment providers were found to be less than significant. No new major sewer upgrades are anticipated or recommended for the Project. All new development in the City will be subject to a site specific sewer capacity study as part of the approval process through the City. In the unlikely event an expansion of existing sewer facilities is required; a site-specific Storm Water Pollution Prevention Plan (SWPPP) will be required for construction thereby limiting construction impacts to less than significant. Consistent with this analysis, the Project will have no new impacts.

(b) No New Impact.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels that are entirely within the City's water district boundaries. The Project is not expected to induce population growth given the land use change is limited to allowing commercial uses in a mixed use area, where the current land use designation allows residential uses only. The addition of commercial uses on the subject parcels is within the scope of impacts identified and mitigated in the EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent than more than offsets growth inducing impacts associated with the Project. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and review under CEQA. In conclusion, the Project does not result in new impacts. An individual review of water and

wastewater is below.

### *Water*

Under the most conservative approach, the EIR found General Plan buildout would result in a 4.1 percent increase in demand within the City's service boundaries. This would not be considered a large margin. The City's projected supplies exceed demands and are sufficient to accommodate the demands of 2,698 additional people; therefore, impacts were found to be less than significant. Water demands due to General Plan buildout would not deplete groundwater supplies in the San Clemente Sub-Basin because the City Water District has existing and planned water supplies that are adequate even with a large increase in water demands, while General Plan buildout is forecast to increase City Water District water demands by a small fraction, 4.1 percent; and because planned groundwater production in the Sub-Basin by 2015, 1,000 acre feet per year (afy), would still be below the safe pumping yield of 1,100 afy.

### *Wastewater*

The EIR found the increase in sewer flows for land use changes in the General Plan would not exceed the treatment requirements of the San Diego Regional Water Quality Control Board (RWQCB). Therefore, impacts to the wastewater treatment providers were found to be less than significant. No new major sewer upgrades are anticipated or recommended for the Project. All new development in the City will be subject to a site specific sewer capacity study as part of the approval process through the City. In the unlikely event an expansion of existing sewer facilities is required; a site-specific Storm Water Pollution Prevention Plan (SWPPP) will be required for construction thereby limiting construction impacts to less than significant. Consistent with this previous EIR analysis, the Project will have no new impacts.

#### (c) No New Impact.

In general, the EIR found General Plan runoff rates remain essentially unchanged as compared to existing conditions. This is primarily due to the built out condition of the City and each Focus Area. The City is updating their Drainage Master Plan and will re-evaluate all regional storm drain facilities and confirm with more sophisticated modeling tools projected runoff rates, existing capacities and identification of deficiencies and/or recommended improvement for long-term viability of the City's storm drain system (see PSFU-6.02). This report will also incorporate the land uses associated with the updated General Plan and will identify if any of the improvements are needed within the eight Focus Areas and the cost sharing mechanisms for such improvements. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels in the Pier Bowl focus area on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels that are developed in a most built out area. The Project is not expected to induce population growth given the land use change is limited to allowing commercial uses in a mixed use area, where the current land use designation allows residential uses only. Development on the subject parcels is subject to a discretionary review process and review under CEQA, in which required infrastructure, including storm water drainage facilities, will be evaluated and necessary improvements will be required to allow a project. Public improvements must be permitted, funded, and completed according to engineering design standards, the Municipal Code, and State and Regional regulations. Also, any improvements will be evaluated for consistency and implementation of the new Drainage Master Plan. Therefore, the Project is not expected to have new impacts.

#### (d) No New Impact.

As stated above in (b), the EIR found the General Plan is forecast to have existing and planned water supplies and wastewater facilities that are adequate to service projected demand for buildout. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels that are entirely within the City's water district boundaries. The Project is not expected to induce population growth given the land use change is limited to allowing commercial uses in a mixed use area, where the current land use designation allows residential uses only. The addition of commercial uses on the subject parcels is within the scope of impacts identified and mitigated in the EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent than more than offsets growth inducing impacts associated with the project. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and review under CEQA. In conclusion, the Project does not result in new impacts.

#### (e) No New Impact.

The EIR found the increase in sewer flows for land use changes in the General Plan would not exceed the treatment requirements of the San Diego Regional Water Quality Control Board (RWQCB). Therefore, impacts to the wastewater treatment providers were found to be less than significant. No new major sewer upgrades are anticipated or recommended for the Project. All new development in the City will be subject to a site specific sewer capacity study as part of the approval process through the City. In

the unlikely event an expansion of existing sewer facilities is required; a site-specific Storm Water Pollution Prevention Plan (SWPPP) will be required for construction thereby limiting construction impacts to less than significant. Consistent with this previous EIR analysis, the Project will have no new impacts.

(f) No New Impact.

There are two solid waste facilities that accept the vast majority of solid waste from San Clemente. According to the EIR, the sites have a combined remaining capacity of about 89,289,000 tons and closure dates as late as 2067. There is sufficient landfill capacity in the region for solid waste that would be generated by buildout according with the General Plan. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels. The Project is not expected to induce population growth given the land use change is limited to allowing commercial uses in a mixed use area, where the current land use designation allows residential uses only. The addition of commercial uses on the subject parcels is within the scope of impacts identified and mitigated in the EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent than more than offsets growth inducing impacts associated with the Project. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and review under CEQA. Consistent with the previous EIR analysis, the Project will have no new impacts.

(g) No New Impact.

The CalRecycle requires that all counties have an approved Countywide Integrated Waste Management Plan (CIWMP). To be approved, the CIWMP must demonstrate sufficient solid waste disposal capacity for at least 15 years, or identify additional available capacity outside of the county’s jurisdiction. Orange County’s CIWMP, approved in 1996, contains future solid waste disposal demand based on the County population projections previously adopted by the Board of Supervisors. According to the EIR (as of 2014), the Orange County landfill system has capacity in excess of 15 years. The Orange County IWMB has also prepared a Regional Landfill Options for Orange County, a 40-year strategic plan to evaluate options for waste disposal for Orange County. Therefore, it may be assumed that adequate capacity for the General Plan is available for the foreseeable future. Furthermore, the City of San Clemente has actively pursued programs to comply with federal, state, and local regulations related to solid waste and facilities to minimize impacts from project-generated solid waste. Therefore, impacts are considered less than significant.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels. The Project is not expected to induce population growth given the land use change is limited to allowing commercial uses in a mixed use area, where the current land use designation allows residential uses only. The addition of commercial uses on the subject parcels is within the scope of impacts identified and mitigated in the EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent than more than offsets growth inducing impacts associated with the project. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and review under CEQA. Consistent with the previous EIR analysis, the Project will have no new impacts.

18. MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
  
- b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

- c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)
- d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

*DISCUSSION*

(a) No New Impact.

For the reasons above, the Project would not have new impacts to biological, cultural, and geological resources; and previous mitigation measures remain feasible to minimize impacts. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels in the Pier Bowl area on Coronado Lane from a Residential High density designation to Mixed Use. The land use change is limited to allowing 16,340 square feet of commercial uses in a mixed use area, where the current land use designation allows residential uses only. The subject parcels are in the Pier Bowl focus area of the General Plan that is mostly developed with a lack of lack natural habitats, except for coastal canyons and bluffs with coastal sage scrub and potentially Environmentally Sensitive Habitat Areas (ESHA). EIR Figure 5.3-5 on page 5.3-23 shows no sensitive species in the Pier Bowl area and the subject parcels are not part of a coastal canyon, bluff, or ESHA. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and CEQA, including an analysis of impacts to natural resources.

(b) No New Impact.

For reasons above, the Project would not have new impacts or substantially increase impacts; and previous mitigation measures remain feasible to minimize impacts. The EIR found the General Plan built out would have less than significant impacts to categories except for air quality, noise, greenhouse gas emissions, and traffic. The Project is consistent with the previous analysis of categories found to have insignificant impacts. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels in the Pier Bowl area on Coronado Lane from a Residential High density designation to Mixed Use. The land use change is limited to allowing 16,340 square feet of commercial uses in a mixed use area, where the current land use designation allows residential uses only. This growth in commercial space would add approximately 240 net new daily traffic trips and is not anticipated to change the traffic model peak hour Levels of Service (LOS) at the nearby study intersections on El Camino Real. The peak hour trips are comprised of a percentage of the daily trips and are considered low. Once these peak hour trips are dispersed directionally within the street system in the study area, the net trips numbers are negligible and would not have a discernable effect on traffic operations and flow. Additionally, several land use changes adopted in 2015 reduced the General Plan build-out and this reduction of development potential would more than offset cumulative air quality, noise, greenhouse gas, and traffic impacts associated with the project. Development on the subject parcels is subject to a discretionary review process and CEQA, including an analysis of cumulative impacts. In conclusion, the Project has no new impact.

(c) No New Impact.

For reasons above and stated in (a) and (b), the Project would not have new impacts or substantially increase impacts; and previous mitigation measures remain feasible to minimize impacts.

(d) No New Impact.

For reasons above and stated in (a) and (b), the Project would not have new impacts or substantially increase impacts; and previous mitigation measures remain feasible to minimize impacts.

# EXHIBIT B

## RESOLUTION NO.

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, CERTIFYING ADDENDUM NO. 3 TO THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT AND APPROVING GENERAL PLAN AMENDMENT 19-291 AND SPECIFIC PLAN AMENDMENT 19-292; TO ACHIEVE CONSISTENCY BETWEEN THE GENERAL PLAN, LOCAL COASTAL PROGRAM, AND PIER BOWL SPECIFIC PLAN

WHEREAS, following the previous update of the City's General Plan, in 1993 the City adopted the Pier Bowl Specific Plan to provide a framework and regulations for improvements to revitalize the Pier Bowl area and address issues identified by the community. The Specific Plan includes development standards, design guidelines, and procedures to implement the goals, policies, and objectives of the City's General Plan, and the California Coastal Act because the Pier Bowl area is entirely within the coastal zone. The Specific Plan also describes existing conditions of the Pier Bowl area, such as circulation, coastal access, recreational facilities, and historic structures; and

WHEREAS, on February 4, 2014, the City Council of the City of San Clemente adopted the Centennial General Plan, which, among other provisions, included changes to land use designations, particular types of uses, and development criteria for certain designations; and

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

WHEREAS, the City Council approved the Strategic Implementation Plan (SIP) for the General Plan that sets priorities for implementation measures to accomplish the General Plan's goals over time. This includes amendments to the Zoning Code (San Clemente Municipal Code Title 17 "Zoning"), Specific Plans, and Local Coastal Program (LCP) Land Use Plan (LUP); that make development standards, land uses, maps, regulations, and other related contents integrated, internally consistent, and compatible with the General Plan, pursuant to California Government Code Sections 65300.5, 65359, and 65454; by cleaning up errors, making clarifications, and correcting inconsistencies; and

WHEREAS, on November 3, 2015, the City Council adopted General Plan Amendment (GPA) 15-049, introduced Ordinance Nos. 1609 and 1610 for Zoning Amendment (ZA) 14-456, and certified EIR Addendum No. 1 as part of its action on GPA 15-049 pursuant to State CEQA Guidelines Section 15164(b). The GPA clarified General Plan text and graphics, added and improved maps, and made changes to land use designations, standards, and policies. The Zoning Amendment updated commercial and mixed use zoning standards and uses, and the Zoning Map to achieve consistency with the General Plan. Ordinances Nos. 1609 and 1610 were later adopted on November 17,



2015; and

WHEREAS, on September 5, 2017, the City Council adopted General Plan Amendment (GPA) 15-331, approved EIR Addendum No. 2 as part of its action on GPA 15-331, and introduced Ordinance No. 1645 for Zoning Amendment (ZA) 17-251. These action items were for the approval of the City's 2013-2021 Housing Element Update and associated implementation actions including amendments to the City Municipal Code relating to emergency shelters and density bonus requirements. The City Council adopted Ordinance No. 1645 later on September 17, 2017; and

WHEREAS, on February 8, 2018, the California Coastal Commission (CCC) approved a comprehensive update to the City of San Clemente's Local Coastal Program (LCP) Land Use Plan (LUP) with suggested modifications (Major LCP Amendment No. 1-16 (LCP-5-SCL-16-0012-1)) that included changing the land use designation of two parcels on Coronado Lane in the Pier Bowl area from Residential High (RH) to Mixed Use 4 (MU 4) and adding the Visitor-Serving Commercial District Overlay (VSCD). The Assessor's Parcel Number (APN) of the two affected parcels are 692-022-09 (119 Coronado Lane) and 936-960-01, 936-960-02 and 936-960-03 (one parcel with three APNs at 512 Monterey Lane); and

WHEREAS, at the public hearing on June 12, 2018, the City Council adopted Resolution No. 18-19 approving the comprehensive LUP update, and on August 10, 2018, the CCC certified the comprehensive LUP update. These actions reversed a land use change adopted by the City Council on November 3, 2015 that changed the land use designation of the related two parcels from MU4 to RH; and

WHEREAS, the Pier Bowl Specific Plan area is entirely located within the coastal zone, where land use planning is governed by the City's Local Coastal Program (LCP) according to the California Coastal Act of 1976 as amended and contained in the California Public Resources Code (Section 30000 et seq.). According to LUP Policy GEN-1, the LUP policies take precedence in the coastal zone; and

WHEREAS, the VSCD Overlay in the LUP is known as the Pedestrian Overlay in the General Plan; and

WHEREAS, in its approval of the SIP, the City Council initiated amendments to the General Plan (GPA 19-291) and Pier Bowl Specific Plan (SPA 19-292)(collectively, the "Project") to achieve consistency between the General Plan, LUP, and Pier Bowl Specific Plan pursuant to the California Government Code Sections 65300.5, 65359, and 65454. GPA 19-291 updates land use and overlay designations for consistency with the certified LUP, including changing two parcels on Coronado Lane from RH to MU4 and adding the Pedestrian Overlay to reflect the CCC suggested modifications described in the recitals above, and removing the Pedestrian Overlay from Public land use designations in the Pier Bowl. SPA 19-292 updates the Pier Bowl Specific Plan to be consistent with the General Plan and LUP, including but not limited to changes to land uses, development standards, and design guidelines. Additionally, SPA 19-292 improves the specific plan's organization, format, and maps; and updates the plan to reflect current conditions of the area; and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an Environmental Impact Report (“EIR”) has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

WHEREAS, by way of preparation of an Addendum No. 3, attached hereto as Exhibit \_\_ and incorporated herein, City staff evaluated the proposed Project in light of the standards for subsequent environmental review outlined in Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 by preparing an Initial Study (Exhibit \_\_); and

WHEREAS, the Initial Study indicated that all potential environmental impacts of the Project were fully analyzed and mitigated to the extent possible in the certified EIR; and

WHEREAS, on the basis of the Initial Study, staff determined that an Addendum No. 3 to the certified EIR should therefore be prepared for the Project’s proposed minor technical changes; and

WHEREAS, none of the circumstances specified in Public Resources Code Section 21166 or State CEQA Guidelines Section 15162 have occurred and thus the preparation of a subsequent or supplemental EIR or negative declaration in conjunction with the approval of the Project is not required by CEQA; and

WHEREAS, the Addendum No. 3 to the certified EIR was prepared pursuant to CEQA, the State CEQA Guidelines; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164, Subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the certified EIR; and

WHEREAS, on October 2, 2019, the Planning Commission held a duly noticed public hearing on the Project, and EIR Addendum No. 3; considered evidence presented by City staff including a draft City Council Ordinance, Resolution and exhibits attached thereto; and heard other interested parties. The Planning Commission continued discussion of the item to its regularly scheduled hearing on November 6, 2019; and

WHEREAS, on November 6, 2019, the Planning Commission continued a duly noticed public hearing on the Project, considered evidence presented by City staff including a draft City Council Ordinance, Resolution and exhibits attached thereto, and heard other interested parties and made a recommendation to the City Council as fully set forth herein; and

WHEREAS, on [date], the City Council held a duly noticed public hearing, considered evidence presented by City staff including a draft Resolution and exhibits attached thereto, and heard other interested parties.

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

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

Section 1. Incorporation of Recitals.

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

Section 2. Compliance with the California Environmental Quality Act.

As the advisory body for the Project, the City Council of the City has reviewed and considered the certified EIR, Addendum No. 3 to the EIR, the Initial Study, any oral or written comments received, and the administrative record prior to making its recommendation to the City Council on the Project. The City Council finds that the certified EIR, Addendum No. 3 to the EIR, the Initial Study, contain a complete and accurate reporting of the environmental impacts associated with the Project. The City Council finds that the Addendum No. 3, Initial Study, and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines.

Section 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report.

Based on substantial evidence set forth in the record, including but not limited to, the certified EIR, Addendum No. 3, the Initial Study, and all related information presented to the City Council, the City Council finds that the Project necessitates only minor modifications to the certified EIR. Therefore, pursuant to State CEQA Guidelines Section 15164, an addendum to the EIR is the appropriate document.

The City Council finds that the preparation of a subsequent or supplemental EIR pursuant to State CEQA Guidelines section 15162 is not required for the proposed Project because:

- A. The Project does not constitute a substantial change that will require major revisions of the certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- B. The Project does not constitute a substantial change with respect to the circumstances under which the Project is undertaken that will require major revisions of the certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- C. The Project does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified, that shows any of the following:

1. The Project will have one or more significant effects not discussed in the certified EIR;
2. Significant effects previously examined will be substantially more severe than shown in the certified EIR;
3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; or
4. Mitigation measures or alternatives considerably different from those analyzed in the certified EIR would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

#### Section 4. Findings on Environmental Impacts.

Based on Addendum No. 3, the Initial Study, the administrative record, and having considered the certified EIR and all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project have been addressed within the certified EIR, Addendum No. 3 and the Initial Study. The City Council finds that no new or additional mitigation measures or alternatives are required and there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the certified EIR. The City Council finds that Addendum No. 3 contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City.

#### Section 5. General Plan Amendment Findings.

With respect to GPA19-291, the City Council finds the following:

- A. The proposed general plan amendment is internally consistent with those portions of the General Plan not being amended, in that:
  1. The amendment updates land use and overlay designations and boundaries of certain parcels to be consistent the LUP pursuant to the California Government Code.
  2. The amendment expands the Pier Bowl Core Mixed Use 4 (MU 4) area, where policies prioritize visitor-serving, pedestrian-oriented uses that contribute to the City's vision of the Pier Bowl as a historic, multi-modal, mixed-use entertainment and recreation district, according to:
    - a. LUP Policy LU-85, Infill Development, "*Continue to require that new development is compatible with coastal-oriented and community-serving commercial uses, such as overnight accommodations, mixed uses, residential uses, and public recreational uses whose function or scale are compatible with the Pier Bowl area's recreational character.*"; and

- b. LUP Policy LU-90, Pier Bowl, *“Require initiatives, investments, and development approvals for the Pier Bowl area to contribute to the City’s vision of the area as a historic, multi-modal, mixed-use entertainment and recreation district that emphasizes the pedestrian experience, provides beach and ocean access, and is the focus for ocean-related activities for residents and visitors.”*
- B. The proposed general plan amendment will not adversely affect the public health, safety, and welfare, in that:
1. The proposed amendment furthers objectives of the General Plan, including:
    - a. Meeting community values, needs and conditions;
    - b. Guiding long-term public and private land use, transportation, economic development, resource preservation, urban design and other public policy actions;
    - c. Reflecting the City Council’s review, direction and independent judgment regarding land use, circulation and transportation, economic development, environmental protection, recreation, public safety and services, coastal issues, historic preservation, natural resources, urban design, and governance and growth management policies; and
    - d. Supporting continued development of the Pier Bowl into a historic, multi-modal, mixed-use entertainment and recreation district that emphasizes the pedestrian experience, provides beach and ocean access, and is the focus for ocean-related activities for residents and visitors.
  2. The amendment does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the certified General Plan EIR, and the amendment does not propose site specific operations or development of any kind.

Section 6. Specific Plan Amendment Findings.

With respect to SPA 19-292, the City Council finds the following:

- 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, in that:
  1. The amendment updates specific plan land use classifications and boundaries, development standards, and design guidelines to achieve consistency with the General Plan and the LCP, pursuant to Government Code Section 65454.
  2. The amendment expands the Pier Bowl Core Mixed Use 4 (MU 4) area, where General Plan and LUP policies prioritize visitor-serving, pedestrian-oriented

uses that contribute to the City's vision of the Pier Bowl as a historic, multi-modal, mixed-use entertainment and recreation district, according to:

- a. LUP Policy LU-85, Infill Development, "*Continue to require that new development is compatible with coastal-oriented and community-serving commercial uses, such as overnight accommodations, mixed uses, residential uses, and public recreational uses whose function or scale are compatible with the Pier Bowl area's recreational character.*"; and
  - b. LUP Policy LU-90, Pier Bowl, "*Require initiatives, investments, and development approvals for the Pier Bowl area to contribute to the City's vision of the area as a historic, multi-modal, mixed-use entertainment and recreation district that emphasizes the pedestrian experience, provides beach and ocean access, and is the focus for ocean-related activities for residents and visitors.*"
- B. The uses proposed in the specific plan amendment are compatible with adjacent uses and properties, in that:
1. The amendment updates specific plan land use classifications and boundaries, standards, and guidelines to be consistent with and further goals, objectives, policies, and programs of the General Plan, including:
    - a. Meeting community values, needs and conditions;
    - b. Guiding long-term public and private land use, transportation, economic development, resource preservation, urban design and other public policy actions;
    - c. Reflecting the City Council's review, direction and independent judgment regarding land use, circulation and transportation, economic development, environmental protection, recreation, public safety and services, coastal issues, historic preservation, natural resources, urban design, and governance and growth management policies; and
    - d. Supporting the continued development of the Pier Bowl into a historic, multi-modal, mixed-use entertainment and recreation district that emphasizes the pedestrian experience, provides beach and ocean access, and is the focus for ocean-related activities for residents and visitors.
  2. The amendment updates the specific plan to be consistent with the General Plan. The environmental impacts of the General Plan were fully disclosed, evaluated, and mitigated to the extent feasible in the General Plan EIR; and the amendment does not have the potential to cause new environmental effects or require new mitigation measures. The amendment does not intensify development potential or change land uses inconsistent with projections and effects studied and mitigated in the EIR, and the amendment does not propose site specific operations or development of any kind.

- C. The proposed specific plan amendment will not adversely affect the public health, safety and welfare, in that:
1. The amendment updates specific plan land use classifications and boundaries, standards, and guidelines to be consistent with and further goals, objectives, policies, and programs of the General Plan, including:
    - a. Meeting community values, needs and conditions;
    - b. Guiding long-term public and private land use, transportation, economic development, resource preservation, urban design and other public policy actions;
    - c. Reflecting the City Council's review, direction and independent judgment regarding land use, circulation and transportation, economic development, environmental protection, recreation, public safety and services, coastal issues, historic preservation, natural resources, urban design, and governance and growth management policies; and
    - d. Supporting continued development of the Pier Bowl into a historic, multi-modal, mixed-use entertainment and recreation district that emphasizes the pedestrian experience, provides beach and ocean access, and is the focus for ocean-related activities for residents and visitors.
  2. The amendment updates the specific plan to be consistent with the General Plan. The environmental impacts of the General Plan were fully disclosed, evaluated, and mitigated to the extent feasible in the General Plan EIR; and the amendment does not have the potential to cause new environmental effects or require new mitigation measures. The amendment does not intensify development potential or change land uses inconsistent with projections and effects studied and mitigated in the EIR, and the amendment does not propose site specific operations or development of any kind.
- D. The proposed specific plan amendment will not create internal inconsistencies within the specific plan. The amendment updates land use classifications and boundaries, standards, and guidelines to achieve consistency with the General Plan as required by Government Code Section 65454; improve the specific plan's organization, format, and maps; and update descriptions of the specific plan area to reflect current conditions.

Section 7. City Council Adoption.

Based on the entire record, including all written and oral evidence presented to the City Council, and the findings made and evidence discussed in the staff report and this Resolution, the City Council hereby:

- A. Approves and adopts EIR Addendum No. 3 attached hereto as Exhibit \_\_ and incorporated herein.
- B. Approves and adopts GPA 19-291 set forth in Exhibit \_\_.
- C. Approves and adopts SPA 19-292 set forth in Exhibit \_\_.

Section 8. Severability.

If any section, sentence, clause or phrase of this Resolution 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 Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution 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 9. Custodian of Records.

The documents and materials associated with this ordinance that constitute the record of proceedings on which the City Council's findings and determinations are based are located at San Clemente City Hall, 910 Calle Negocio, Suite 100, San Clemente, CA 92672.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

ATTEST:

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

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



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

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

AYES:

NOES:

ABSENT:

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

\_\_\_\_\_  
 CITY CLERK of the City of  
 San Clemente, California

Approved as to form:

\_\_\_\_\_  
 City Attorney

## **General Plan Amendment 19-291**

[Amended Figures Enclosed]

Section 1. Land Use Element Figure “LU-1A, Land Use” is hereby replaced with the figure enclosed in this exhibit.

Section 2. Land Use Element Figure “LU-1B, Overlays” is hereby replaced with the figure enclosed in this exhibit.

Section 3. Land Use Element Figure “LU-3D, Commercial and Mixed Use – Pier Bowl” is hereby replaced with the figure enclosed in this exhibit.

Section 4. Definition “Spanish Colonial Revival” is hereby added to the General Plan Glossary, and existing definitions are reordered alphabetically, as follows:

**“Spanish Colonial Revival”** shall mean a style of architecture with low-pitched red-tile roofs and thick walls. The style uses decorative details borrowed from the entire history of Spanish architecture. Dramatically carved doors are usually emphasized by adjacent spiral columns, pilasters, carved stonework, or patterned tiles. Less elaborate entrance doors of heavy wood panels, sometimes arched above, are also common. Decorative window grills of wood or iron are common, as are similar balustrades on cantilevered balconies. Other typical details include tile-roofed (and otherwise decorated) chimney tops, bricks, or tile vents; fountains, arched walkways; and round or square towers.

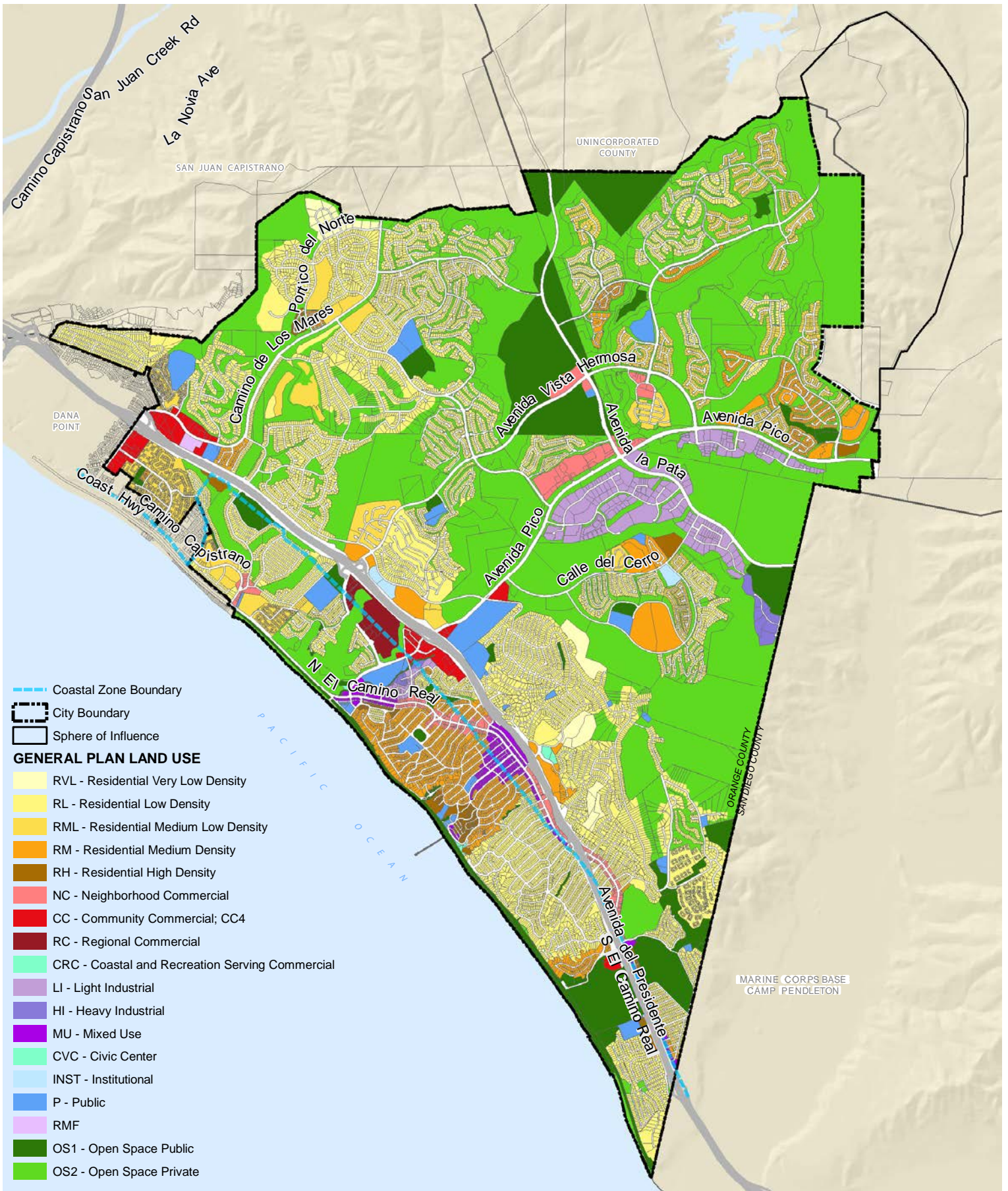
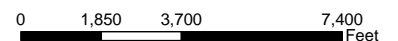


Figure LU-1A  
Land Use





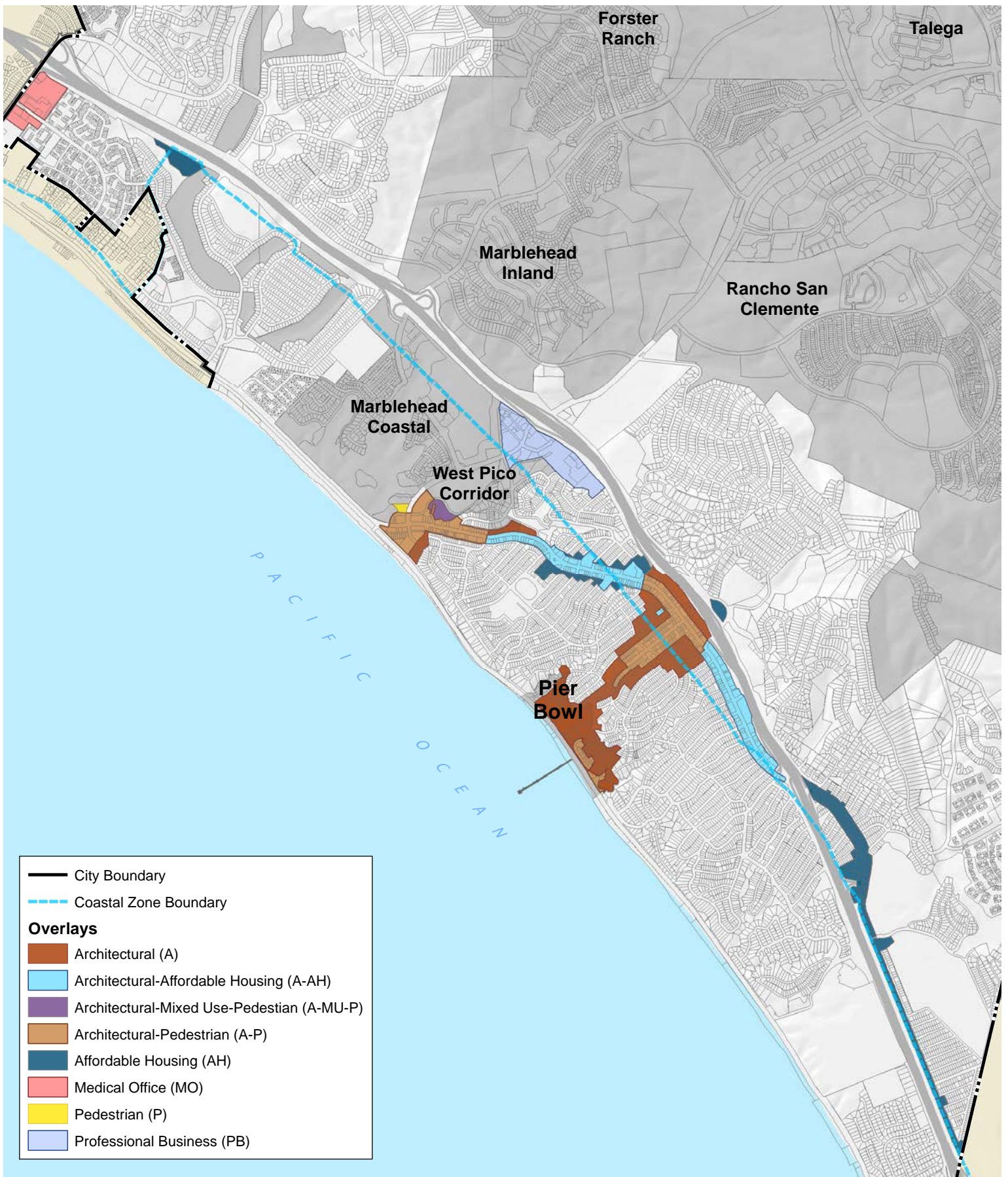


Figure LU-1B  
**Overlays**

0 1,050 2,100 4,200  
Feet



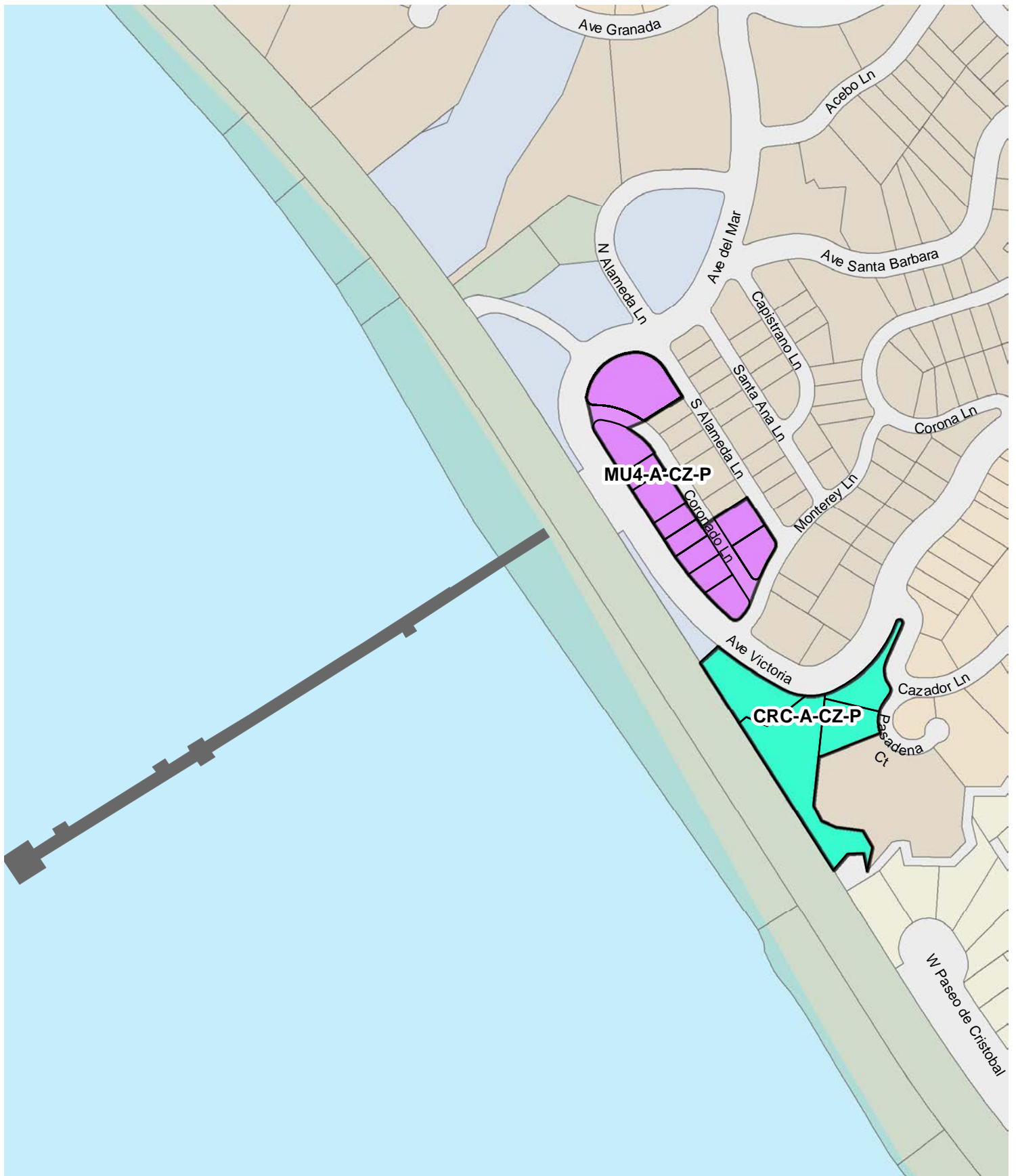
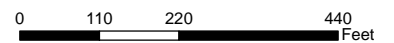


Figure LU-3D

# Commercial and Mixed Use - Pier Bowl



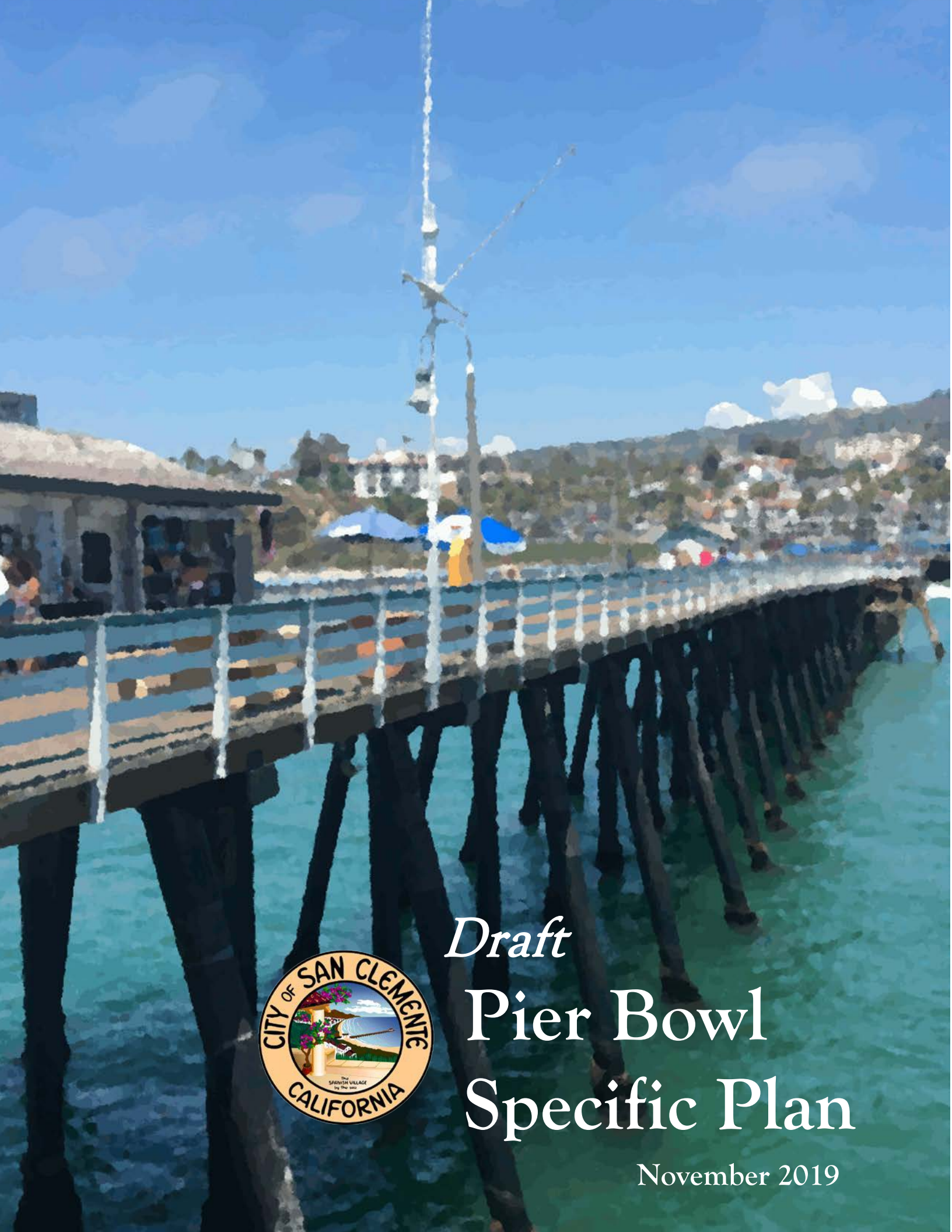
# EXHIBIT D

## **Specific Plan Amendment 19-292**

[Amended Specific Plan Enclosed]

Section 1. The Pier Bowl Specific Plan is hereby amended in its entirety. The amended Specific Plan is enclosed in this exhibit





*Draft*  
Pier Bowl  
Specific Plan

November 2019



# Pier Bowl Specific Plan



**November 2019**

**910 Calle Negocio, Suite 100  
San Clemente, CA 92673  
[www.san-clemente.org](http://www.san-clemente.org)**



## Table of Contents

<b>Chapter 1. Introduction</b> .....	1-1
101 Pier Bowl Area .....	1-1
102 Purpose and Objectives.....	1-5
103 Relationship to Other City Planning Documents .....	1-6
104 Pier Bowl History .....	1-8
106 General Plan and Zoning.....	1-13
107 Existing Physical Conditions .....	1-18
<b>Chapter 2. Land Use Plan</b> .....	2-1
201 Planning Vision and Concepts .....	2-1
202 Land Use Plan .....	2-3
203 Affordable Housing Program.....	2-11
204 Open Space, Recreation Trails and Coastal Access .....	2-12
205 Grading Concept.....	2-22
206 Circulation Plan.....	2-23
207 Landscape Concept.....	2-27
208 Public View Corridors.....	2-28
209 Infrastructure Plan .....	2-28
<b>Chapter 3. Design Guidelines</b> .....	3-1
301 Purpose .....	3-1
302 Grading Design Guidelines.....	3-2
303 Site Design Guidelines.....	3-3
304 Landscape and Streetscape Guidelines .....	3-6
305 Architectural Guidelines .....	3-21
<b>Chapter 4. Implementation</b> .....	4-1
401 Purpose .....	4-1
402 Public Improvements .....	4-1
403 Infrastructure for Private Development .....	4-2
404 Future Planning Initiatives.....	4-3
<b>Chapter 5. Development Standards</b> .....	5-1
501 Residential Medium Standards (RM) .....	5-1
502 Residential High Standards (RH) .....	5-5
503 Coastal and Recreation Commercial 1 Standards, Robison Property (CRC1).....	5-9
504 Coastal and Recreation Commercial 2 Standards, Beachcomber Property (CRC2).....	5-15
505 Pier Bowl Core Mixed Use 4 Standards (MU4).....	5-19
506 Public Casa Romantica Standards (P1).....	5-27
507 Public Pier Bowl Standards (P2).....	5-30

508	Open Space Public Standards (OS1) .....	5-34
509	General Standards.....	5-36
<b>Chapter 6. Administration .....</b>		<b>6-1</b>
601	Legal Authority.....	6-1
602	Development Review Procedures.....	6-1
603	Enforcement .....	6-3
604	Severability .....	6-3
605	Specific Plan Amendments.....	6-3
<b>Chapter 7. Definitions .....</b>		<b>7-1</b>
701	Purpose .....	7-1
702	Acronyms.....	7-1
703	General Criteria .....	7-1
704	Definitions .....	7-2
<b>Figures</b>		
1-1	Vicinity Map .....	1-2
1-2	Focus Area Map .....	1-3
1-3	Aerial View of Pier Bowl.....	1-4
1-4	General Plan Land Use.....	1-16
1-5	General Plan Overlays.....	1-17
2-1	Pier Bowl Land Use Areas .....	2-4
2-2	Pier Bowl Land Use Overlays .....	2-5
2-3	Open Space.....	2-17
2-4	Trails and Bikeways.....	2-18
2-5	Coastal Access Points .....	2-19
2-6	Linda Lane Coastal Access .....	2-20
2-7	Corto Lane Coastal Access .....	2-21
2-8	Municipal Pier Coastal Access.....	2-22
2-9	Circulation System.....	2-25
2-10	Public View Corridors.....	2-29
2-10-A	View from Linda Lane .....	2-30
2-10-B(1)	North View from Casa Romantica.....	2-30
2-10-B(2)	South View from Casa Romantica .....	2-31
2-10-C	View from Avenida Del Mar and Acebo Lane .....	2-31
2-10-D	View from Avenida Victoria to Coast and Beachbomber.....	2-32
2-10-E	View from Avenida Victoria and Monterey Lane .....	2-32
2-10-F	View from Pier to Casa Romantica .....	2-33
2-10-G	View from Pier to Casa Romantica .....	2-33
3-1	Streetscape Plan .....	3-19
5-1	Pedestrian-Oriented Street Frontages .....	5-20
5-2	Height Limit for Lots 42-45, Blocks 3-5, Tract 784 .....	5-33

**Tables**

1-1	General Plan Designations .....	1-13
1-2	Existing Uses in 2019 .....	1-18
2-1	Parking at Coastal Access Points .....	2-27

**Appendix**

A.	Amendment Index and Tracking List.....	8-1
B.	Example of Infrastructure Projects Considered.....	8-2

## Chapter 1

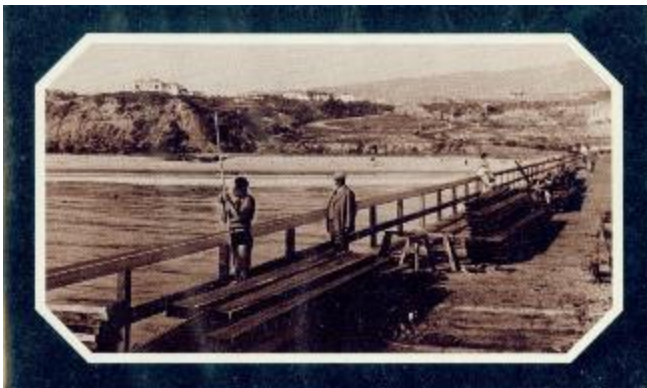
### INTRODUCTION

- 101 Pier Bowl Area
- 102 Purpose and Objectives
- 103 Applicability and Organization of Specific Plan
- 104 Relationship to Other City Planning Documents
- 105 Pier Bowl History and Planning
- 106 General Plan and Zoning
- 107 Existing Physical Conditions

### 101 Pier Bowl Area

The Pier Bowl consists of approximately 56 acres of land in a portion of the San Clemente coastline that transforms from the vertical coastal bluff face into a large bowl with gentle slopes forming a natural amphitheater to the ocean. The founder of San Clemente, Ole Hanson, in designing his blueprint for the “Spanish-Village by-the-Sea” decided that this place would be the perfect location to build the San Clemente Pier. Hence, this area is referred to today as the “Pier Bowl.” The Pier Bowl area is located southwest of the Interstate 5 Freeway (I-5) and west of Del Mar/T-Zone. The area’s approximate boundaries are Linda Lane Park to the north, Trafalgar Canyon to the south, the Pacific Ocean to the west, and the inland residential neighborhoods to the east.

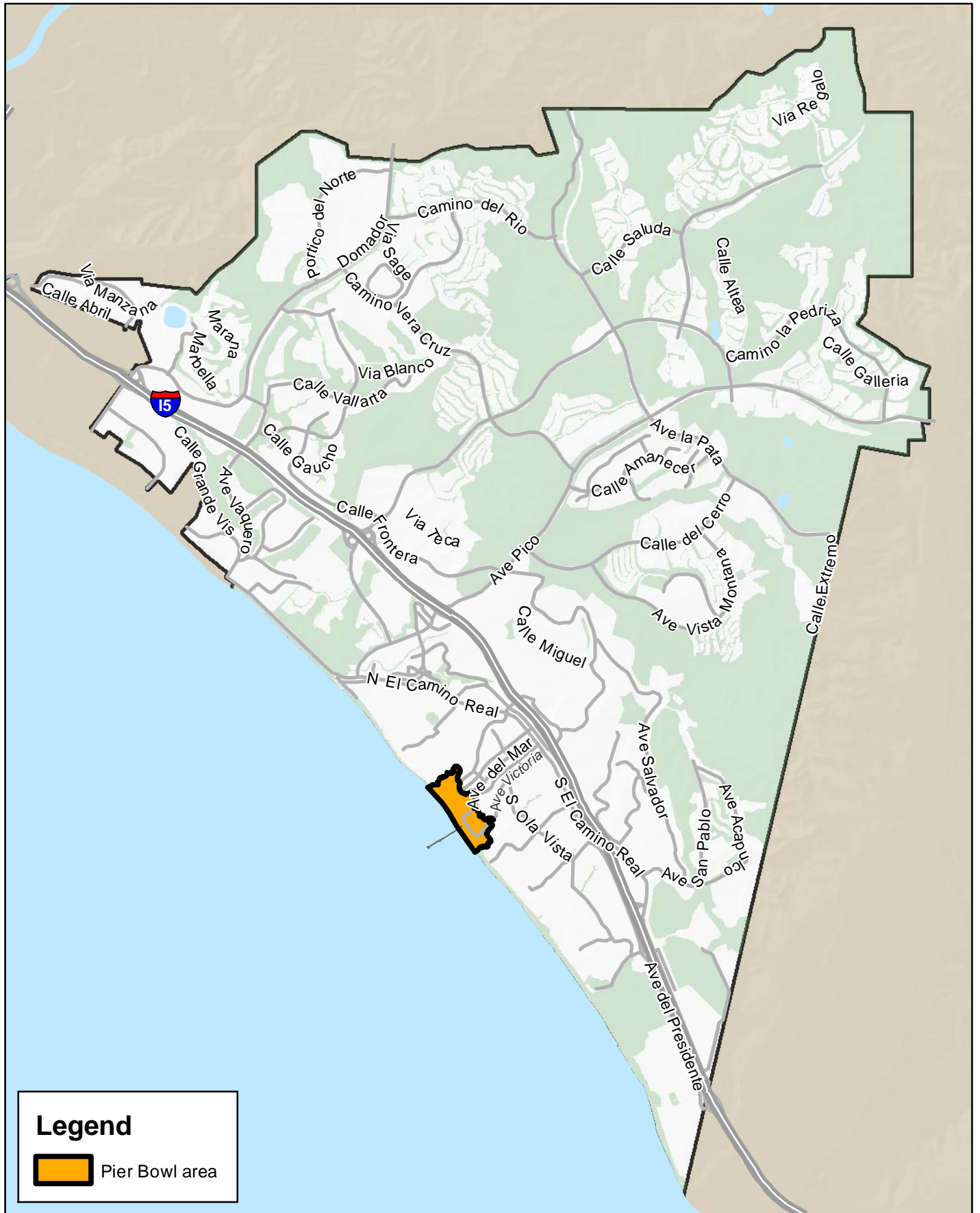
The Pier Bowl is a highly active, pedestrian-oriented, coastal center serving residents and visitors. It capitalizes on its exceptional ocean views, ocean-side location, and the abutting historic Municipal Pier. The home of the City’s founder, Ole Hanson, the Casa Romantica Cultural Center and Gardens is located here, plus many other historic resources. The Pier Bowl and Pier is another key destination area of the City with a rich heritage. The Pier Bowl is defined by its exceptional beach experience, rich history, nearby amenities and the San Clemente Pier Amtrak/Metrolink station. It is an ocean-side recreation area with a mix of housing types, lodging beach- and community-serving retail uses, small-scale supporting services, and strong connections to the Del Mar/T-Zone and North Beach areas. The Pier is one of the City’s most recognizable landmarks. It is a destination in its own right, offering dining, sightseeing, fishing and other recreation opportunities.



*Original pier under construction in 1928*



*San Clemente Pier in 2019*



**Legend**


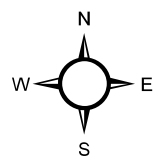
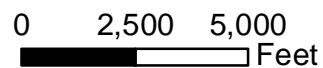
 Pier Bowl area



Figure 1-1  
**Vicinity Map**



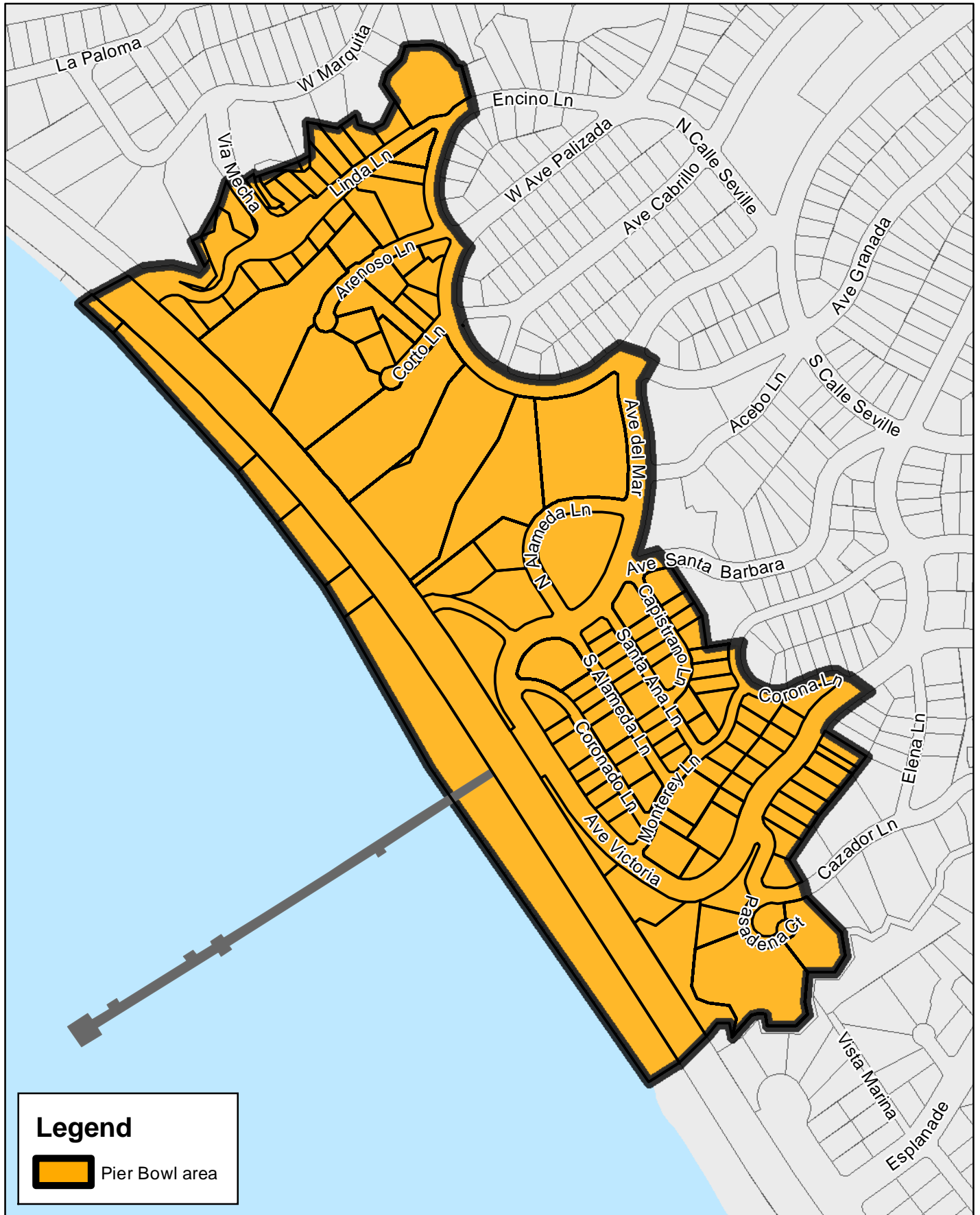


Figure 1-2

Focus Area Map

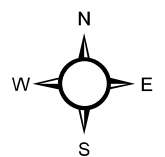
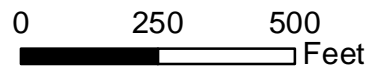






Figure 1-3 – Aerial View of Pier Bowl

Pier Bowl  
Boundary

## 102 Purpose and Objectives

The purpose of this Specific Plan is to implement the City's General Plan with respect to the Pier Bowl area. The objectives for the Pier Bowl Specific Plan are to:

- A. Provide planning and design concepts for the Pier Bowl consistent with the General Plan and Local Coastal Program, including policies specific to the Pier Bowl focus area;
- B. Provide for the implementation of the City's Inclusionary Housing Program, Growth Management Program, and Urban Design Program;
- C. Provide a set of development standards for the Specific Plan area to implement planning and design concepts;
- D. Provide a balance of land uses within the Specific Plan area, including a range of housing opportunities, coastal recreation commercial, open space, and recreational resources;
- E. Preserve and protect existing public view corridors;
- F. Phase development in step with provision for the infrastructure and services needed to support new development;
- G. Preserve and enhance coastal recreation, resources, access and amenities;
- H. Protect and preserve significant historic resources; and
- I. Protect and maintain environmental resources.

## 103 Applicability and Organization of Specific Plan

The Pier Bowl Specific Plan is both a planning and a regulatory document developed to implement the goals, policies, and objectives of the City of San Clemente General Plan and California Coastal Act. The Specific Plan provides guidelines and regulations for land use, circulation, resource preservation, and development processing.

The provisions of this Specific Plan apply to all real property in the Pier Bowl, shown on Figures 1-1, 1-2, and 1-3, above. The following is an outline of the Chapters in this Specific Plan:

- Chapter 1: Introduction
- Chapter 2: Land Use Plan
- Chapter 3: Design Guidelines
- Chapter 4: Implementation
- Chapter 5: Development Standards
- Chapter 6: Administration
- Chapter 7: Definitions



## 104 Relationship to Other City Planning Documents

### A. Local Coastal Program.

This Specific Plan is an implementation plan of the City's Local Coastal Program. The Pier Bowl Specific Plan area is entirely located within the coastal zone. Land use planning and development standards in the City coastal zone are governed by the City's Local Coastal Program (LCP), which in turn must be consistent with the policies and standards found within the California Coastal Act of 1976 as amended and contained in the California Public Resources Code (Section 30000 et seq.). The Coastal Act directs each local government lying within the coastal zone to prepare an LCP for its portion of the California coastal zone (Public Resources Code Section 30500(a)).

The LCP is to carry out the resource protection policies of the Coastal Act within the City of San Clemente. The LCP is a comprehensive long-term planning blueprint governing development in the City of San Clemente's coastal zone. The coastal zone is a distinct geographic area of land and water defined by the Coastal Act that extends along the coastline. An LCP is defined as "a local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resources areas, other implementing actions which when taken together meet the requirements of and implement the provisions and policies of [the Coastal Act] at the local level." (Public Resources Code Section 30108.6). As required by the Coastal Act, the City's LCP is comprised of a Land Use Plan and an Implementation Plan.

#### 1. Land Use Plan.

A Land Use Plan (LUP) is the primary planning policy document for the coastal zone, defined as "the relevant portion of a local government's general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and where necessary, a listing of implementing actions" (City LUP). The LUP contains policies that indicate which land uses are appropriate in the various parts of the coastal zone. The LUP policies and programs also guide how natural resources shall be protected when land is developed, how public access to the coast shall be preserved, and how other coastal resources shall be maintained and enhanced.

2. Implementation Plan.

An Implementation Plan (IP) consists of the zoning ordinances specific to the coastal zone and the zoning maps for the coastal zone. The IP plays a central role in carrying out the policies and programs of the LUP and contains specific requirements that apply to development projects, as well as detailed procedures for applicants to follow. The City does not have an IP. An IP is being prepared for public review, City Council consideration, and Coastal Commission certification. Until IP certification, this Specific Plan and the Zoning Ordinance function as implementation plans for the Pier Bowl area.

**B. General Plan.**

This Specific Plan is a tool for the implementation of General Plan goals and policies applicable to the Pier Bowl area. The City's General Plan provides comprehensive long-term goals and policies for achieving San Clemente's vision. It guides growth and development to achieve optimum results from the City's physical, economic, environmental and human resources. The General Plan is made up of thirteen elements: Land Use; Urban Design; Historic Preservation; Economic Development; Mobility and Complete Streets; Housing, Beaches, Parks and Recreation; Natural Resources; Coastal; Safety; Public Services, Facilities and Utilities; Growth Management; and Governance. Separately, the City more regularly adopts updates to the State mandated Housing Element. The City also has a Climate Action Plan (CAP) that links with the General Plan.

The General Plan establishes what types of land uses will be permitted and where they can be located, allowable densities for development, and the proportional relationship of the built environment to the natural environment. The General Plan also identifies the location and criteria for open space preservation, the basic design and phasing of the circulation system, future infrastructure and public services needs, and methods to protect environmental resources. The City's physical form and image, economy, and social fabric are greatly influenced by the General Plan. The General Plan remarks on the crucial role the natural environment plays in sustaining community lifestyle and the local economy. As such, the CAP builds upon the environmental values set forth in the General Plan. The CAP focuses on water, energy, and waste consumption as areas targeted for action to create efficiencies.

**C. Zoning Ordinance.**

The City's Zoning Ordinance is the primary document that implements the General Plan and LUP for the coastal zone, until an IP is adopted by the City and certified by the Coastal Commission. The Zoning Ordinance provides regulations regarding permitted land uses, development standards, and the development entitlement process for parcels of land within the incorporated boundaries of the City. Certain areas of the City, like the Pier Bowl, are zoned SP (Specific Plan). The various adopted Specific Plans for these areas are incorporated into the Zoning Ordinance by reference. They establish regulations applicable to the land within the boundaries of a particular Specific Plan. Likewise, the Zoning Ordinance provides

certain regulations that apply within the Specific Plan areas. The Specific Plan incorporates sections of the Zoning Ordinance by reference.

**D. Sign Ordinance.**

The Sign Ordinance is a chapter of the Zoning Ordinance that contains regulations pertaining to signs throughout the City. This Specific Plan incorporates the Sign Ordinance by reference.

**E. Design Guidelines.**

The City's adopted Design Guidelines, which apply to all areas of the City except for the Specific Plan areas, contain recommended architectural and site design guidelines for use by planners, architects, landscape architects, and other design professionals. Their purpose is to implement the General Plan Urban Design Element. Chapter 3 of this Specific Plan contains design guidelines similar in purpose and content to the City's Design Guidelines, but created for and applicable to areas within Pier Bowl.

## **105 Pier Bowl History**

In 1928, Ole Hanson had the San Clemente Pier erected as a gift to the town. Hanson designed the street Avenida Del Mar to gracefully meander down from El Camino Real to the beach and base of the Pier. Taking advantage of the natural topography, roads and lots were designed to view out over the Pacific. To prevent San Clemente from becoming "a heterogeneous mixture of terrible structures," Ole Hanson established strict architectural guidelines that required all buildings in the City to be Spanish. In keeping with his vision for the town, Ole Hanson built his own Spanish villa, the "Casa Romantica," on top of the bluff above the Pier Bowl. The residence enjoys white-water ocean views and panoramic views of Dana Point, Catalina Island, Cotton's Point, San Clemente Island, and San Diego on clear days.

During the depression, Ole Hanson's influence in San Clemente subsided. In the years that followed, the architectural design theme prescribed by Ole Hanson was abandoned. Despite the relatively unplanned development that followed from the 1950's through the late 1970's, the Pier Bowl has retained much of its village character. This character retention is because Ole Hanson laid the groundwork for a successful village design, the components of which are still in place today. These components include: the Casa Romantica and other historic buildings; the architectural integrity of many of the buildings; the Pier; the panoramic views; the mix of residential and commercial uses; recreational activities; the street and lot design with the natural topography; the interwoven street pattern; and the area's sunny Mediterranean climate.

Since the mid 1970's, the City has made continued effort to enhance the Pier Bowl and implement Ole Hanson's vision of making the Pier Bowl a "Spanish-Village-by-the-Sea." Land use plans, regulations, and design guidelines have been adopted, including this Specific Plan, to ensure development improves the Pier Bowl consistent with goals and policies for the area. The history of Pier Bowl planning efforts are summarized below.

**A. Specific Plan History.**

January of 1975 marked the City's first formal attempt since Ole Hanson to revitalize the Pier Bowl when the City Council approved Ordinance 642, designating the Pier Bowl as a redevelopment area. Soon after the establishment of the redevelopment area, the firm of Keisker-Johnson was retained by the City to develop a master plan for the redevelopment area. A Master Plan was developed including a commercial plaza over parking, a beachfront park, parking-lot improvements, and streetscape amenities. The Master Plan was approved by the City; however, implementation and development of the plan was never carried through due to controversy over the purchase of private land to develop the project.

In 1983, the City adopted San Clemente's Downtown Plan 2000. The Plan 2000 established goals, policies, and guidelines for Pico/North Beach and Del Mar/Pier Bowl. In the Del Mar/Pier Bowl portion of Plan 2000, design concepts for the Pier Bowl are discussed. These design concepts address Spanish architectural design, open space, and parking and circulation. Specific improvements that are recommended include a subterranean parking structure with a garden and park above, and a beach walk.

In the summer of 1988, the City met with local merchants and residents from the Pier Bowl and began developing a comprehensive Master Plan for the area in conjunction with the firm of Thirtieth Street Architects. Midway through this process, the City purchased the Casa Romantica. Purchase of the Casa achieved an important goal of the City, which was to protect historic and significant architectural properties. As a consequence of this purchase, the Pier Bowl Master Plan was put on hold until a development plan for the Casa Romantica could be completed.

The City conducted a process for selection of a developer for the Casa. The Ratkovich Company, a Los Angeles development firm, was selected as the best qualified developer. The Ratkovich Company, working with the City, proposed a development plan for the Casa Romantica, the City Parking Lot, and the Alameda property. This plan, which included 275,000 square feet of development, was presented to the public at several workshops. Due to the lack of public support for the project, the Ratkovich Company withdrew its proposal. With the end of the public-review process for the Casa Romantica in May of 1990, the City committed to continuing the Pier Bowl planning effort including a renewed effort for development of the Casa Romantica site. Based on this commitment, staff re-initiated the Pier Bowl Planning process in February, 1991. In August, 1991, the City Council endorsed a three-phased planning approach for the Pier Bowl:

- Phase 1, the development of a conceptual plan to provide the guidelines and project description.
- Phase 2, the development of the Pier Bowl Specific Plan.
- Phase 3, the development of a Casa Romantica Development Plan.

Phase I, the Pier Bowl conceptual plan, was developed from data gathered through past planning efforts in the Pier Bowl, information developed from the General Plan Advisory Committee (GPAC) and the Pier Bowl Advisory Committee, and through numerous public workshops. The conceptual plan (Phase I) was to build a consensus among the community on the general policy direction for the Pier Bowl Specific Plan. In 1993, Phase 2 was completed with the adoption of the Pier Bowl Specific Plan. The Specific Plan was to provide the specific framework and enabling legislation for physical improvements which will revitalize the area and address issues and concerns that have been identified by the local community. These issues include: a desire to retain and enhance the Spanish-Village theme; to maintain the existing character of the area; a need for more beach parking; preservation of the Casa Romantica and other historic resources; preservation of public view corridors; development of City-owned property; better directional signage; street landscaping; more economic opportunities; and improved access and traffic flow.

#### **B. Casa Romantica Development Plan.**

In 1988, the City of San Clemente Redevelopment Agency purchased the Casa Romantica with three goals: 1) to restore the Casa Romantica and gardens, 2) open it up for public use and enjoyment, and 3) insure it is not a financial burden to the City. To test the financial viability of a cultural center as the Casa's primary use, the City Council contracted with Wolf, Keens, & Company (WKC) in 1999 to complete a feasibility study, as Phase 3 of the City Council directives in 1991 for the Pier Bowl. WKC did extensive research and public outreach with the City, as part of the study process. In March 2000, the City Council and City Redevelopment Agency Board of Directors endorsed the WKC feasibility study, and directed staff to implement it. The feasibility study included eight key findings: 1) the Casa be overseen and operated by a non-profit organization, 2) the City lease the Casa to the non-profit with an agreement that assures appropriate use and oversight accountability, 3) develop multi-cultural programs, 4) develop usable spaces that retain the historic fabric of the building while meeting community need for a cultural center, 5) grounds are developed into horticultural gardens with new terraces, 6) all rooms and outdoor terraces be active spaces that can be used for a variety of cultural, art, and educational uses, 7) the City provide findings for the creation of the non-profit, and 8) a fundraising study be completed prior to launching a capital campaign.

In 2001, the City Council approved permits for the development of a cultural center using recommendations in the WKC study, and later the Coastal Commission approved the project. Since 2003, Casa Romantica has been a premier Southern California cultural center, producing over 100 cultural programs annually with music, art, dance, theater, wellness, free children's education, and guest speaker

events. It hosts nationally-and internationally-renowned artists, and in 2017 was awarded Outstanding Arts Organization for all of Orange County by ArtsOC. Casa Romantica is visited by over 40,000 people annually.

**C. Safety Quiet Zone Established.**

Starting in 2011, the City of San Clemente and Orange County Transportation Authority (OCTA) received approval from the Federal Railroad Administration (FRA) and California Public Utilities Commission (CPUC) for the establishment of the City's Safety Quiet Zone (SQZ) that has since expanded to include other City portions of the Los Angeles to San Diego Rail (LOSSAN) Corridor. The SQZ is consists of an Audible Warning System (AWS), fencing, and railroad crossing improvements to reduce train horn noise and lessen the environmental impact train horns have on residents, beach goers and trail users. The City monitors and improves upon the SQZ as opportunities and resources are available.

**D. San Clemente Redevelopment Agency Dissolved.**

The Pier Bowl was a redevelopment area with oversight by the San Clemente Redevelopment Agency (RDA). Pursuant to California Assembly Bill 26 (AB 26), the RDA was dissolved on February 1, 2012. The Oversight Board of the Successor Agency to the San Clemente Redevelopment Agency was created in 2012, pursuant to the State law that dissolved the redevelopment agency of the City of San Clemente, along with all 400 redevelopment agencies in California. The Oversight Board oversees the actions of the City of San Clemente, in its capacity as the Successor Agency to the San Clemente Redevelopment Agency, in winding down the affairs of the RDA.

Since the RDA was dissolved, non-profit organizations were formed to support public facilities. Pier Pride is a non-profit that partners with the City of San Clemente to fill gaps between City funds and the Pier's needs to restore the Pier to the best version of its historic self. The Casa Romantica Cultural Center and Gardens non-profit formed to operate and manage the Casa Romantica grounds with a lease from the City of San Clemente.

**E. Centennial General Plan.**

On February 4, 2014, the City updated its General Plan, titled as the "Centennial General Plan" to recognize the San Clemente's centennial celebration in 2028. The General Plan provides goals and policies to guide the City towards its vision through this milestone year. San Clemente is known as the "Spanish Village by the Sea" and is comprised of various neighborhoods and communities that vary in terms of their uses, types of development and architectural character.

Prior to commencing the Centennial General Plan effort, the City Council appointed a General Plan Advisory Committee (GPAC) to guide City staff and planning consultants in the development of the Plan. The GPAC was made up of 25 community members, representing various commissions, committees, organizations, informal groups and citizens at-large. The GPAC's first major effort

was to establish the community's core values and develop guiding principles for the new General Plan. Following that effort, the GPAC reviewed draft design concepts and land use alternatives that were shared with the community at various public workshops, as described below. After establishing key policy issue priorities, the GPAC completed its work with the review of the entire draft Centennial General Plan document.

In all, including public meetings held with the GPAC, the Planning Commission and the City Council, San Clemente citizens provided input at 86 public workshops and meetings. Public participation kicked off with a series of six community workshops held between July and September 2010. The workshops provided valuable public input on land use issues, concerns and needs in 8 key "Focus Areas", and the Pier Bowl was included. In addition, a number of stakeholder meetings were conducted to further engage the community and to involve those who might be directly affected by potential changes. Throughout the course of the effort, the Planning Commission held 40 public meetings to consider GPAC's recommendations regarding land use alternatives, goals and policies and prepare the "City Council Hearing Draft." The Beaches, Parks and Recreation Commission and Coastal Advisory Committee also held public meetings on specific sections. In addition to unanimously adopting the final Centennial General Plan document and certifying its accompanying Environmental Impact Report on February 4th, 2014, the City Council provided direction at each of the key milestones of the effort, including the Values and Guiding Principles, the selection of a Preferred Land Use Alternative and review of every General Plan goal, policy and implementation measure and the Environmental Impact Report.

Throughout this review process, there were a variety of discussion topics that included but were not limited to existing and proposed policies, area boundaries, land use issues and opportunities, architectural character and guidelines for neighborhood compatibility, the preservation of public view corridors, parking management strategies and supply, wayfinding signage improvements, economic development initiatives with the dissolution of the redevelopment agency, streetscape and public improvements, bicycle and pedestrian environment and connections to public transit, public art, visual and transportation connections to the downtown area, and the preservation of historic, cultural, scenic, and natural resources. This community input was considered by the City Council when it approved land use changes and set specific policy direction in the General Plan for the Pier Bowl, beyond goals and policies applicable Citywide.

#### **F. Local Coastal Program.**

In 2014, the City initiated work on a Comprehensive Land Use Plan (LUP) Update after being awarded a Local Coastal Program (LCP) grant from the Coastal Commission to support the effort. City staff worked to develop a draft LUP and conducted multiple public meetings and hearings to solicit public input on the LUP update. The LUP carries over General Plan policies related to coastal zone, including the Pier Bowl area, and expands upon goals and policies for coastal planning and implementation.

In February 2016, the City submitted the City Council approved LUP to the California Coastal Commission (CCC). Following the formal submittal, City staff and CCC staff coordinated on a regular basis over a period of two years to review and discuss CCC staff proposed changes to the City's LUP. Discussions focused

on both non-substantive changes such as typographical changes, minor edits, changes to figures and chapter reorganizations as well as substantive policy changes. The final changes to the document recommended by CCC staff are known as the suggested modifications. On February 8 2018, the CCC approved the comprehensive LUP with suggested modifications. At its June 12, 2018 public hearing, the City Council approved and adopted the LUP update as modified and approved by the CCC. Then, the CCC certified the LUP on August 8, 2018.

The City is now preparing an Implementation Plan (IP) for public review, City Council consideration and adoption, and Coastal Commission certification. With the completion of the IP process, the IP will function as the City’s zoning ordinance for the coastal zone, including the Pier Bowl Specific Plan. In 2019, the City updated the Pier Bowl Specific Plan for internal consistency with the General Plan and LUP, as required by State law.

## **106 General Plan and Zoning**

### **A. General Plan Designations.**

The City’s General Plan land use designations and overlay districts for the Pier Bowl are listed in Table 1-1 below and shown in Figures 1-2 (Land Use Designations) and 1-5 (Overlays).

**Table 1-1 General Plan Designations**

<b>Land Use Designations</b>	<b>Maximum Density</b>	<b>Building Height (TOR = Top of roof) (PL = Plate Line)</b>	<b>Allowable Uses</b>
Residential			
Residential Medium (RM)	15.0 units per gross acre 24.0 units per net acre	TOR: 25 feet	Single-family detached and attached homes, clustered homes and townhomes, Bed and Breakfast facilities, multifamily apartments, Senior housing, boarding houses, public open space, and recreation.



Land Use Designations	Maximum Density	Building Height (TOR = Top of roof) (PL = Plate Line)	Allowable Uses
Residential High (RH)	24.0 units per gross acre 36.0 units per net acre	TOR: 45 feet Coronado Lane properties in Pier Bowl area: 30 ft. TOR	Single-family attached homes, townhomes, condominiums, multifamily apartments, Bed and Breakfast facilities, Senior housing, and boarding houses public open space, and recreation.
Commercial			
Coastal and Recreation Serving (CRC)	1.00-1.50 FAR	Per existing building height at street elevation	Coastal-oriented retail and visitor-serving commercial, recreation, dining, and lodging
Mixed Use			
MU 4	24.0 units per gross acre 36.0 units per net acre Commercial or mixed use projects: 1.00-2.00 FAR	TOR: 30 feet	Visitor-serving commercial uses with residential units (including Senior housing) on upper floors.
Public			
Public (P)	Floor Area Ratio (FAR)/density not specified		Governmental administrative and related facilities, utilities, schools, parking and undeveloped parks
Open Space			

<b>Land Use Designations</b>	<b>Maximum Density</b>	<b>Building Height (TOR = Top of roof) (PL = Plate Line)</b>	<b>Allowable Uses</b>
Open Space (OS2) (Private)	N/A	To be determined on an individual basis.	Privately owned parklands, beach parcels, recreational facilities, passive open space areas; habitat protection areas and golf courses.
Open Space (OS 1) (Public)	N/A	To be determined on an individual basis.	Publicly owned and dedicated parklands, passive open space areas, beaches, active recreational facilities, parking and golf courses, habitat protection areas
<b>Overlays</b>			
Architectural Design (A)	As specified in underlying land use designation.	As specified in the underlying land use zone.	Uses permitted by the underlying land use category; Spanish style architecture requirements
Pedestrian Overlay (P)*	As specified in underlying land use designation		Prioritize those uses that promote and retain visitor serving land uses, including but not limited to commercial, lodging, and restaurants.

\*The Pedestrian Overlay is known as the Visitor-Serving Commercial District (VSCD) in the Local Coastal Program Land Use Plan.

**B. Zoning Designations.**

The zoning designation for the Pier Bowl is “SP” –Specific Plan. This zoning designation is made per Chapter 17.52 of Municipal Code Title 17 “Zoning.” This Specific Plan sets forth permitted uses, development standards, and design guidelines to ensure the Pier Bowl area is developed in a consistent and unified manner. Development within Pier Bowl shall conform to all provisions contained within this Specific Plan, and sections of the City’s Zoning Ordinance adopted herein by reference.

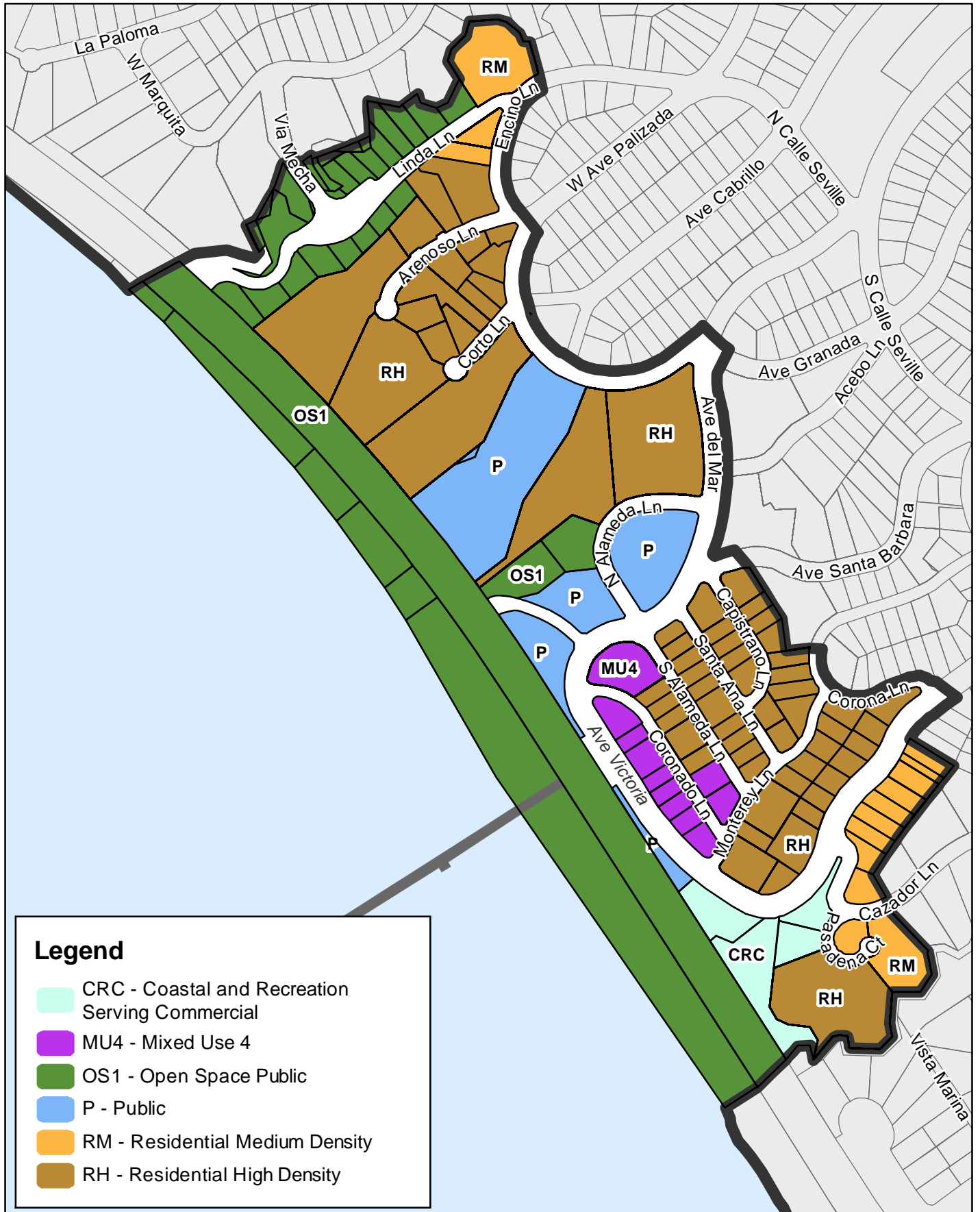
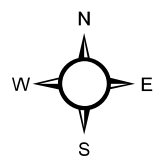
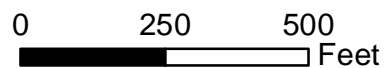


Figure 1-4  
**General Plan  
 Land Use**



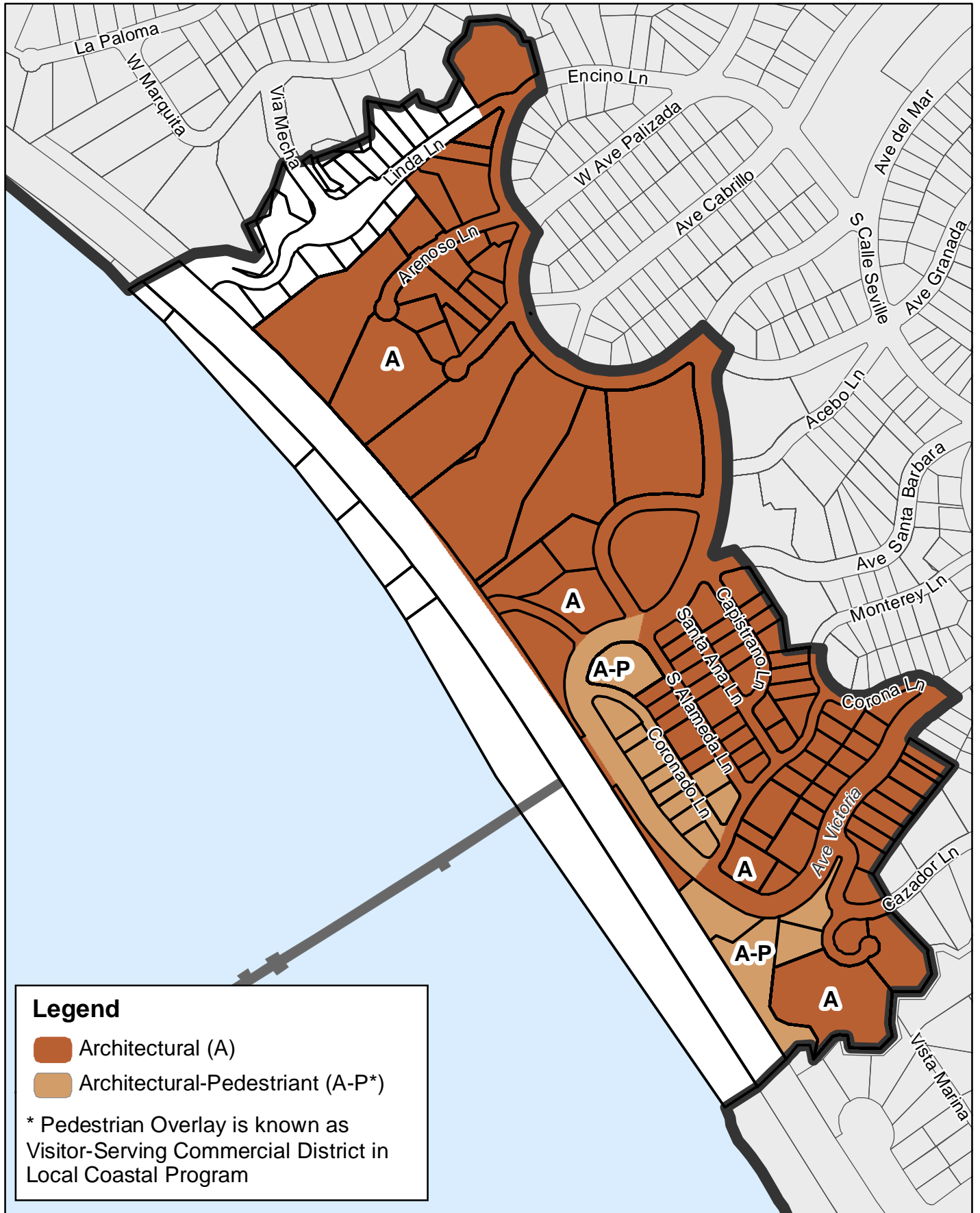
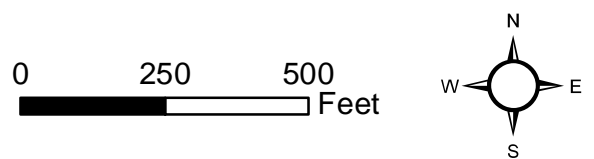


Figure 1-5  
**General Plan  
Overlays**



## 107 Existing Physical Conditions

The Pier Bowl has gentle sloped topography resulting of ancient landslides that caused bluffs along a portion of the bluff to erode and become subdued, forming a more gentle bowl shape along the coastline than the near vertical bluffs elsewhere in the City.

Existing development includes the pier, the Casa Romantica cultural center, a train station, restaurants, retail shops, lodging, timeshares, recreational uses, open space, municipal parking areas, and institutional uses. The predominant uses in the area are residential apartments, condominiums, and homes that are mixed within and around the commercial uses. The Pier Bowl includes several landmark and historic structures, including but not limited to the Casa Romantica, the Beachcomber Motel, and the Robison's property. The landmark structures are shown on Exhibit 1-4 above and described in Chapter 2, Land Use Plan. Natural resources, open space, and recreational areas include the coastline and beaches, the Beach Trail, Linda Lane Park, Park Semper Fi, and Parque Del Mar - the shoreline park along Avenida Victoria. Table 1-2 below summarizes existing land uses in 2019.

**Table 1-2 - Existing Land Uses in 2019**

Land Use Area	Acres (ac.)	% of Total ac.	Existing Use
Residential Medium	2.71	6.6	Residential, mostly multi-family; short-term lodging, timeshare
Residential High	16.00	39.2	Residential, mostly multi-family; short-term lodging
Coastal and Recreation Serving Commercial 1	.42	1.0	Historic Robison residence and garden. Used as a triplex since 1960s
Coastal and Recreation Serving Commercial 2	1.07	2.6	Lodging - historic Beachcomber Motel
Mixed Use 4	1.46	3.6	Restaurants, timeshare, lodging, retail, offices
Public Facilities 1	2.40	5.9	Historic Casa Romantica Cultural Center and Gardens
Public Facilities 2	2.10	5.1	Municipal parking lot and Parque Del Mar park
Open Space	14.68	35.9	Pier, Fisherman's restaurant, concessions, Linda Lane and Semper Fi parks; recreational facilities (e.g. Beach trail), Marine Safety Headquarters, train station and railroad, etc.
<b>Totals</b>	<b>40.84</b>	<b>100</b>	

## Chapter 2

### LAND USE PLAN

- 201 Planning Vision and Concepts
- 202 Land Use Plan
- 203 Affordable Housing Program
- 204 Open Space and Recreation Trails
- 205 Grading Concept
- 206 Circulation Plan
- 207 Landscape Concept
- 208 Public View Corridors
- 209 Infrastructure

#### 201 Planning Vision and Concepts

The planning vision and concepts for this Specific Plan are discussed below.

##### A. **Planning Vision.**

In the process of preparing the Centennial General Plan, the community identified the Pier Bowl area as one of eight Focus Areas to have the most potential for change. The Pier Bowl Specific Plan lays out a master land use plan, design guidelines, development standards, allowed uses, and other criteria for the Pier Bowl Focus Area, based on a vision defined in the General Plan and Local Coastal Program Land Use Plan (LUP). The goal for the Pier Bowl Focus Area is to:

*“Preserve and where appropriate, revitalize the Area to maintain an attractive and easily accessible, pedestrian-oriented center of resident and visitor activities which capitalizes on its history and coastal location, and which embodies much of the small-town, beach-oriented lifestyle enjoyed by San Clemente residents.”*

##### B. **Planning Concepts.**

This Specific Plan implements the vision in Subsection 201.A (above) and policies in the General Plan and LUP. The intended policy for the Pier Bowl (or planning concepts) is summarized below.

1. Pedestrian experience and focus for ocean-related activities.

Require initiatives, investments, and development approvals for the Pier Bowl area to contribute to the City’s vision of the area as a historic, multi-modal, mixed-use entertainment and recreation district that emphasizes the pedestrian experience, provides beach and ocean access, and is the focus for ocean-related activities for residents and visitors.

2. Design treatment.

Require Spanish Colonial Revival Architecture for all new buildings and major remodels in accordance with the Architectural Overlay District requirements, and encourage art in public and private spaces that reflects the Area's surf heritage and historic, small town beach and maritime character.

3. Infill development.

Continue to require new development to be compatible with coastal-oriented and community-serving commercial uses, such as overnight accommodations, mixed uses, residential uses, and public recreational uses whose function or scale are compatible with the Pier Bowl area's recreational character.

4. Visitor-serving land uses in mixed use areas.

Prioritize visitor-serving and recreational uses in areas designated mixed use areas.

5. Public view corridors.

Preserve and protect existing public view corridors, identified on Figure 2-10. Ocean views are among the most valued assets in the Pier Bowl area. New development shall not adversely impact these important public view corridors.

6. Parking.

To address parking constraints during peak season and peak hour demand, give high priority to parking strategies that reexamine improved efficiencies at existing parking lots, encourage shared parking, explore greater use of and access to remote parking facilities, and minimize impacts to existing view corridors. Structures are avoided as parking solutions.

7. Connectivity to the Del Mar/T-Zone.

Provide effective visual and transportation connections to the Del Mar/T-Zone area with visual cues such as signage, landscaping and lighting.

8. Wayfinding.

Provide clear wayfinding signage or other methods at key locations throughout the area (e.g., train station, Pier Bowl parking lot, Casa Romantica, etc.) to direct visitors to local amenities.

9. Historic resource preservation and character.

Preserve Pier Bowl and Pier historic resources and historic character through enforcement of Historical Preservation and Urban Design policies and enforcement of zoning standards, including the Spanish Colonial Revival Architectural Overlay.

10. Economic development.

Leverage Pier Bowl economic development efforts and special events to enhance regional appeal and encourage visitors to visit the Pier Bowl, in support of the area's revitalization.

11. Public streetscape.

Provide a distinctive visual and physical environment for the Pier Bowl's public streetscape, including the use of consistent street trees, landscape (planters), street furniture (benches, trash receptacles, news racks, etc.), street and crosswalk paving, pedestrian-scaled lighting, public and entry signage, and other appropriate elements.

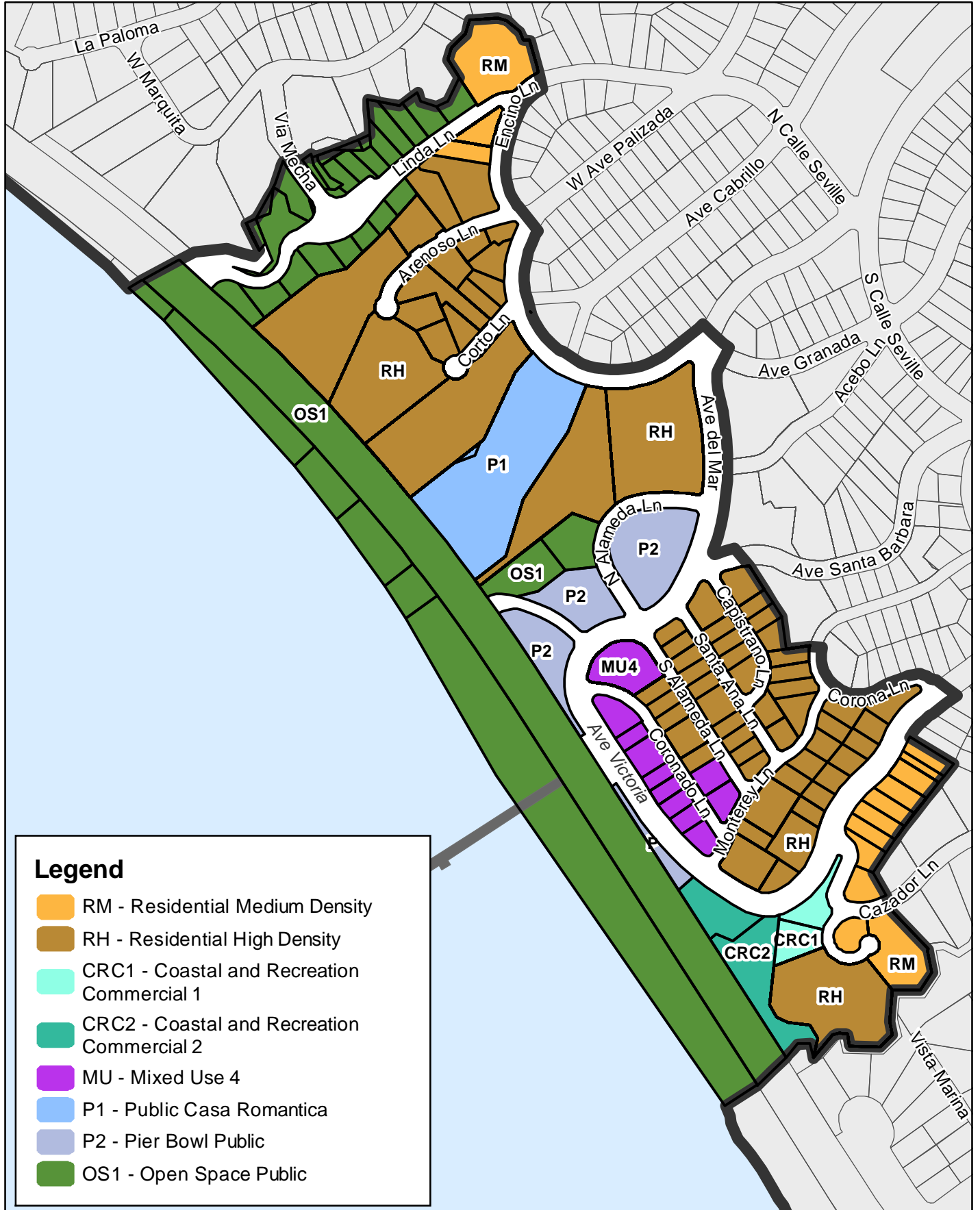
12. Bike and pedestrian environment.

Provide a high quality bicycle and pedestrian environment with "living street" designs, consistent landscaping, lighting, sidewalks, traffic calming measures, bikeways and trails.

## 202 Land Use Plan

The Pier Bowl Land Use Plan, Figures 2-1 and 2-2, shows the location of designated land use areas, described below. The land use plan provides for a mix of housing types, lodging, visitor and community-serving retail uses, and small-scale supporting services with strong connections to the Del Mar/T-Zone and North Beach areas. The Specific Plan is entirely within the Coastal Zone and located within the Architectural Overlay except for publicly-owned open space areas. Open space designated areas are described in Section 204 of this Chapter.



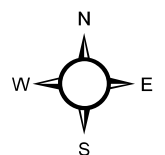
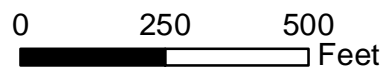


**Legend**

- RM - Residential Medium Density
- RH - Residential High Density
- CRC1 - Coastal and Recreation Commercial 1
- CRC2 - Coastal and Recreation Commercial 2
- MU - Mixed Use 4
- P1 - Public Casa Romantica
- P2 - Pier Bowl Public
- OS1 - Open Space Public



Figure 2-1  
**Specific Plan**  
**Land Use Areas**



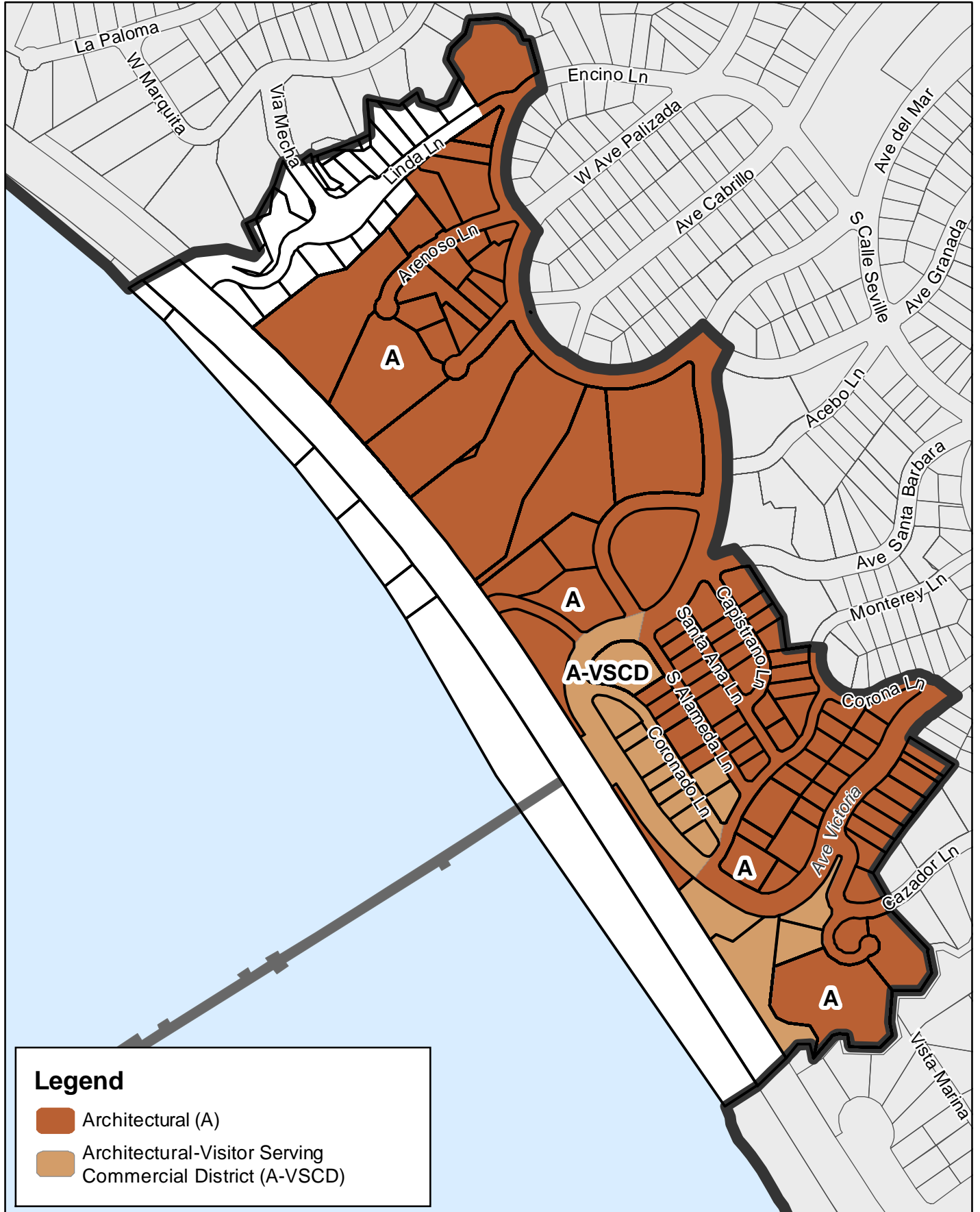


Figure 2-2  
Specific Plan  
Overlays

**A. Residential Neighborhoods.**

There are two types of multi-family residential areas in the Specific Plan: Residential-Medium Density and Residential-High Density.

1. Residential Medium Density.

The Residential Medium (RM) designated areas allow single-family detached and attached homes, clustered homes and townhomes, bed and breakfast facilities, multifamily apartments, senior housing, boarding houses, lodging uses including short-term units; public open space, and recreation. The maximum allowed density for residential development is 15 dwelling units per gross acre and 24 dwelling units per net acre.

2. Residential High Density.

The Residential High (RH) designated areas allow single-family attached and detached homes, townhomes, condominiums, multifamily apartments, bed and breakfast facilities, multifamily apartments, senior housing, boarding houses, lodging uses including short-term units; public open space, and recreation. The maximum allowed density for residential development is 24 dwelling units per gross acre and 36 dwelling units per net acre.

**B. Coastal and Recreation Serving Commercial Areas.**

There are 1.49 acres of property designated Coastal and Recreation Serving Commercial (CRC) with an Architectural (A) and Visitor-Serving Commercial District Overlay (VSCD). The CRC area consists of four properties at the southwest end of the Pier Bowl where Avenida Victoria curves inland. This curving section of Avenida Victoria, looking westward, is a public view corridor of the ocean shown on Figure 2-10. Similar to the Pier Bowl Core, the properties slope downward toward the ocean and are also intended to provide coastal-oriented retail and visitor-serving commercial, recreation, dining, and lodging uses. The CRC area is developed with two historic structures: the Robison Property and the Beachcomber Motel; described below.

1. Robison property (CRC1 area).

The CRC1 area is the Robison property located just up Avenida Victoria from the Beachcomber Motel. In 1930, a Spanish Colonial Revival residence and garden were built on the site; that are on the City's list of designated historic structures. The architect and designer of this building was Virgil Westbrook. Westbrook designed the vast majority of the Spanish Colonial Revival buildings during the Ole Hanson period. In the 1960s, the Robison residence was converted into a triplex with permits. This is the current use of the site.

The CRC1 area provides for coastal and recreation serving commercial uses, but the site has been a residential use since the historic structure was developed in 1930. Therefore, if a project is pursued in the future, City goals must be balanced for the preservation of the historic resource with establishing visitor-serving commercial uses in the Pier Bowl. In this context, the permitted uses are to continue using the historic structure as a residential triplex (or fewer dwelling units) or establish a bed-and-breakfast inn use with two or fewer guest rooms (and one manager unit). If the structure were used as a bed-and-breakfast inn, the addition of visitor-serving accessory uses is encouraged, such as a café that fronts Avenida Victoria and a pedestrian path between Pasadena Court and Avenida Victoria that allows the public to access the on-site terraced garden.

If this is not economically viable, the next best option is to adaptively reuse the structure as a lodging use and add small-scale development for visitor-serving commercial uses compatible with the historic structure and public view corridor. New development should be minimally visible from public streets, maximize visibility of the historic structure, and preserve historically significant features of the garden, such as the fountain and tiled stairway. A project shall maintain the existing building height at the street frontage on Avenida Victoria and Pasadena Court.

2. Beachcomber Motel (CRC2 area).

The CRC2 area is the “Beachcomber Motel” on the City’s list of designated historic structures. The Beachcomber Motel consists of 12 bungalows with white-stucco walls and red-tile roofs, stepping their way up the hill along Avenida Victoria. Each bungalow looks out onto a lawn and over the Pacific Ocean. The Beachcomber, originally known as the “Tepper” apartments, was built in 1940 during the Ole Hanson period. The Beachcomber has a Spanish Colonial architectural design with one-story in height, which gives it a pedestrian scale. The intent is to maintain the existing building height (from Avenida Victoria) and use of the site as lodging.

C. **Pier Bowl Core Mixed-Use Area.**

The Pier Bowl Core is designated Mixed Use (MU4) with an Architectural Overlay and Visitor-Serving Commercial District Overlay (VSCD). The Pier Bowl Core consists of 11 properties, totaling 1.45 acres, located at the lower end of the hillside that forms the bowl nature of the Specific Plan area. The properties average approximately 80 feet in depth with a downward slope toward the ocean. The area is a popular environment for pedestrian use and public activity. The Pier Bowl Core is unique from the rest of the Pier Bowl and San Clemente because it has a block of visitor serving commercial space at the ground level to Avenida Victoria that orients westward toward the train tracks, the City’s beach trail, and the ocean. On these properties there is a mixture of lodging, retail, restaurant, and other visitor-serving commercial uses and residential units on upper levels. The Pier Bowl Core

also includes a timeshare development at 104 South Alameda Lane and two developed properties at 119 Coronado Lane and 512 Monterey Lane.

The area allows for commercial visitor-serving uses or a vertical mix of commercial visitor-serving uses on the ground floor (level of Avenida Victoria frontage) and residential uses (including senior and affordable housing) on upper levels. While residential isn't required on upper levels, housing is encouraged above the street level to provide opportunities for employees or owners of businesses to reside within walking distance of an activity center with transit access. The Architectural Overlay requires projects to have Spanish Colonial Revival architecture consistent with Design Guidelines in Chapter 3. The VSCD Overlay prioritizes visitor-serving uses in pedestrian-oriented spaces with frontage to street level along the sidewalk on the lower grade of properties. Street level is on Avenida Victoria for properties on the 600 block of Avenida Victoria, on Coronado Lane for properties at 104 South Alameda Lane and 119 Coronado Lane, and on Coronado Lane and Monterey Lane for the property at 512 Monterey Lane. Visitor-serving use types prioritized in the Pier Bowl Core, include but are not limited to retail, commercial services, lodging, and restaurants. Less pedestrian-oriented uses, such as offices, should be located to the rear of properties or on upper levels, preferably in spaces that are not street-facing.

**D. Public Facility Areas.**

There are 4.5 acres of property designated Public shown on Figure 2-1. The Public designation allows for public facilities, including governmental offices, recreational and cultural facilities, parks, parking lots, and similar uses. Public designated areas include the Casa Romantica Cultural Center and Gardens, Park the municipal parking lot, the Amtrak/Metrolink Station and Parque Del Mar.

**1. Casa Romantica Cultural Center and Gardens (P1 area).**

The Casa Romantica Cultural Center and Gardens is situated on a bluff-top overlooking San Clemente's Pier and the rest of the Pier Bowl. The Spanish Colonial Revival style residence was built in 1928 and represents an important part of San Clemente's past. The original home of Ole Hanson, the founder of San Clemente, the Casa Romantica is considered an historic and aesthetic treasure of the community. The City purchased the Casa Romantica in 1988 in order to preserve the Casa Romantica as a historic landmark. The Casa Romantica is included in to the National Registry of Historic Places. The Casa Romantica property consists of 2.43 acres and is accessed by Avenida Granada. The property slopes downward, from north to south, with a coastal bluff on the ocean side that drops off to the railroad tracks and beach below. The single-story Spanish Colonial Revival style residence is designed around a central courtyard. The main building occupies approximately 8,000 square feet and has nine bedrooms. Two large contemporary-style condominium complexes border either side of the building.

In 2003, the Casa Romantica Cultural Center and Gardens opened for public use. Since, the facility continues to be a successful adaptive reuse in terms of preserving the historic resource and providing a facility for cultural, art, and educational programs.



Casa Romantica entrance

2. Municipal parking lot (P2 area).

The Municipal Parking Lot consists of 151 public off-street parking spaces on the north side of Avenida Del Mar below the Casa Romantica site. Bordering the parking lot is a parkway with a meandering red-stamped concrete sidewalk and a landscaped strip that includes palm trees, coral trees, and turf. The primary function of the parking lot is to provide needed parking for the commercial uses and the beach. The parking lot presently provides a dramatic view corridor of the Pier and the ocean from Avenida Del Mar. As one travels down from the top of Avenida Del Mar, the Pier Bowl and the ocean can be seen as a backdrop to the street and buildings. Around the final bend of Avenida Del Mar, white water views of the ocean can be seen. At this point, the Pier, the surf, and the sand are all in view.

3. Parque Del Mar (P2 area).

Parque Del Mar is located in the heart of the Pier Bowl area. This park primarily serves as an extension of the pier and beach facilities. The Parque Del Mar is a linear park that extends from the Beachcomber Hotel to the base of the bluff below the Casa Romantica and is adjacent to residential and mixed uses. Parque Del Mar includes the main entrance to the Municipal Pier, the Amtrak/Metrolink Station, picnic tables, passive open



space, and 160 public parking spaces. Public access to the beach is available.

## H. **Overlay Zones.**

There are two overlay zones in the Pier Bowl Specific Plan: the Architectural Overlay and Visitor Serving Commercial District Overlay. The overlays are described below and shown on Figure 2-2.

### 1. Architectural Overlay.

Except for OS1 areas, the Pier Bowl is entirely within the Architectural Overlay. The purpose of the "A" Overlay designation is to signify a visually distinct district in San Clemente, containing structures characterized by two significant design orientations: 1) the City's traditional architectural style, Spanish Colonial Revival, and 2) small-scale businesses with walkable streets to preserve the traditional downtown atmosphere and pedestrian orientation. While the intent is for the Pier Bowl to have a "Spanish-Village-by-the-Sea" theme. In some instances; however, a site may have historic resources with a distinctive architectural style other than Spanish Colonial Revival (SCR) or a project may involve a minor remodel that is impractical to convert an existing structure into a true form of Spanish Colonial Revival architecture. In these instances, SCR may not be required according to Chapter 5, Development Standards.

While Public Open Space (OS1) areas are not a part of the Architectural Overlay, the City requires SCR 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.

### 2. Visitor-Serving Commercial District Overlay.

The MU4 and CRC areas (shown on Figure 2-1) are in the Visitor Serving Commercial District (VSCD) Overlay. The VSCD designation is to signify core commercial and mixed-use districts in which the City will require pedestrian/visitor serving uses to be located in pedestrian spaces (on the street level of the project along the sidewalk/street), thereby facilitating visitor-serving uses and pedestrian activity along sidewalks and throughout the area. This Overlay sets aside certain commercial areas to ensure adequate sites to accommodate the provision of additional new visitor-serving commercial and lodging development in the Coastal Zone. This goal is to be achieved by reviewing all uses requiring discretionary review for their appropriateness in pedestrian spaces. The City recognizes that the market for pedestrian/visitor serving uses in the overlay fluctuates and, as

such, provides this discretionary review process for the approval of non-pedestrian/visitor serving uses in pedestrian spaces.

## **203 Affordable Housing Program**

New residential development in the Pier Bowl shall be consistent with policies and programs in the City’s Housing Element. The Pier Bowl does not have a development agreement that requires a developer to meet specific financial commitments with regard to the provision of affordable and senior housing development. The majority of future development in the Pier Bowl will be “infill” on vacant or under-used parcels within areas that are largely developed and served by public services and facilities. For these types of projects, the following Housing Element programs are highlighted that primarily facilitate the development of affordable and senior housing.

### **A. Inclusionary Housing.**

The Housing Element inclusionary housing program (implemented by Zoning Ordinance Section 17.24.120) requires developers of six or more units to set aside four percent of the total number of units for households earning 50 percent or less of the median income. This affordable requirement can be provided either on-site, off-site, or through the payment of an in-lieu fee or provision of land. The in-lieu fee option was intended primarily for small to midsize in-fill developments or subdivisions where insufficient land exists to provide both for-sale and rental units.

### **B. Density Bonus and Other Incentives.**

The City provides density bonus and other housing regulatory incentives in Zoning Ordinance Section 17.24.070 to implement California Government Code Section 65915 for affordable housing projects. When an applicant seeks a density bonus for a housing development or for the donation of land for housing in the City, then the City shall provide the applicant with incentives or concessions for the production of housing units. The incentives or concessions are limited in that they shall not adversely impact coastal access, public recreation, community character, any other sensitive coastal resource, or any other resource governed by Chapter 3 of the Coastal Act. For further details on these provisions, please refer to State Government Code Section 65915 and Zoning Ordinance Section 17.24.070.



## 204 Open Space, Recreation Trails, and Coastal Access

The Pier Bowl contains 15.6 acres of open space designated Open Space Public (OS 1), shown in Figures 2-1 and 2-3. The OS 1 designation allows for publicly owned and dedicated parklands, passive open space areas, beaches, active recreational facilities, parking and habitat protection areas. The open space includes a popular City beach, the pier, concessions, a portion of the beach trail, and Linda Lane Park. Parque Del Mar Park and Park Semper Fi are described in Section 201 above.

### A. Beaches.

Located between the Dana Point Headlands and San Mateo/Cotton's Point is the Capistrano Bight. Within the Capistrano Bight is a southwestern facing stretch of coastline with pristine sandy beaches, five miles of which make up the San Clemente coastline. San Clemente beaches are popular for surfing, body boarding, sun bathing, walking, volleyball, fishing, and other ocean related activities. The City beach includes two miles, or approximately twenty acres, of coastline. Annually, City beaches receive approximately 2.5 million visitors. The number of visitors in any one year is greatly dependent on the summertime weather. Single and multi-family residential uses are located along the 100 foot tall bluffs that overlook the beach. The most heavily used City beaches are the Pier Bowl, North Beach, and "T" Street.

The Pier Bowl contains 11.5 acres of the City beach along almost half a mile of the City's coastline. The beach at the Pier Bowl, with its concentration of year round activities, may be considered the City's most popular beach. Some of the facilities on the beach include: the Municipal Pier, volleyball courts, fire pits, picnic areas, beach concession stands, restrooms, and showers. The City's marine safety headquarters is also located on the City beach. The pier and marine safety headquarters are described in Section 204 below.

#### 1. San Clemente Pier.

With the development of San Clemente, Ole Hanson provided a number of recreational facilities. Two of these facilities within the Coastal Zone, the Municipal Pier and the Ole Hanson Beach Club, remain in use today. The quarter-mile long Municipal Pier was built as a gift to the community in 1928. The Municipal Pier has been impacted by coastal storms and rebuilt several times, most recently in 1983.

The Pier is accessed by a railroad at-grade crossing and underpass located across Avenida Victoria from the Pier Bowl Core Mixed Use area. The access point is adjacent to train and bus stops, Parque Del Mar park, the beach trail, and the City beach. The beach adjacent to the Pier is very popular for surfing, body boarding, swimming, and sunbathing.

The primary recreational use of the Pier is for fishing and for quiet strolls to enjoy the beautiful setting, views of the ocean and sunset. Also, the pier provides a small concession and bait-and-tackle shop at the end and the Fisherman's restaurant, bar, and beach concession stand at the base. The Pier Bowl area is also known for its special community events, such as the Fourth of July fireworks show and the Ocean Festival. The Ocean Festival - Billed as "The Greatest Show on Surf," features a variety of ocean related events. Due to the diversity of attractions in the Pier Bowl, the Municipal Pier access receives the highest use of any coastal access point in the City.



San Clemente Pier

## 2. Marine Safety Headquarters.

The marine safety headquarters is located on the Pier Bowl portion of the City's shoreline. The facility contains the City's lifeguard operations directly supporting coastal access and recreation at the beach. The establishment of the building pre-dates the enactment of the Coastal Act.

The marine safety building is seaward of the railroad rock revetment so it is susceptible to waves, erosion, sea level rise, and storm surges (see Figure 2-3 for a vicinity map). Due to these coastal hazards, the LUP includes a policy for the redevelopment and relocation of the marine safety headquarters. The policy prevents new permanent structures on the sandy beach except for the redevelopment of a headquarters until an operationally suitable alternative inland location is available. This Specific Plan provides options for relocating the marine safety headquarters in the future if the City decides to pursue a project within the Specific Plan area.



Marine Safety Headquarters

**B. Parks.**

There are three public parks in the Pier Bowl: Linda Lane, Parque Del Mar, and Park Semper Fi. Parque Del Mar is on Public (P2) designated property so this park is described in Subsection 202.D above. The Beaches, Parks, and Recreation Master Plan provides a framework for decision makers to plan, maintain, and develop and/or rehabilitate beaches, parks, and recreation facilities in the Pier Bowl and other areas of San Clemente.

1. Linda Lane Park.

Linda Lane Park is a four-acre site located within the north side of the Pier Bowl area, adjacent to the beach and multi-family residential uses. Linda Lane Park is accessed from Encino Lane that transitions into Linda Lane within the park. Recreational amenities include swings and creative play equipment, picnic tables, benches, a grass play area and approximately 131 public parking spaces (all metered). Public access to the beach is available.

2. Park Semper Fi.

Park Semper Fi sits on the hillside to the west of the Municipal parking lot that extends from Avenida Victoria down to the coastline. Park Semper Fi is a special use facility and was established as a tribute to the United States Marine Corps in 2005. The park is approximately one-eighth of an acre, and is situated on a slope above Parque Del Mar. The park has a monument that was dedicated to the Marine Corps centrally located in the park.



Park Semper Fi

### C. Recreational Trails.

Recreation trails within and in proximity to the Pier Bowl are shown on Figure 2-4 and described below.

#### 1. Beach Trail.

The City participated and consulted with the National Park Service, the State Department of Parks & Recreation, the State Coastal Conservancy, the California Coastal Commission and other public and private entities and interested parties in designing, locating, funding, acquiring, and implementing the California Coastal Trail (CCT) segment located within San Clemente's Coastal Zone. This section of the CCT, known as the "San Clemente Beach Trail" (Beach Trail), is a popular route used by pedestrians and bicyclists, linking beach access points from North Beach to Calafia State Beach.

The Beach Trail is a popular route used by pedestrians and bicyclists, linking beach access points from North Beach to Calafia State Beach. The Beach Trail is a 2.3 mile long trail (.5 miles is within the Pier Bowl) that is primarily comprised of decomposed granite with a half mile long bridge segment. The northern and southern sections of the trail are located on the inland side of the train tracks and the middle segment (Corto Lane to T-Street) is located on the ocean side of the train tracks. The trail is improved with post and cable fencing to protect users from passing trains. The Beach Trail has 13 access points to the beach that include improved at grade



crossings, underpasses, and bridges. The Beach Trail is part of a planned continuous trail system traversing the length of the state's coastline, designed and sited to link with contiguous trail links located along many coastal jurisdictions.



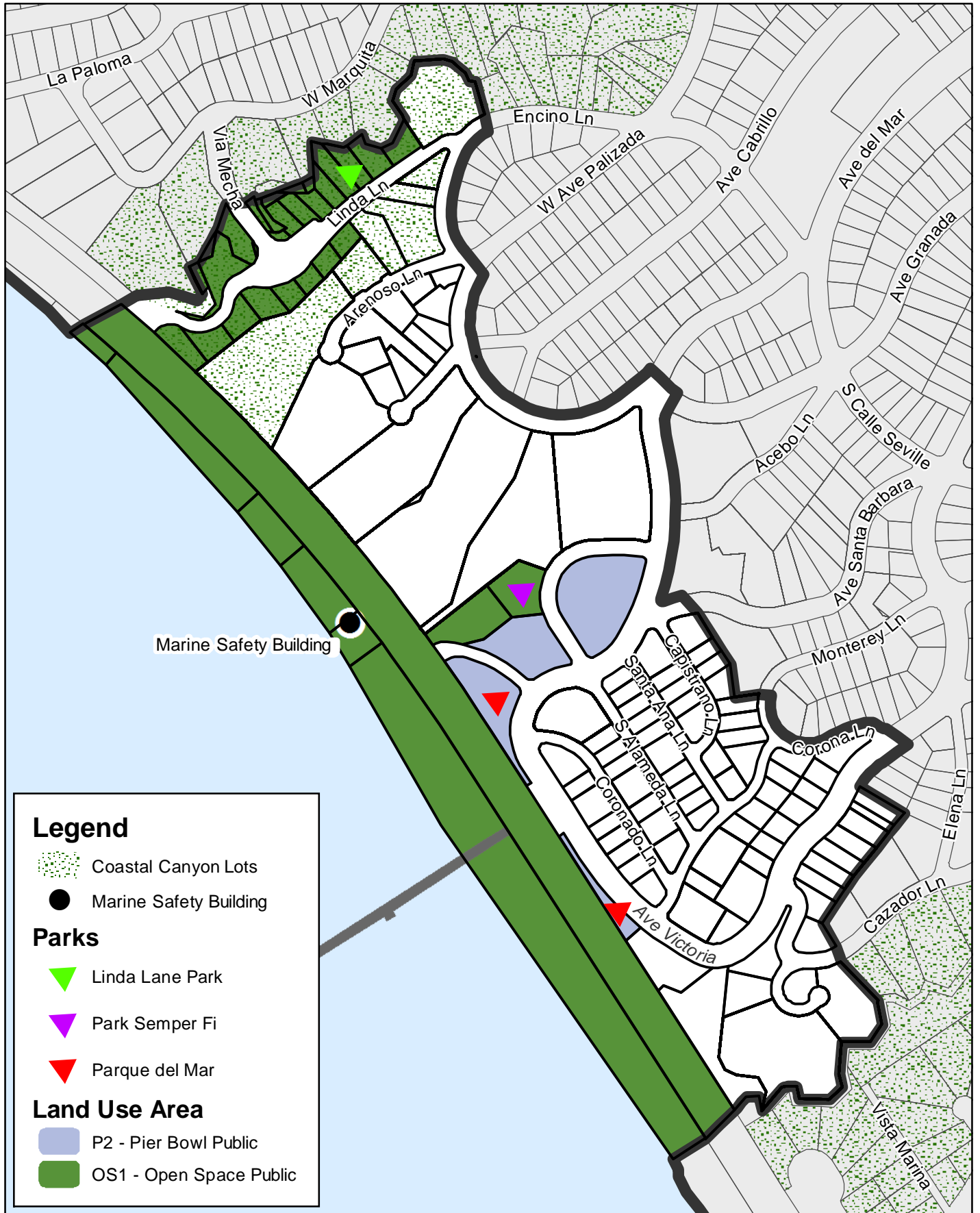
Beach trail

## 2. Bikeways.

There are several bike routes through the City that can be used to access the Pier Bowl area – three routes run parallel to the coast: the Beach Trail, a Class 2 route along El Camino Real, and a Class 2 route along South Ola Vista. The north/south bicycle routes are located on Avenida Pico, Camino De Los Mares, and Avenida Vista Hermosa. In terms of future routes, the Bicycle and Pedestrian Master Plan identifies a planned Class 3 bikeway on Avenida Del Mar/Avenida Victoria to improve bicycle connections to-and-from the Pier Bowl to the Downtown and existing bicycle routes along El Camino Real and Ola Vista.



Beach trail provides a scenic bicycle route along the coastline



**Legend**

- Coastal Canyon Lots
- Marine Safety Building

**Parks**

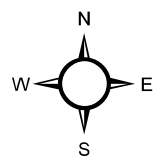
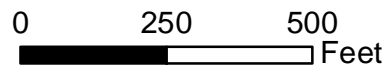
- Linda Lane Park
- Park Semper Fi
- Parque del Mar

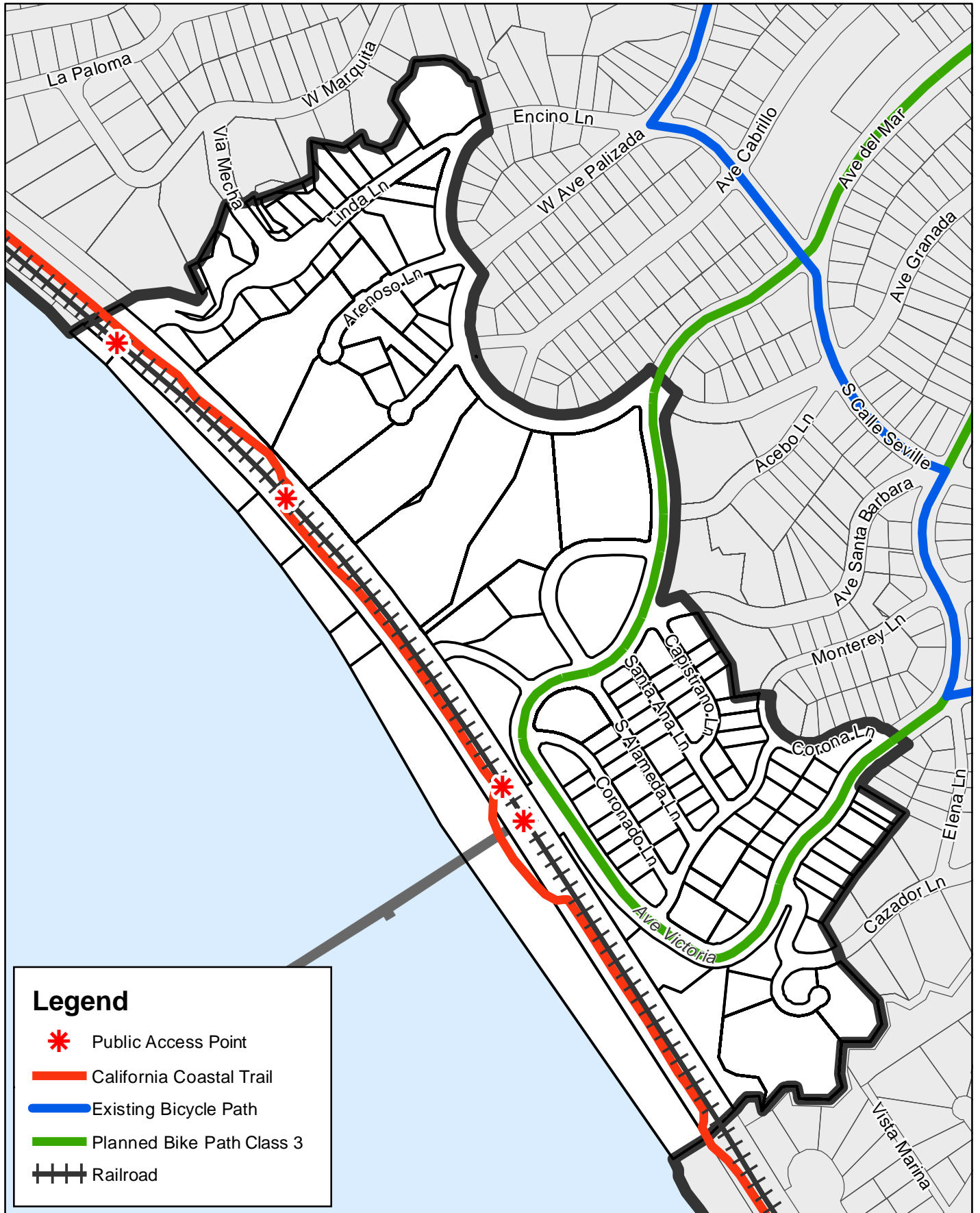
**Land Use Area**

- P2 - Pier Bowl Public
- OS1 - Open Space Public



Figure 2-3  
Open Space



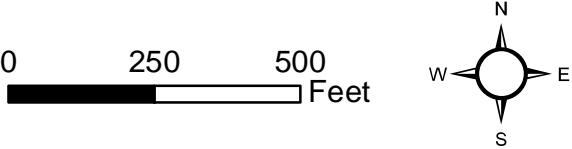


**Legend**

- \* Public Access Point
- California Coastal Trail
- Existing Bicycle Path
- Planned Bike Path Class 3
- Railroad



Figure 2-4  
**Trails and Bikeways**





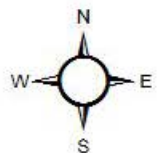
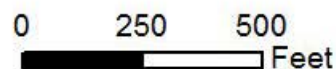
D. Coastal Access Points.

The Pier Bowl contains three coastal access points along the Beach Trail: Linda Lane, Corto lane, and the Municipal Pier. Figure 2-5 shows these coastal access points and other access points along the Beach Trail located outside the Pier Bowl.

Figure 2-5 Coastal Access Points



Figure 2-5  
Coastal Access Points





1. Linda Lane Park access point.

Linda Lane Park was constructed by the City of San Clemente in 1975 (see Figure 2-6). The park facilities provide excellent parking and beach recreation opportunities. There are approximately 135 public parking spaces in the Linda Lane area. Recreation facilities within the park include a children's play area and a picnic area. The recreational facilities on the beach, coined "Second Spot" by the locals, includes one volleyball court and restrooms. Vehicular access to Linda Lane Park and beach access point is provided by Linda Lane itself (which is one way westbound). Beach and park users exit via Mecha Lane (one way northbound), which intersects Avenida Marquita. The beach access is by a large storm drain tunnel under the railroad right-of-way. There is also an approved public access stairway that leads from Arenoso Lane at the top of the coastal bluff down to Linda Lane Park and a public viewpoint from Linda Lane Park.

Figure 2-6 Linda Lane



2. Corto Lane access point.

Corto Lane access is located on Corto Lane, a short street with a cul-de-sac at the end. The access is located between two large condominium projects and leads to a long stairway that makes its way down the coastal bluff. The beach access is an at-grade protected pedestrian railroad crossing. This access point leads to the beach called "Second Spot" (see Figure 2-7).

**Figure 2-7 Corto Lane**



3. Municipal Pier access point.

The Municipal Pier access can be reached by a number of routes through San Clemente. The most direct route is provided by Avenida Del Mar and Avenida Victoria, turning west from El Camino Real. The configuration of Avenida Del Mar and Avenida Victoria form the "bowl" of the pier area, and are the main components of the roadway network in the vicinity. Avenida Granada, Avenida Rosa, and Avenida Algodon also provide convenient access to the Pier Bowl by connecting with Avenida Del Mar and Avenida Victoria west of El Camino Real. Access to the Pier Bowl is also available by bus, established bicycle routes, and the beach trail. For more information on the Pier, see Subsection 204.A, above.



Figure 2-8 Municipal Pier



## 205 Grading Concept

The Pier Bowl is a portion of the San Clemente coastline that transforms from the vertical coastal bluff face into a large bowl that forms a natural amphitheater to the ocean and pier. The Pier Bowl's gentle sloped topography is a result of ancient landslides that caused portions of coastal bluffs to erode and become subdued, forming a more gentle bowl shape along the coastline than the near vertical bluffs elsewhere in the City. The topography is also defined by coastal canyons that enclose the sides of the Pier Bowl and by coastal bluffs along the coastline. The Palizada coastal canyon is along the north boundary of the Specific Plan and Trafalgar coastal canyon is on the south boundary. The Pier Bowl is mostly developed and is serviced by utilities. The grading concept for the Specific Plan is based on the City's grading ordinance and grading and development design guidelines in Chapter 3, Design Guidelines.

Within areas intended to be graded, grading should maintain or enhance the major natural landforms within the Pier Bowl. Slopes should be contoured to blend with the natural terrain at the development edge. Large flat slopes and highly visible down drains should be avoided. Vegetation, irrigation, and continuing maintenance programs should be used to stabilize slopes, with native trees and shrubs used to soften their appearance. Building pads should be designed and sited in a manner that compliments the natural topography and does not interrupt the view of the ocean from the public view corridors described in

Section 208 below. Precautions should be taken during grading operations to ensure coastal canyons and bluff habitat areas are protected. Coastal canyons and bluff habitat lots are shown on Figure 2-3.

## 206 Circulation Plan

The General Plan goal for the Pier Bowl focus area envisions a highly active pedestrian-oriented coastal center that is easily accessible. To achieve this vision, the transportation system needs to provide an effective and efficient means of circulating people in-and-out of the Pier Bowl area across multi-modes. The vehicular and transit components of the transportation system are described below. Bicycle and pedestrian transportation modes are described in Section 204 above. City programs and funding sources for circulation improvements are addressed in Chapter 4, Implementation.

### A. Vehicular Circulation.

Regional traffic service to the Pier Bowl area is provided by the San Diego Freeway (I-5) and El Camino Real. The I-5 runs parallel to the coastline and traverses the length of the City. Freeway access to the Del Mar business district and the Pier Bowl is from the Avenida Palizada and Avenida Presidio interchanges. The Pier Bowl circulation system includes the following roadways shown on Figure 2-9:

1. Avenida Palizada.

Avenida Palizada is a two-lane street that is the most northern access road into the Pier Bowl. Avenida Palizada winds its way down into the Pier Bowl from the I-5 interchange. The streetscape plan (see Chapter 3) identifies the intersection of Avenida Palizada and Calle Seville as a secondary gateway into the Pier Bowl area, as shown on Figure 3-1.

2. Avenida Del Mar.

Avenida Del Mar is a two-lane street that is considered the primary entrance road into the Pier Bowl. Avenida Del Mar extends from its intersection with El Camino Real, dissecting through the Del Mar/T-Zone Downtown business district and terminating at the base of the Pier where it meets Avenida Victoria. The streetscape plan identifies the intersection of Avenida Del Mar and Calle Seville as the primary gateway into the Pier Bowl area.

3. Avenida Victoria.

Avenida Victoria is a two-lane street that is the southern access road into the Pier Bowl. Avenida Victoria extends from the base of the Pier to El Camino Real and to I-5 via Avenida Presidio. The streetscape plan identifies the intersection of Avenida Victoria and Calle Seville as a secondary gateway point into the Pier Bowl, as shown on Figure 3-1.

4. Local collectors.

There are several two-lane roadways used to circulate through residential neighborhoods within and near the Pier Bowl and connect to the streets described above to enter-and-exit the Pier Bowl. These streets include Alameda Lane, Calle Seville, Coronado Lane, Santa Ana Lane, Capistrano Lane, and other two-lane roadways.

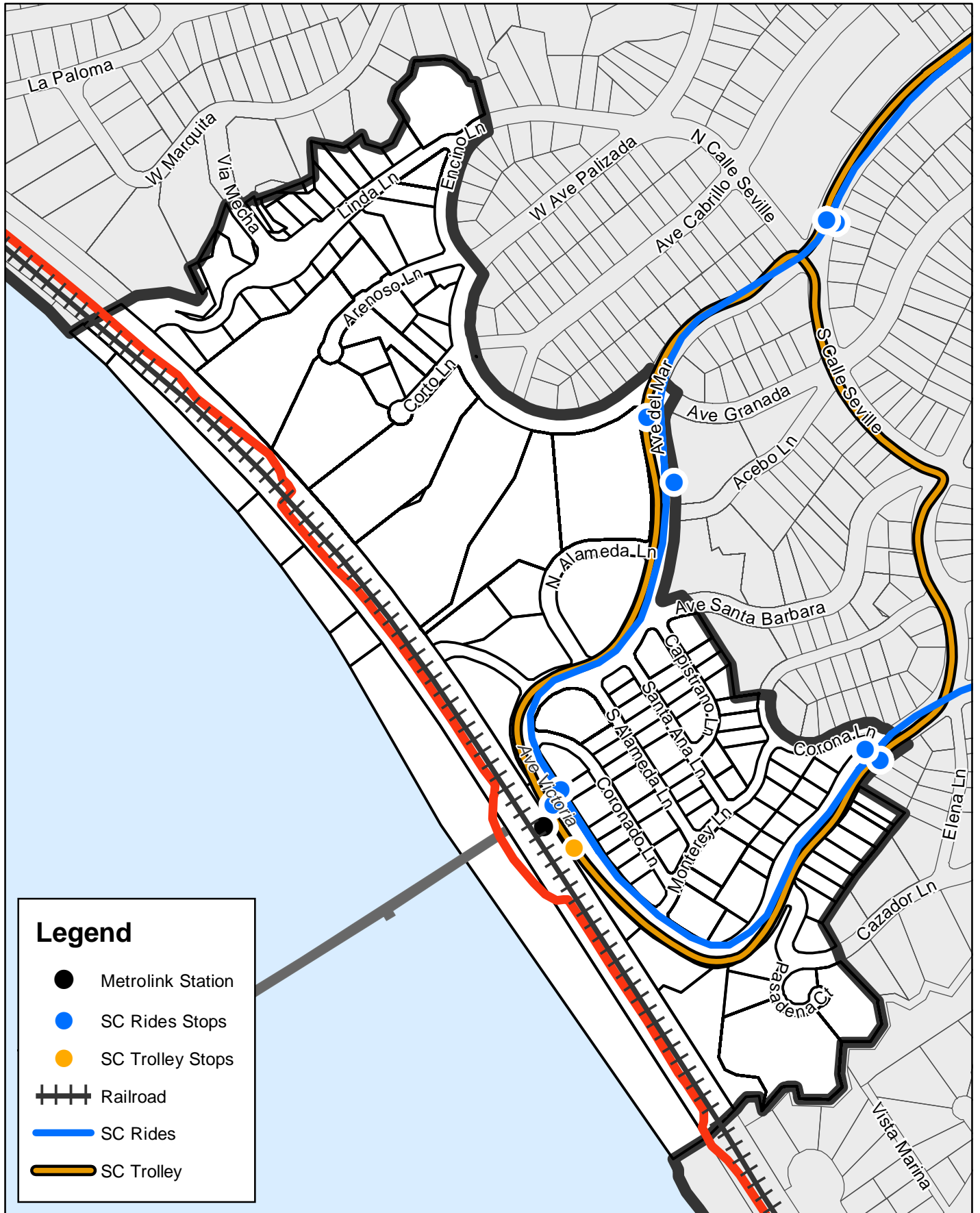
The street network in-and-out of the Pier Bowl was established back when the City was first developed in 1925. The existing circulation pattern in the Pier Bowl leads a vehicle down Avenida Del Mar to the base of the Pier. From the Pier, the vehicle is lead up Avenida Victoria where motorists not familiar with the City can become lost trying to find their way back to Avenida Del Mar or I-5. Since the street network is in place and the Pier Bowl is nearly built out, there is limited room for expansion of these streets. Because of this limitation, improvements to the circulation system are focused on improvement of traffic flow by defining circulation patterns more clearly with streetscape improvements and directional signing, rather than widening or developing new streets. A goal of this circulation plan is to direct traffic to the municipal parking lot, eliminate confusion on how to enter and exit the Pier Bowl, and minimize traffic circulating through residential streets.

**B. Transit Service.**

The Pier Bowl has access to public transit services described below and shown in Figure 2-9.

1. Rail service.

The 351-mile Los Angeles – San Diego – San Luis Obispo Rail Corridor (LOSSAN Corridor) travels through a six-county coastal region in Southern California. The segment that runs through San Clemente is a single track and is owned and maintained by the Orange County Transportation Authority (OCTA). Although the right-of-way is owned by the OCTA, the Beach Trail, protective fencing and improved, signalized pedestrian-grade crossings parallel to the railroad tracks are maintained by the City of San Clemente. The primary passenger railroad carriers through are by Amtrak and Metrolink. The two passenger rail services operate separate stations in the City at two different locations. The Amtrak station is located at San Clemente Pier (shared with Metrolink), while the Metrolink station is located at the north beach area. Rail services are described below:

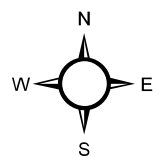
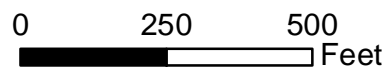


**Legend**

- Metrolink Station
- SC Rides Stops
- SC Trolley Stops
- +++ Railroad
- SC Rides
- SC Trolley



Figure 2-9  
Circulation System



a. Amtrak.

There is an Amtrak connection at a station near the Pier that provides regional access to City Trains (Pacific Surfliner and California Coastal Services) stop at the Pier daily in the spring and summer, from late April to October. During the rest of the year, service is limited to weekends and holidays only. There are four northbound and southbound trains which serve this facility on the weekdays. On weekends, there are two trains (both northbound and southbound) which serve this facility. Regional access to this facility is via Avenida Del Mar and Avenida Madrid, which connect to El Camino Real. Local access to the station is provided through the driveway along Avenida Victoria. Paid public parking spaces are currently provided at the station.

b. Metrolink.

Metrolink commuter trains inaugurated service for the City in 1995, providing peak hour commuter transportation to key cities in both Orange and Los Angeles Counties and connections beyond. Currently, two Metrolink lines provide service in the City of San Clemente (at San Clemente Metrolink Station in North Beach and San Clemente Pier), which are the Orange County Line and Inland Empire – Orange County Line. The rail service and number of stops per day are subject to change. The North Beach Metrolink station is accessible from the Pier Bowl using the Beach Trail. Regional roadway access is provided from Avenida Pico and El Camino Real. Local vehicular access to the station is provided through the driveways along El Camino Real. Paid public parking spaces are available at the station. OCTA bus Route 91 services the station. On Weekends, two northbound and two southbound Metrolink trains stop at San Clemente Pier station.

2. On-demand transit service. Lyft, Uber, and taxi companies provide on-demand curb-to-curb shuttle service to the area.

3. San Clemente Trolley.

The San Clemente Trolley is a City shuttle service that started in summer 2017. In 2018, the trolley service operated from May through September, Monday through Friday 12 noon - 10 pm, Saturday 10 am - 10 pm, and Sunday 10 am - 8 pm. The trolleys are free to ride, and riders can expect a trolley at each stop about every 15 minutes. There are 16 stops clearly marked with signs.

Three trolley vehicles operate on a route that connects to the Outlets at San Clemente, the North Beach Metrolink station, runs along North El Camino

Real, and travels through downtown to the Pier Bowl and back to El Camino Real. The City has plans to expand trolley shuttle service. The City submitted an OCTA grant application to help fund additional service days for the Summer 2018 trolley operating season, and an expansion of the trolley to connect with the Dana Point Trolley in Summer 2019.

**C. Bicycle and Pedestrian Mobility.**

Bicycle and pedestrian circulation trails are described in Subsection 204.C above.

**D. Parking.**

There are 581 public parking spaces in the Pier Bowl to support land uses in the area: 425 on-street spaces and 156 spaces in off-street lots or located at coastal access points. 395 of the parking spaces are metered. Public parking spaces are in highest demand along Avenida Victoria, in the Municipal Parking lot, and at Linda Lane Park near primary coastal access points. At these high-demand locations in the Pier Bowl, there are 398 public parking spaces summarized below in Subsection 204.D.

**Table 2-1 – Parking at Coastal Access Points**

Coastal Access Location/ Name	Type of Public Access	# of Parking Spaces			
		On-Street	On-Site	Metered Spaces	Total
Linda Lane City Park	Foot-Path	131	0	129	131
Corto Lane	Stairway	0	5	None	5
San Clemente Municipal Pier	Foot-Path	115	151	266	266
Totals		246	156	395	402

**207 Landscape Concept**

The four primary goals for Pier Bowl’s landscape concept are to: 1) enhance the Pier Bowl’s "Spanish-Village" character, 2) develop a unified streetscape design, 3) create a sense of arrival, and 4) maintain and enhance public view corridors. The landscape and streetscape concept, described further in Chapter 3, maintains and enhances the "Spanish Village" character of the Pier Bowl. To achieve this theme, California native species are encouraged, but non-native species are allowed when proposed to follow Chapter 3 Streetscape Design Guidelines and when located in areas not adjacent to or in proximity with the bluff, coastal canyons, the ocean, or other open space areas. In these sensitive and natural open space areas, plant materials should be used that blend-in with and complement the native Southern California environment to provide a sustainable and environmentally sensitive landscape system that is water conscious,



environmentally or micro-climate appropriate, and allows visitors to observe unique Southern California plant species.

Development of a unified streetscape will enhance the Pier Bowl's pedestrian and vehicular circulation system. Streetscape includes: street trees, street furniture, lighting, signage, and sidewalks. Unity in the streetscape design will help identify the key circulation routes for the pedestrian and the driver by establishing a pattern that is recognizable to the user. The streetscape should also create a "sense of arrival" at key intersections entering the Pier Bowl. This goal is accomplished by creating focal areas, or gateways, at key intersections along the main circulation routes.

Landscaping must be consistent with the LCP and requirements of the Orange County Fire Authority. Plantings must be primarily drought-tolerant and must be entirely consist of non-invasive species. The City will give consideration to the reduction of landscape maintenance and water consumption, adaptability to high-salt and high boron local soil conditions, low fire-fuel content in transition areas between development and open space, and enhancement of slope stability and erosion control.

## **208 Public View Corridors**

The coastal bluffs, the oceanfront, the Pier, and Casa Romantica provide scenic views in the Pier Bowl. There are four designated significant view corridors from public lands in the Pier Bowl identified in the General Plan and Local Coastal Program (LCP). The public view corridors are shown on Figure 2-10. These public view corridors are protected based on valued public views of scenic and visual qualities of coastal areas. Permitted development will be sited and designed to protect designated public view corridors by making sure projects preserve the physical features of coastal bluffs and canyons, and where feasible, enhance and restore scenic and visual qualities of the coastal zone. This includes protecting public views to and along the ocean and coastal bluffs, visually significant ridgelines, and coastal canyons, open spaces, prominent mature trees on public lands.

## **209 Infrastructure Plan**

City initiated capital and maintenance improvements are planned, budgeted, and prioritized by the City Council through the annual budget and Capital Improvement Program (CIP). Developers of property within the Pier Bowl will construct required infrastructure improvements, such as streets, water lines, bikeways, trails, sewers, storm drains, etc., in conjunction with their projects. Chapter 4, Implementation, describes the CIP, infrastructure requirements for private development, and funding programs. There is sewer and water capacity available for the Pier Bowl areas designated for development. For these systems and storm water drainage, the Master Plan for Water Distribution, Wastewater, and Drainage is used as a general guide for infrastructure improvements. For parks, beaches, and recreation facilities, the Beaches, Parks, and Recreation Master Plan provides a framework for decision makers to plan, maintain, and develop and/or rehabilitate beaches, parks, and recreation facilities in the Pier Bowl and other areas of San Clemente.



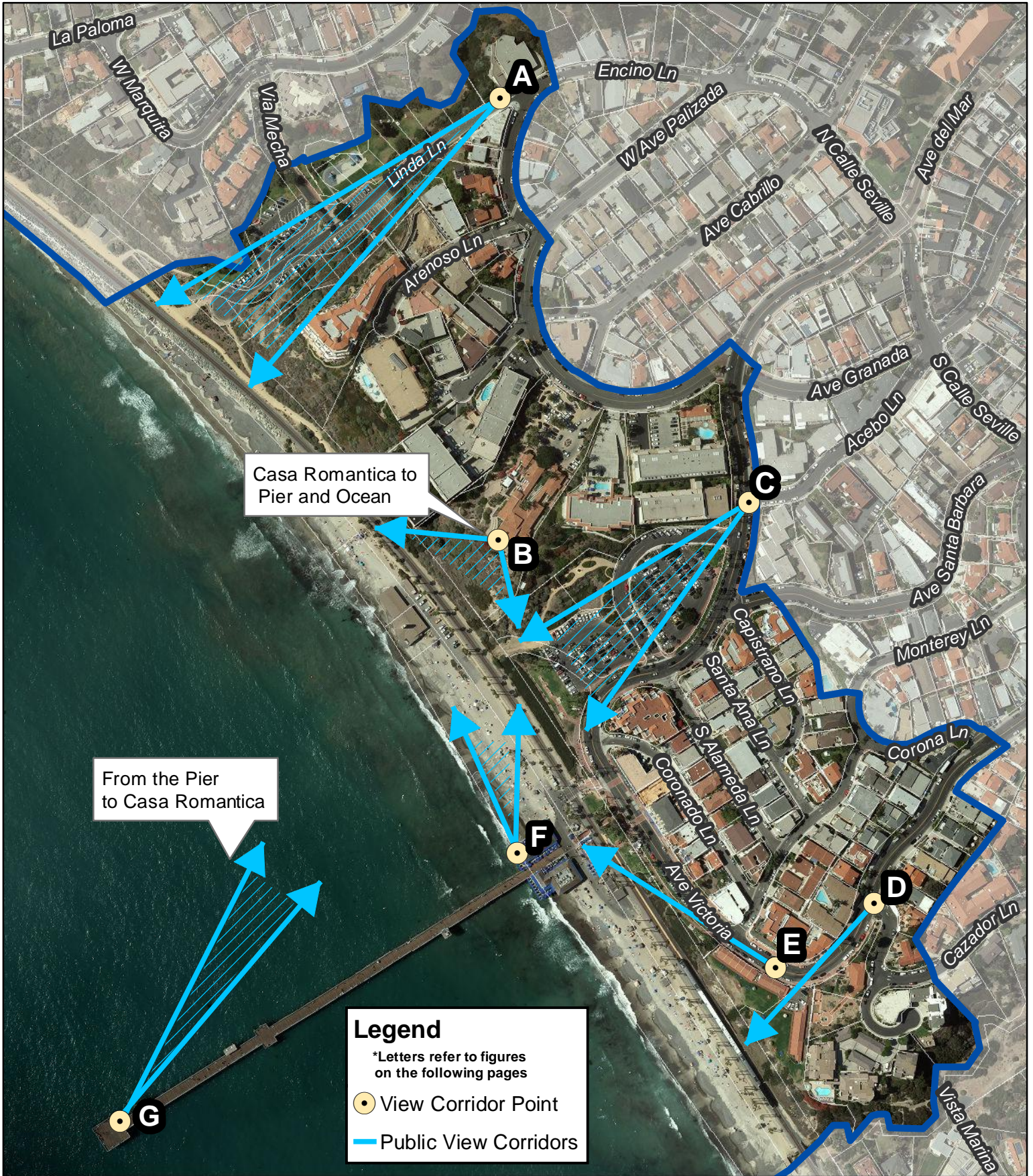


Figure 2-10  
Public View Corridors

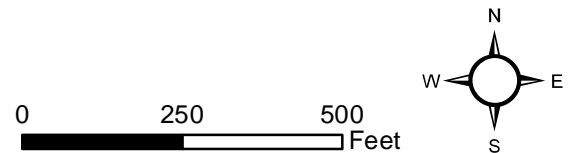




Figure 2-10-A – View from Linda Lane



Figure 2-10-B(1) – North View from Casa Romantica



**Figure 2-10-B(2) - South View from Casa Romantica**



**Figure 2-10-C – View from Avenida Del Mar and Acebo Lane**





Figure 2-10-D – View from Avenida Victoria to coast and Beachcomber



Figure 2-10-E – View from Avenida Victoria and Monterey Lane



Figure 2-10-F – View from Pier to Casa Romantica



Figure 2-10-G – View from Pier to Casa Romantica

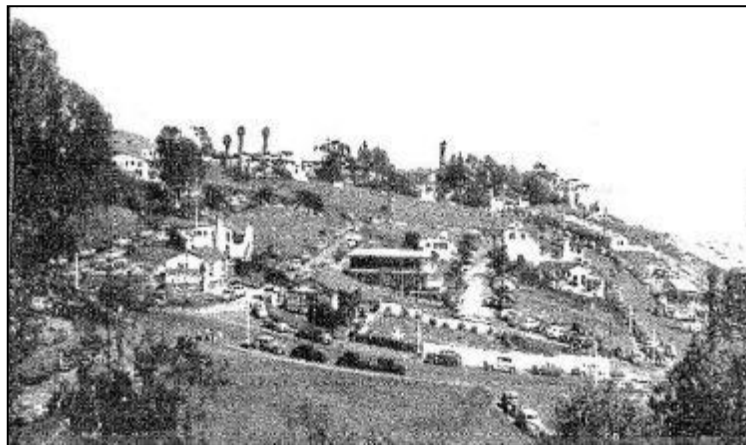


## Chapter 3

### DESIGN GUIDELINES

- 301 Purpose
- 302 Grading Design Guidelines
- 303 Site Design Guidelines
- 304 Landscape and Streetscape Guidelines
- 305 Architectural Guidelines

#### 301 Purpose



Pier Bowl in early 1940's when all structures were required to have Spanish Colonial Revival design

##### A. **Purpose.**

This Chapter provides guidelines for grading, site planning, landscaping, and architecture. These design guidelines are to maintain and enhance the unique "Spanish-Village- by-the-Sea" character and the Pier Bowl's "sense of place." Urban design, architecture, and landscape architecture shall be integrated to create a unified "Spanish-Village" character by integrating the old with the new.

##### B. **Use of Guidelines.**

The design guidelines in this Chapter are used in conjunction with the City's Design Guidelines. First, the design guidelines in this Chapter are used as the primary reference for desired design principles in the Pier Bowl area. Then, when this Chapter does not address a site design, grading, landscaping, or architectural design topic, the City's Design Guidelines should be used as a reference to design projects.

The Pier Bowl design guidelines are used to design and evaluate projects that are subject to design review through a discretionary permit process, according to Chapter 6. This includes but is not limited to projects involving new development,



historic preservation projects, certain signage, and additions or major exterior modifications to existing structures. When projects do not require a discretionary permit, the City recommends these design guidelines be followed, but a decision is not made on a project based on consistency with design guidelines.

Design guidelines describe desired principles for designing projects that implement the General Plan and urban design program. The guidelines also provide a framework for decision-makers to evaluate design and make the necessary findings for design-related decisions. The Design guidelines should assist design efforts to meet or exceed the City's quality standards. More specifically, the objectives of the Design guidelines are to:

- Preserve and strengthen San Clemente's unique atmosphere and historic identity as the "Spanish Village By The Sea."
- Help implement the grading, land use, landscape, and other concepts described in Chapter 1.
- Define a consistent approach to site planning, architecture, streetscape, lighting, landscaping, and other design elements to achieve visual harmony within the Pier Bowl area.
- Preserve significant natural coastal zone features and develop pedestrian/open space linkages within and between neighborhoods.
- Recognize the unique character, constraints, and opportunities of the Pier Bowl area.
- Preserve and reinforce the integrity of historically significant structures and site according to the Local Coastal Program and Secretary of the Interior Standards for the Treatment of Historic Properties.
- Maintain and enhance public view corridors.

## 302 Grading Design Guidelines

Within areas intended to be graded, the following principles should apply:

### A. **Natural Landforms.**

Grading should maintain or enhance the natural landforms within the Pier Bowl area, such as the arroyo bowl, coastal canyons and bluffs. Manufactured slopes should be contoured to blend with the natural terrain at the development edge. Large flat slopes and highly visible down drains should be avoided.

### B. **Slope Stabilization.**

Vegetation, irrigation, and continuing maintenance programs should be used to stabilize manufactured slopes, with trees and shrubs used to soften their appearance.

**C. Maximum Gradient.**

The maximum gradient for manufactured slopes should not exceed a ratio of 2:1 (exceptions should be in compliance with criteria in the City's Grading Ordinance).

**D. Scenic Views from Public View Corridors.**

Building pads should be designed and sited in a manner that compliments the natural topography and does not interrupt the view of the ocean from public view corridors. Public view corridors are shown on Figure 2-10 in Chapter 2.

**E. Resource Protection.**

Precautions should be taken during grading operations to ensure coastal canyons and bluff habitat areas are protected. Coastal canyons and bluff habitat areas are shown on Figure 2-3 in Chapter 2.

### **303 Site Design Guidelines**

Site planning should follow desired design principles in the City Design guidelines and the following:

**A. Site Considerations.**

**1. Pedestrian elements for Visitor Serving Commercial Overlay.**

The incorporation of pedestrian elements is of primary importance in site design when a project is located in the Visitor Serving Commercial Overlay. Pedestrian elements such as paseos, courtyards, plazas, and sidewalk arcades should be incorporated into a project whenever possible. Site design should consider adjacent pedestrian areas and attempt to form paseos (pedestrian walkways) between a series of private and public pedestrian areas to connect the streetscape including sidewalks and streets, open plazas, courtyards, cafes, and shops.

**2. Relation to site.**

The site design of the project should relate to the building size, bulk, and scale. How the building is placed on the site, street configurations, and pedestrian spaces should reflect the traditional form of the project's architecture. Many historic buildings, such as the Casa Romantica, have been situated to take advantage of the area's topography, climate, and views.



Casa Romantica View of Municipal Pier and Ocean

3. Relation between size and form.

Larger areas should reflect grand symmetrical forms, such as the example of the historic Hotel San Clemente in the downtown, while smaller areas should reflect irregular asymmetrical forms, creating intimate spaces.



San Clemente Hotel

4. Parking and service areas.

Parking and service areas can often diminish the pedestrian environment, so these areas should be screened from the primary streetscape where feasible.

5. Traditional site planning for Spanish Colonial Revival projects.

For projects with Spanish Colonial Revival architecture, traditional site planning is encouraged with enclosed patios and interior courtyards in somewhat formal arrangements. Water features are often focal elements in these enclosures.

6. Outdoor hardscape materials.

Outdoor hardscape materials should be brick, stone, tile, or other compatible materials and be placed in appropriate historical design patterns.

7. Sense-stimulating elements.

Sense-stimulating elements should be included in the site plan design, such as the sound of the water fountain, the scent of flowers, the play of light, and shadows off the building forms.

8. Preserve mature landscaping if feasible.

If a site has mature landscaping consistent with this Chapter, a project should preserve mature landscaping where feasible and practical.

9. Driveway cuts should be minimized.

Where feasible, driveway cuts should be minimized to maximize pedestrian access and landscaping along street frontages.

**B. Surrounding Neighborhood.**

1. Minimize impacts between commercial and residential.

The Pier Bowl is a blend of commercial and residential uses. In areas where commercial uses abut residential buildings and streets, careful site design is required to minimize the impacts on existing residential neighbors. For example, parking and loading areas that are visible from neighboring residential buildings should be avoided. Main entries to commercial buildings should be taken off primary pedestrian and vehicular circulation routes.

2. Consider all building sides.

Many of the properties in the Pier Bowl abut two or more streets and are visible from all sides. For this reason, careful design consideration should be given to all sides of a building. Side and rear elevations with less or dissimilar fenestration than is on the primary elevation are discouraged.

3. Neighborhood connections.

Spanish Colonial Revival pedestrian elements included within a site design should connect with the pedestrian elements of neighboring projects. The goal is to connect these elements with the pedestrian circulation system for the Pier Bowl.

## **304 Landscape and Streetscape Guidelines**

### **A. Introduction.**

Landscaping is an important component of the urban-design fabric; to a large extent, it establishes the overall site character. Well-conceived plantings can do much to transform an otherwise dull and barren site into a more useful, comfortable, and pleasant place. It also softens the visual image of architecture or development. A common landscape theme helps create a sense of place; it can provide areas for public activity by creating attractive spaces to enjoy views, relax, and recreate. The four primary goals for Pier Bowl's landscape are to: 1) develop a unified streetscape design, 2) enhance the Pier Bowl's "Spanish-Village" character, 3) create a sense of arrival, and 4) maintain and enhance public view corridors.

1. Unified streetscape design.

Development of a unified streetscape will enhance the Pier Bowl's pedestrian and vehicular circulation system. Streetscape includes: street trees, street furniture, lighting, signage, and sidewalks. Unity in the streetscape design will help identify the key circulation routes for the pedestrian and the driver by establishing a pattern that is recognizable to the user.



Example of unified streetscape in front of Casa Romantica

2. "Spanish Village" character.

The landscape and streetscape concept, described in this Chapter, will maintain and enhance the "Spanish Village" character of the Pier Bowl. Much of the impression of the "Spanish Village" is the tight-and-close arrangement of buildings where passageways are comfortable to the pedestrian on curving, winding streets, and alleys. The streetscape does not change the inherent spatial arrangement in the Pier Bowl, yet it can enhance it by making pedestrians more comfortable in their surroundings; and by enhancing public views, entries, and open space. The "Spanish Village by the Sea" can also be suggested by utilizing plant material and decorative streetscape furniture or paving materials which are reminiscent of the Spanish Colonial Revival styles. Materials should be consistent with the Spanish Colonial Revival tradition (see Section 305 below). Plant materials should be consistent with traditional plantings found at California Missions or in association with Spanish Colonial Architecture such as palms, flowering trees and vines, drought-tolerant plants, and succulents.

Two goals in creating a "Spanish Village" are to: 1) underground the overhead utilities, and 2) to preserve significant existing trees. If cost becomes a limiting factor in implementing these goals, then undergrounding utilities and preserving mature trees should apply to areas where the most aesthetic benefits will be gained.

3. Sense of arrival.

The streetscape should create a "sense of arrival" at key intersections entering the Pier Bowl. This goal is accomplished by creating focal areas, or entries, at key intersections along the main circulation routes. These entries are made "focal" by highlighting the location with highly noticeable

plant material, gateway structures, street furniture, or other spatial enhancements which signify changes in location, direction, or importance, in other words, gateways are created. The intent then is that the user notices the change from outside to inside, recognizes it as the gateway, and has the desired "sense of arrival."

4. View corridors.

A goal of the Specific Plan is to maintain and enhance public view corridors while allowing tree planting that supports and directs the streetscape. Public view corridors are shown on Figure 2-10 in Chapter 2. These views should be enhanced, directed, or protected by the planned streetscapes. The relative positioning of street trees, as well as the types selected, will allow windows of view in the key areas, as needed. Street trees are chosen, in part, for their respective character of becoming a manageable, mature size.

**B. Criteria for Plant Selection.**

Plantings should be consistent with the following planting guidelines so landscape and streetscape designs fit with the desired landscape concept for the Pier Bowl. Plant types and landscape plants are reviewed by the City for consistency with this Specific Plan and Local Coastal Program as a part of the project approval process.

1. Plants must be drought-tolerant, non-invasive, and non-toxic.

Plants must be primarily drought-tolerant and consist of non-invasive species. Plants should consist of non-toxic varieties in the public right-of-way and not have root systems that could become intrusive to underground infrastructure, such as sewer systems, because aggressive roots can damage sewer lines and cause sewer spills.

2. Spanish Village landscape theme.

Plant species should be used that maintain and enhance the City's Spanish Village "By The Sea" theme. To achieve this theme, California native species are encouraged, but non-native species are allowed when proposed in areas not adjacent to or in proximity with the bluff, coastal canyons, the ocean, or other open space areas (see Subsection B.4 below). Examples of Spanish Village themed plant types include select palm, citrus, and fruitless olive trees, and flowering shrubs and vines (or drought tolerant substitutes).





Use of Spanish themed plant palette to accent architecture

All individual site planting designs should be sensitive to the relationship of the landscape to Pier Bowl architectural guidelines. Those guidelines require the provision of outdoor spaces according to the Spanish Colonial Revival theme. Outdoor spaces take the form of arcades, courtyards, plazas, patios, verandas, trellis areas, and colonnades. Landscape designs should enhance such spaces in a manner that complements and reinforces the Spanish Colonial Revival theme, reminiscent of the Santa Barbara and Montecito area of California: flowering vines at walls, slopes, and trellises; use of course-leaf succulents, use of flowering shrubs and trees. A strong design with simplistic, yet rich, landscape plantings should be incorporated into the theme of each project.

Plantings adjacent to City streetscape areas should be aware of the streetscape design theme for the Pier Bowl and should complement, not conflict with it. In these circumstances, trees in frontages adjacent to City streetscapes may be the same as the designated City street trees (in Subsection B.5 below), but other varieties included in the planting lists are encouraged to add variety. Selection of additional varieties of trees helps to reduce creation of a tree monoculture. For example, palms, or palm-like trees (i.e., soft-tip yuccas, dragon trees, etc.) with slender trunks and relatively small canopies, which act to provide both a vertical delineation and frame views toward the sea. Working from a designated list limits the planting palette to provide continuity of theme.

3. Plant selection considerations.

Consideration will be given to the reduction of landscape maintenance and water consumption, adaptability to high-salt and high boron local soil

conditions, low fire-fuel content in transition areas between development and open space, and enhancement of slope stability and erosion control.

4. Native species in open space and other sensitive areas.

Native species should be used in areas adjacent to or in proximity with the bluff, coastal canyons, the ocean, or other natural open space areas. In these sensitive and natural open space areas, plant materials should be used that blend-in with and complement the native Southern California environment to provide a sustainable and environmentally sensitive landscape system that is water conscious, environmentally or micro-climate appropriate, and allows visitors to observe unique Southern California plant species. Plantings also are subject to constraints pertaining to soil and other environmental conditions (see Landscape Concept submitted with Site Plans). A soils agronomy report will be submitted with the landscape construction drawings.



Drought-tolerant planting near coastal bluff edge

5. Streetscape tree theme.

Street trees planted along the primary and secondary streetscapes should not vary from the primary and secondary tree species listed below. The streetscape program is explained in detail in this Chapter, while the planting list below reiterates the plant selections identified there. In order to maintain mature trees in the Pier Bowl, the preservation of mature, healthy trees is encouraged and may substitute for the required street trees.

a. Primary streetscape, primary street trees.

- (1) *Trachycarpus fortunei* (Common name: Windmill Palm)

- (2) *Umbellularia californica* (Common name: California Laurel)
- b. Primary streetscape, secondary street trees.
  - (1) *Arbutus Unedo* (Common name: Strawberry Tree)
  - (2) *Cercis occidentalis* (Common name: Western Redbud)
- c. Primary streetscape, support tree in frontages.
  - (1) *Trachycarpus fortune* (Common name: Windmill Palm)
  - (2) *Arbutus Unedo* (Common name: Strawberry Tree)
  - (3) *Umbellularia californica* (Common name: California Laurel)
  - (4) *Livistona* spp. (Common name: King Palm)
- d. Secondary streetscape, primary street trees.
  - (1) *Aesculus californica* (Common name: California Buckeye)
  - (2) *Cercis occidentalis* (Common name: Western Redbud)
- e. Secondary streetscapes, support trees in frontages.
  - (1) *Arbutus Unedo* (Common name: Strawberry Tree)
  - (2) *Brahea edulis* (Common name: Guadalupe Palm)
  - (3) *Brahea armata* (Common name: Mexican Blue Palm)
  - (4) *Trachycarpus fortune* (Common name: Windmill Palm)
  - (5) *Koelreuteria* spp. (Common name: Chinese Lantern Tree)
- f. Gateway streetscapes, primary street tree.
  - (1) *Brahea armata* (Common name: Mexican Blue Palm)
- g. Gateway streetscapes, secondary street tree.
  - (1) *Trachycarpus fortune* (Common name: Windmill Palm)
- h. Special effect (minor public gateway/interest or private special effect).
  - (1) *Magnolia grand* (Common name: Little Gem Magnolia)
  - (2) *Cassia leptophylla* (Common name: Gold Medallion Tree)

- (3) *Stenocarpus sinuatus* (Common name: Firewheel Tree)
- (4) *Erythrina Caffra* (Common name: Coral Tree)

Chapter 4, Implementation, includes a future update of plant lists in the City's Design Guidelines for consistency with LUP policies, including a policy that calls for street trees in the coastal zone to emphasize California Native tree species. After this implementation project is completed, the updated plant lists in the City's Design Guidelines should be used as a primary reference to select plants to use for a project in the Pier Bowl area. Plant species can vary from the Specific Plant species listed in the City's Design Guidelines but must be consistent with the LUP.

**C. Ornamental Landscape Elements.**

- 1. Landscaping on contoured slopes.

Slope banks should be landscaped to reflect the appearance of natural slopes in the area. Shrubs should be arranged in broad informal masses. These masses should be built up to produce a "mounding" or textured appearance on the slope surface similar to natural slopes. Trees used on slopes should be of rounded, less vertical species. They should be planted in informal groupings on the lower half of the slope to visually reduce the height of the slope when viewed from below, without blocking views from the top.

- 2. Parking area screening.

Parking and circulation areas should be screened from the street by landscaping and berms in order to shield views of cars and paving, while promoting views of buildings on the site. Trees should be planted throughout the parking areas to soften the visual impact of large expanses of asphalt. Opportunities to add tree canopies for shade without obstructing public view corridors are encouraged.

- 3. Decorative paving.

Decorative paving at project entries and interior project pedestrian areas should be used. Decorative paving should consist of brick, tile, pavers, stamped concrete, or similar materials.

- 4. Street trees in front yards and street side yards.

Trees in front yards and street side yards between buildings and the public right-of-way should provide a shade canopy along street edges and visually soften the effect of buildings and hardscape as viewed from the street.

**D. Fuel Modification.**

A fuel modification zone is a wide strip of land where flammable native vegetation is removed or thinned, and partially or totally replaced with drought tolerant, fire resistant plants. The many variables involved with fuel modification make precise regulations for general application infeasible. Therefore, each project must be

reviewed for its particular needs. These guidelines may be modified in areas where unique conditions or biological resources exist, subject to review and approval of the Fire Marshall.

Fuel modification generally consists of a wet zone and one or more thinning or fuel modification zones. The wet zone, also referred to as the irrigation zone, generally extends from the edge of a graded pad or the limit of an area where storage of combustible materials or combustible structures may be located. The project wet zone will vary (when needed), and planted only with fire resistant plants and permanently irrigated. The thinning zone is likely not needed on potential projects in the area because slopes are not expansive and projects would not be adjacent to wildland conditions. Plant selection should comply with the Fuel Modification Standards of the Orange County Fire Authority and with requirements of the California Coastal Commission.

#### **E. Space Limitations.**

One important element in creating the streetscapes and entries noted above is the amount of space available to create the effects which show unity and sense of arrival. Trees, structures, street furniture, lighting, and other special features need space in which to be placed. The Pier Bowl area has a severe limitation on the amount of parkway space available—that is, the public right-of-way (ROW) space between private property and street paving. In some locations, there is less than three or four feet available to place, streetscape features like sidewalk, street trees, and street signs. The minimum sidewalk width is 4 feet, which leaves no extra room for providing other streetscape features. The result of these pockets of limited space is that they can disrupt the repetition and pattern of the streetscape. While the tight spaces lend to the impression of the "Spanish Village," they conflict with minimum widths of parkway needed to add streetscape features.

These space limitations require that several strategies be developed when dealing with areas where there is not sufficient right-of-way (ROW) to accommodate the full streetscape improvements. This Specific Plan recognizes the need for sidewalks throughout the primary and secondary circulation routes as the minimum practical streetscape treatment. Sidewalks will provide for pedestrian safety and a minimum degree of uniformity to suggest main circulation routes. True visual uniformity, will be provided by vertical streetscape elements, such as street trees and monument signage, where space allows. This Specific Plan identifies four ways to approach the space limitation problems. The best strategy could be a combination of these options. The four options include:

1. Expand the City parkway by acquiring private property. This option should only be used for the most important streetscape features such as at gateway intersections or where the minimum sidewalk width is not available in existing ROW.
2. Expand the parkway area by narrowing the street width. This option should be utilized only when the existing parkway does not allow room for sidewalks, where additional ROW cannot be gained between existing curb lines and existing private buildings or structures, and where there will not be a significant effect on the traffic flow. Use of this strategy is recommended for the secondary entries into the Pier Bowl.

3. Reduce the amount of streetscape improvements provided where the available parkway cannot accommodate significant vertical streetscape features, such as street trees and monuments. This recognizes that on several street segments space for street trees or other vertical elements is not practically available, and further recognizes that a full streetscape treatment cannot be provided on those segments of secondary circulation routes. With this strategy, minimum parkways are being provided for sidewalk only, while street trees, monuments, and decorative paving are utilized only at intersections or gateway areas.
4. Require projects that front areas where there is deficient parkway to plant the designated street tree on private property. This would help fill the gaps in the streetscape and, over time, provide consistency. The trees would be maintained by property owners on which the trees are placed. This, of course, is not the preferred option, since consistent maintenance cannot be guaranteed over time. The preference is to install street trees within the right-of-way, and the "back-up" tree option should be left for the most extreme circumstances.

#### F. **Streetscape Treatments.**

Streetscape treatments are meant to enhance and unify the visual and spatial experience of the driver and the pedestrian. A comfortable experience through streetscape pattern gives the user a sense of direction and a "sense of place" within the Pier Bowl. Streetscape treatments follow along primary and secondary circulation routes used to enter and exit the Pier Bowl area, and streets that define the Pier Bowl boundaries. These streets are shown on Figure 3-1.

Streetscape treatments are divided into two types. The "primary" streetscape follows along the primary circulation route: Avenida Del Mar/Avenida Victoria. The "secondary" streetscape is along for the secondary circulation route. Each streetscape has a street tree palette and specialty features to define the circulation route, such as decorative paving, street monuments, or street furniture. The primary streetscape has more define features to define the circulation route than what is needed for the secondary streetscape. For this reason, the secondary streetscape design features are fewer in numbers, frequency, and scale.

Portions of the primary and secondary circulation routes are located outside the Pier Bowl Specific Plan. Chapter 4 (Implementation) includes a future update of the City's Design Guidelines that will consider streetscape guidelines to continue the Pier Bowl streetscape theme from the Specific Plan boundary to gateway points. The design guidelines update will consider several issues, including various City infrastructure priorities and budget, right-of-way width, and the existence of driveways and structures.

##### 1. Primary streetscape.

The right-of-way (ROW) width for this segment allows approximately seven-to-ten feet 7-10 feet of parkway on both sides of the street. More space is available on one side of the street (the northwest side at the upper end, and

the southwest side at the lower end) due to the City-owned parking lot and park on that side.

The significant view opportunities of this streetscape segment of Avenida Del Mar make it unique. The public view corridor is framed and enhanced by the tall palm planting, in contrast to adjacent streetscapes where there is no ocean view. A distinct "opening" is created at the entrance to this primary streetscape, where the public view corridor is presented. The streetscape should maintain palm planting because of the strong visual impact and relation to the "Spanish Village by the Sea" image. The inland side of the street has less space, making it difficult to duplicate the palm statement. Instead, the "palm" theme will be mimicked through the use of a smaller-scale palm. Smaller palms relate to the pedestrian scale and are in keeping with concerns of maintaining the public view.

Small canopy trees are recommended because of their relation to the pedestrian. These trees have the added benefit of decreasing blockage of views. When installing street trees to frame public views, it is impossible not to block a portion of these views. The objective is to space trees at regular intervals to create a continuous streetscape pattern, but to leave spaces, or "windows," where significant public-view opportunities are present.

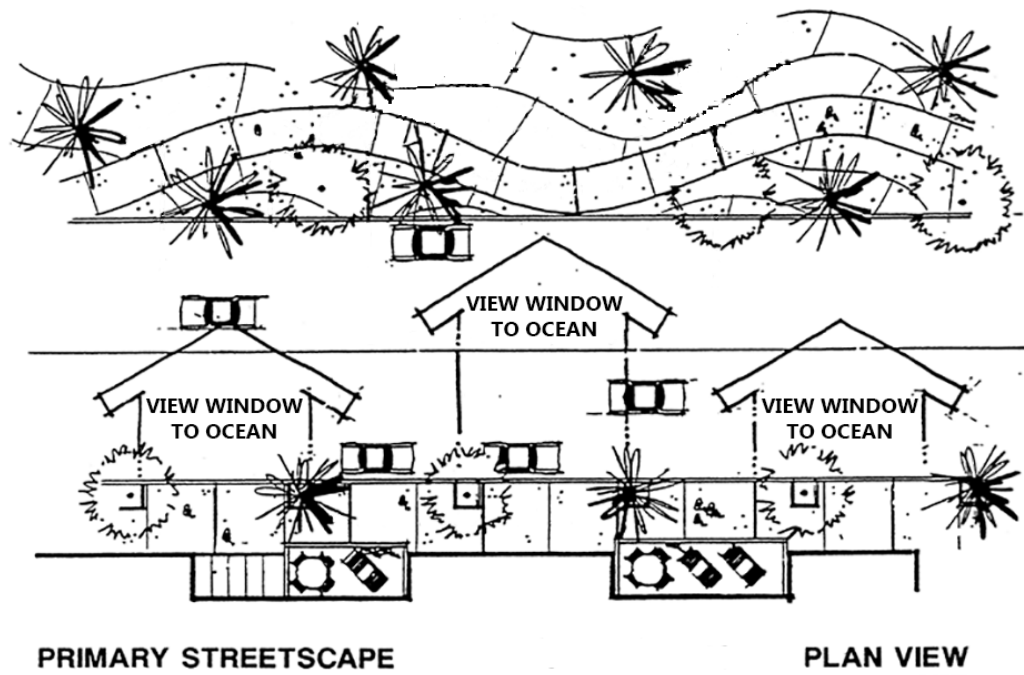
These views are not hampered greatly by regular plantings of small trees, since the viewers are below the tree canopies. The taller existing palms do not hamper the public view because those trees are spaced at some distances, the trunks are narrow, and the heads are tall and often out of sight. Yet the palms frame views between trunks at the lower end of the streetscape and the heads from higher vantage points. Several Coral trees on public property impede the public view. Should those trees require removal for health or other reasons, they should not be replaced, which should enhance public views.

This streetscape is also required to relate to the adjacent primary and secondary streetscape segments in plant material and decorative features in order to create continuity. The street-tree selection and arrangement for this primary streetscape, then, should be an alternating mix of small fan palms and small trees. Street trees will be spaced regularly on the inward side of the street, and spaced regularly but intermittently on the ocean side of the street to allow public-viewing windows to the ocean. This lop-sided arrangement will be balanced by the strong palm-tree statement on the ocean side of the street. Accent trees may relate to those already used on the Avenida Del Mar streetscape, outside but adjacent to the Pier Bowl. The following specifications should be utilized for this streetscape segment:

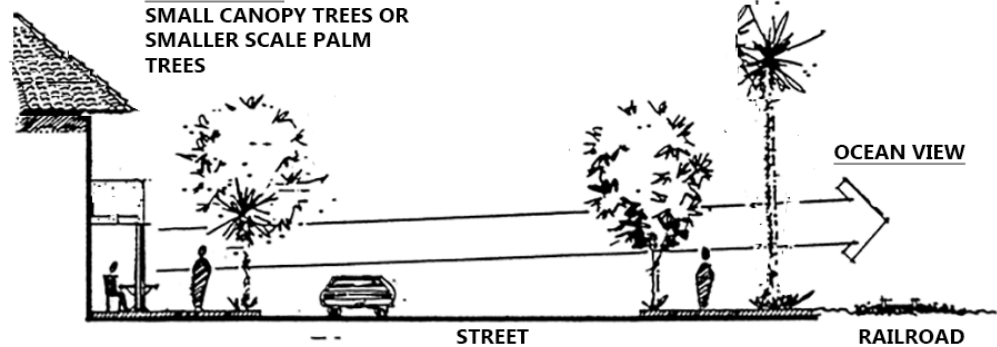
- a. The inland side of the street should use both primary street trees, alternating from one to the next, regularly spaced at approximately 25 feet on center.
- b. The ocean-view side of the street should alternate both primary street trees, spaced regularly but intermittently, allowing public viewing windows.



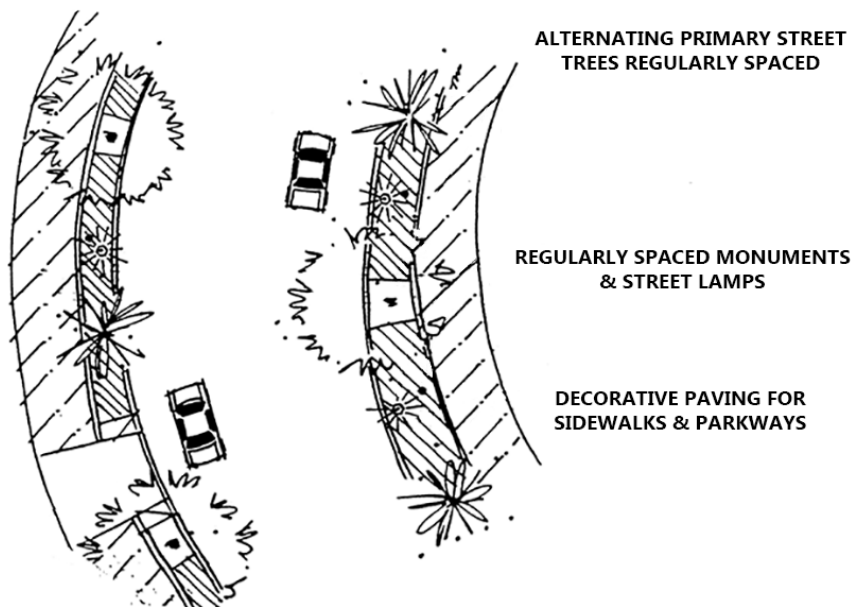
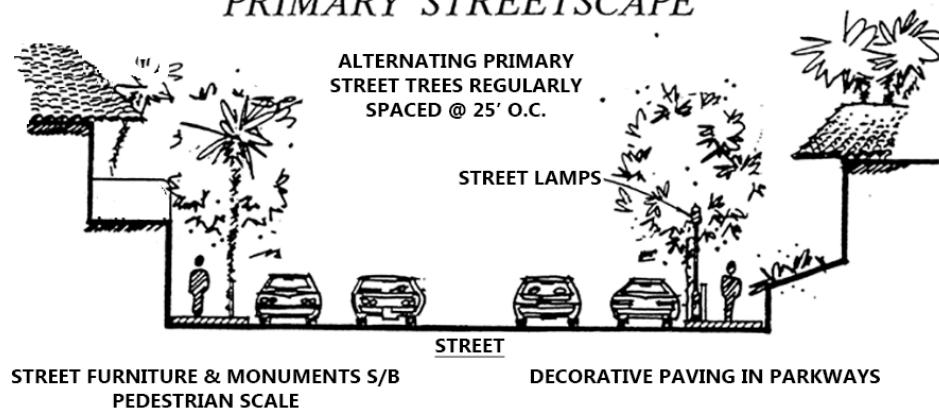
- c. View windows should not exceed 60 feet maximum distance, should only be allowed within 60-80 feet of another view window, and only on the ocean-view side of Avenida Del Mar/Avenida Victoria.
- d. Street trees should be planted according to Subsection B.5 above.
- e. Decorative paving for sidewalks and parkway hardscape should be red ("Terra Cotta") interlocking concrete pavers.
- f. Removal of the overhead street lights and the installation of decorative street lamps at intervals of 30-50 feet.
- g. Street furniture items should be added to provide pedestrian-scale detail, such as bollards, sign monuments, benches and seating, tree grates, and decorative signage. Pedestrian-scale street furniture should be spaced at regular, close intervals of 30-50 feet intermittent with street lamps for uniformity. Seating and directional signage may be at irregular intervals, as needed or desired.



STREET TREE: ALTERNATE  
SMALL CANOPY TREES OR  
SMALLER SCALE PALM  
TREES



*PRIMARY STREETSCAPE*

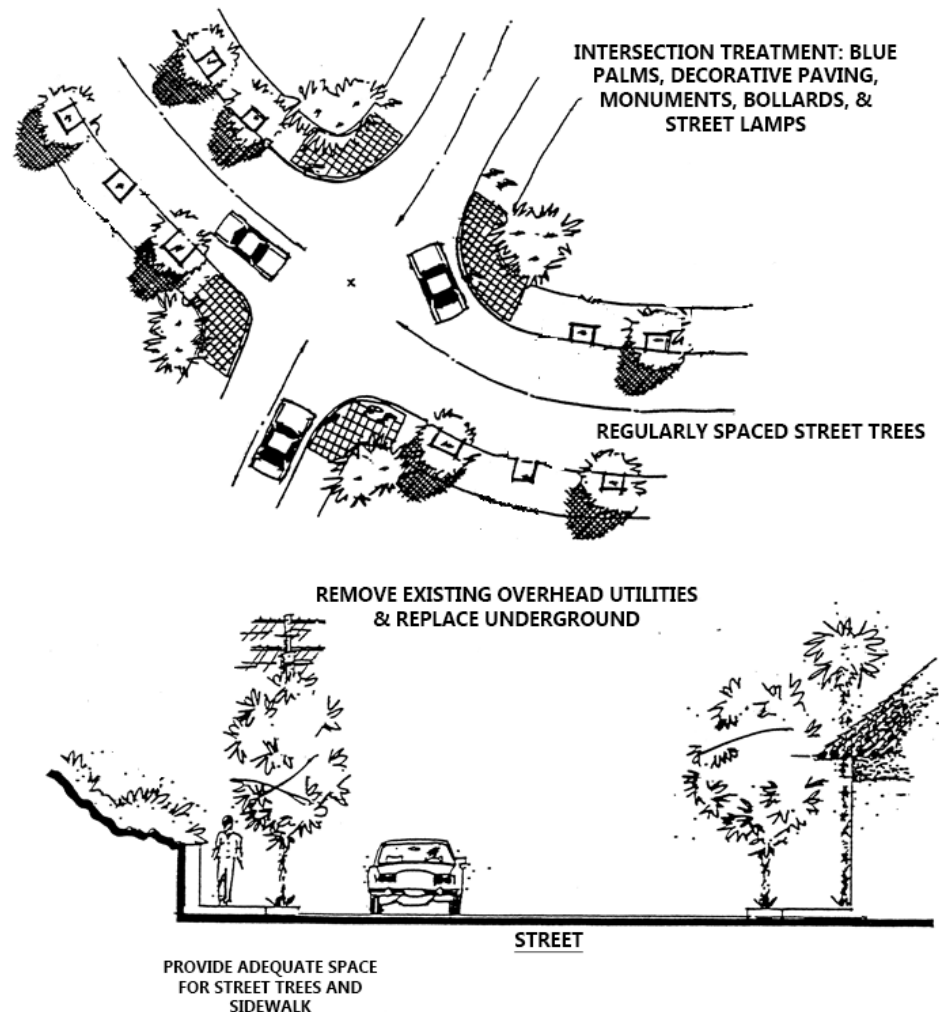


2. Secondary streetscapes.

Segments of the secondary streetscape have severely limited parkway space. Many existing features crowd the parkways, leaving as little as 2-3 feet for streetscape improvements. In other cases, driveway cuts are so numerous that virtually no parkway space is available. These segments of streetscape are so limited it will be difficult to provide any streetscape features, even the minimum width sidewalk. Overhead power lines and overhead vehicular-scale street lights line the secondary circulation routes. These features are detrimental to the pedestrian scale of the area and break up the streetscape continuity. If possible, utility lines should be underground and street lights should be exchanged with pedestrian-scale lamps. A minimum of 7 feet of parkway is needed to provide a sidewalk, small street trees, and some other minimum streetscape features. In areas where mature trees exist, additional parkway will be required to accommodate saving trees in place and providing the minimum-width sidewalk.

The secondary streetscape relates in design with the primary streetscapes and entries. This segment has a unifying plant palette, with varying continuity of some features, such as the spacing of street trees, due to severe limitations of parkway space or crowding of parkway by driveways. The exact spacing of street trees, sidewalks, and other design features will be evaluated on a case by case basis in order that the best design features feasible are installed given the right-of-way and driveway-cut limitations. The following specifications should be used when designing this streetscape segment:

- a. Sidewalks will be provided at a minimum, in all cases, at the required width of 4 feet. Street trees will be provided where 4 feet can be obtained for them by parkway expansion strategies, for a total of 6.5 to 7 feet of parkway.
- b. Street tree type should be planted according to Subsection B.5 above, spaced 25-30 feet in cutouts to sidewalk.
- c. Special pedestrian-streetscape features-such as decorative paving and monument signage-should be limited to all street intersections or gateway locations.



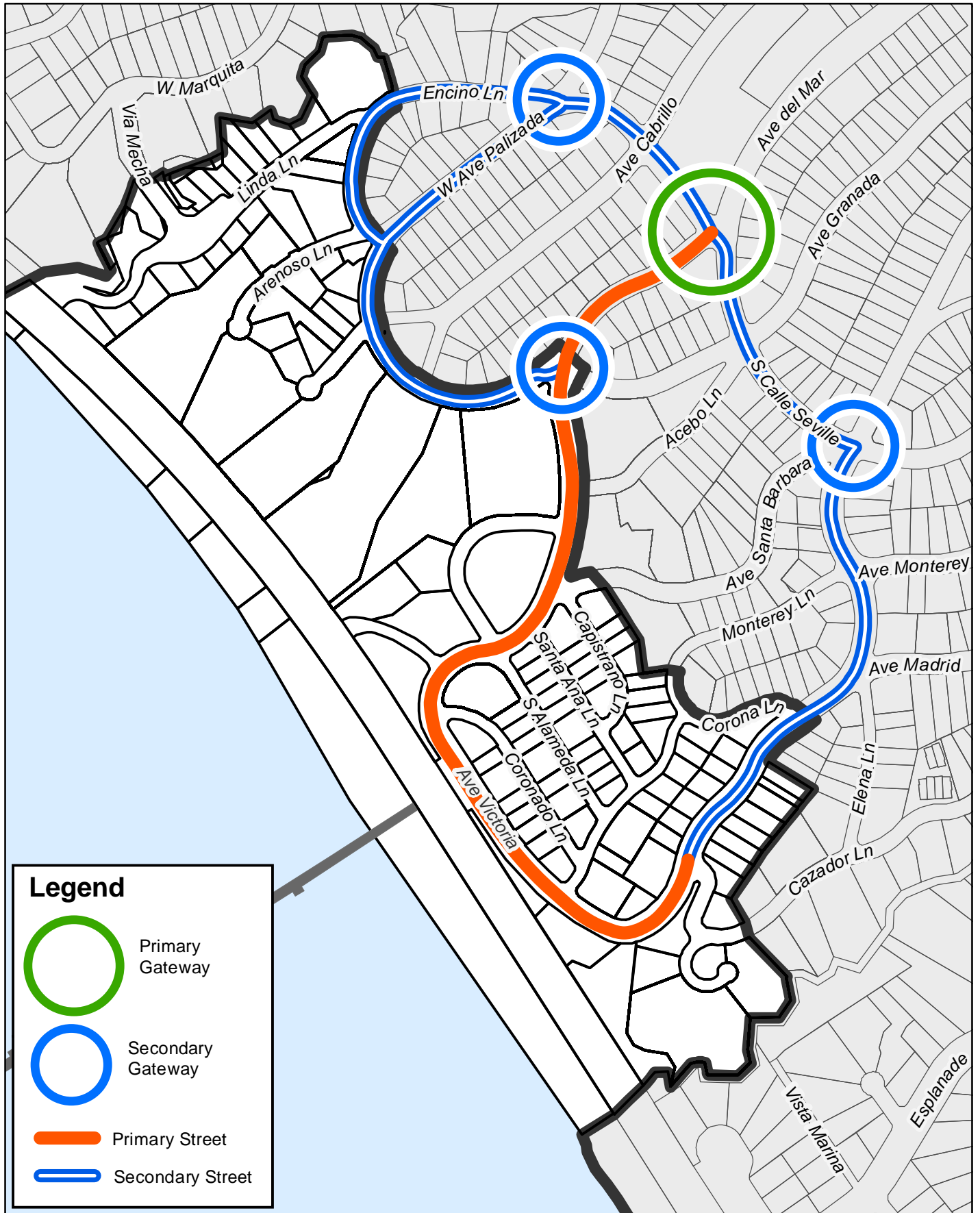
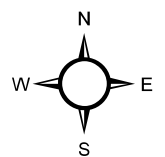
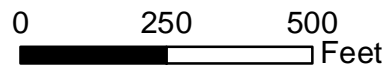


Figure 3-1  
Streetscape Plan



- d. Streetscape furniture, such as bollard-size monuments and decorative signage posts for informational and traffic signage, should be placed where parkway width and length allows safe placement.
- e. When feasible, underground utilities and replace street lights with pedestrian-scale street lamps.

**G. Streetscape Gateways.**

The Pier Bowl area is accessed from outlying neighborhoods by primary and secondary circulation routes shown on Figure 3-1. Street intersections at these primary and secondary gateway points should be improved with design elements that provide a “sense of arrival” and create a first impression of Pier Bowl’s character, consistent with streetscape themes in Subsection B.5 above.

The primary gateway intersection and several of the secondary entries are located outside the Pier Bowl Specific Plan. Chapter 4 (Implementation) includes a future update of the City’s Design Guidelines that will consider design guidelines for these gateway intersections with a focus on integrating their design into the Specific Plan streetscape theme. The design guidelines update will consider several issues, including various City infrastructure priorities and budget, right-of-way width, and the existence of driveways and structures.

**1. Primary gateway.**

The primary gateway is located at Avenida Del Mar and Calle Seville/South Ola Vista, where the primary circulation route (Avenida Del Mar) leaves the Del Mar/T-Zone Downtown visitor serving mixed-use district and enters the Pier Bowl area. This circulation route is the primary, most traveled gateway to the Pier Bowl. As the main gateway to the area, the intersection should have design features that create a “sense of arrival” bold enough to capture the attention of people traveling to the Pier Bowl.

**2. Secondary gateways.**

Secondary gateways exist where secondary circulation routes enter into the Pier Bowl area from outlying neighborhoods at the intersections of West Avenida Palizada/Calle Seville, Avenida Victoria/Calle Seville, and Avenida Del Mar and Avenida Granada. These intersections are secondary entries. The secondary circulation routes are important to identify and highlight with special design features; again, to create the “sense of arrival,” as well as to visually define the boundaries of the area. Secondary entries are important but less in scale than the primary gateway.

Limited right-of-way for parkway and streetscape is a constraint on enhancing the appearance of secondary entries. Any design must be preceded by expansion of parkway to 7 feet through acquisition of approximately 3-4 feet from either private property or narrowing of street width, depending on which corner of the intersection.

#### H. **Street Furniture.**

Street furniture is defined as any fixture within public streetscape that can be used in a functional way by pedestrians. The pedestrian may interact directly with or touch street furniture, and the furniture is often placed within the reach of the pedestrian for his/her specific use and comfort: for example, benches, trash receptacles, tree grates, light fixtures, directional or informational signage, and even parking meters. These items are put to full use by the pedestrian, and they are a significant part of the pedestrian experience in the Pier Bowl.

Street lights and other street fixtures on vehicular-oriented streets are designed to be functional, but may not necessarily be visually attractive. This type of street-furniture treatment is generally designed not to draw attention and are more functional than aesthetic. The street furniture in pedestrian-oriented environments, on the other hand, is designed with aesthetics as well as functions in mind. The primary streetscape and the pedestrian walkways in the Pier Bowl are oriented toward the pedestrian and therefore demand a more aesthetic design approach. The street-furniture program in the Pier Bowl should include fixtures that are full of detail and visual interest at a scale comfortable to the pedestrian.

#### I. **Directional Sign Program.**

Directional signage should be used along vehicular circulation routes, bicycle routes, and pedestrian walkways. Chapter 4, Implementation, includes an update of the City's Design Guidelines that adds guidelines for a cohesive wayfinding program, including signage for the Pier Bowl area. Directional signs should have a small-scale material, and design that is consistent with the City's Design Guidelines. The signs will be used to direct the public to parking, commercial districts, recreation areas, and other public places. Signage should be grouped to avoid sign clutter and be constructed of materials consistent with streetscapes and the "Spanish Village by the Sea" theme.

### **305 Architectural Guidelines**

#### A. **Purpose.**

The purpose of the Pier Bowl architectural guidelines is to:

1. Maintain and enhance the architectural character of the Pier Bowl consistent with the vision for San Clemente as the "Spanish-Village-by-the-Sea";
2. Maintain a high quality of design consistent with the General Plan Urban Design Element, this Specific Plan, and the City's Design Guidelines; and
3. Preserve and reinforce the integrity and character defining features of historic resources. When historically significant buildings have distinctive architecture other than Spanish Colonial, the Local Coastal Program requires projects to preserve and reinforce the character defining features

and other aspects of the site and building's design that are architecturally significant and distinct.

Chapter 3 describes when a project is required to have Spanish Colonial Revival architecture. The intent is for the Pier Bowl to have a "Spanish-Village-by-the-Sea" theme. In some instances; however, it may not be practical or desired for a project to have Spanish Colonial Revival architecture. For example, a site may have historic resources with a distinctive architectural style other than Spanish Colonial Revival, or a project may be limited to minor changes that are costly and technically burdensome to convert an existing structure into a different form of architecture.

For Spanish Colonial Revival projects, the following architectural guidelines should be used to design projects in the Pier Bowl. The design guidelines in this Chapter are used in conjunction with the City's Design Guidelines. First, the design guidelines in this Chapter are used as the primary reference for desired design principles in the Pier Bowl area. Then, when this Chapter does not address a site design, grading, landscaping, or architectural design topic, the City's Design Guidelines should be used as a reference to design projects, including specific guidelines for Spanish Colonial Revival architecture.

**B. Ole Hanson-era Spanish Colonial Revival architecture.**

The intent is for development in the Pier Bowl to have Spanish Colonial Revival architecture consistent with the "Spanish-Village-by-the-Sea" theme. At the same time, creative interpretation of Spanish Colonial Revival architecture should be permitted, where appropriate.

Architecture should follow the basic principles of Spanish Colonial Revival architecture discussed below and in detail within the City's Design Guidelines. No written set of Design guidelines can detail fully all aspects of the Ole Hanson-era Spanish Colonial Revival design criteria. What sets the Ole Hanson-era Spanish Colonial Revival style apart from other designs is its simple forms, shapes, and details. While the following guidelines, illustrations, and photographs help answer many of the design questions about the Spanish Colonial Revival style, perhaps the best way to understand the City's "Spanish Village" character is to visit the City buildings on the National Registry of Historic Places and any of the other buildings that the City has traditionally recognized as being historic.

The California Spanish Colonial Revival style is similar in form to those that are found in other moderate climates such as in Mexico and along the Mediterranean Sea. Climate and California's Spanish traditions have encouraged the use of building materials such as stone, clay, and stucco surfaces for walls, floors, roof tiles, and a limited use of milled lumber. These traditions tend to convey a "hand-made quality" in their overall design and details. The result is a simple form, articulated by a design orientation relating to the warm Mediterranean climate. The buildings exhibit strong expanses of stucco surfaces, deep reveals, porches, arcades, and red-tile roofs. Buildings also have weather-protecting colonnades and wall extensions to enclose garden spaces and are situated with respect for natural topography.





Rear facade of Casa Romantica

The decorative details used in the Spanish Colonial Revival style are borrowed from the entire history of Spanish architecture. Some of these decorative elements include: low-keyed traditional colors; exposed stone and woodwork; Spanish/Mediterranean inspired ironwork; fountains; arbors; courtyards; arcades; towers; chimneys; traditional paving; and landscaping which emphasizes flowering material. The integration of traditional design elements reinforces the Spanish Colonial Revival style and defines a building's individual character. The following design elements should be considered to enhance the Spanish-Village theme and establish its "sense of place."

1. Wall surfaces.
  - a. Provide uninterrupted stucco surfaces that are carefully scaled with Ole Hanson-era traditional projections and recessions.
  - b. Convey a structure of stone, brick, or adobe through the suggestion of thickness (mass).
  - c. Stucco is the preferred surface cover to create a relatively smooth surface that is suggestive of a masonry structure behind.
  - d. Stucco texture should be a smooth-sand finish or other traditional style. Other non-traditional textures, such as rough-sand and lace finish, should be avoided.



Deep wall recesses and stucco traditional Spanish Colonial Revival finish

2. Colors.
  - a. Traditional colors for wall surfaces are a light earth tone, typically white or off-white.
  - b. A limited number of colors should be used on a building.
  - c. Accents, trim, and highlighting features should have colors that contrast with but complement wall surfaces. Traditional trim colors are dark blue, green, and brown. Extremely vivid, bright, and/or fluorescent colors are inconsistent with traditional Spanish Colonial Revival architecture, and are therefore inappropriate.
  - d. Signage and awnings for commercial uses can be used and successfully introduce brighter, more intense colors to a building's color scheme. These colors should be coordinated with the building colors.
  - e. Clay materials, such as roof tiles and pavers, should be terra-cotta red.
3. Roofs.
  - a. Simple low-pitched gabled and shed roofs are preferred. Hipped roofs are also used on architectural elements such as towers or turrets. Single-barrel mission terra-cotta clay tile should be used on pitched roofs. There should be a double-starter row employed at the

eave ends, and the tile wrapped in a traditional fashion around the rake gable of the building. Tiles should be laid in random or scattered fashion to avoid the uniform look associated with "S-Tile" and other non-traditional roof materials. "Pack-and-stack" mortar between clay roof tiles is also encouraged.



Two-piece Spanish tile with random mortar packing and booster tiles

- b. Flat roofs, including roof decks, particularly from higher topography in the Pier Bowl, should not be a structure's primary roof element visible from public right-of-way. Flat roofs, including roof decks, should have a color and material that matches mission clay tile on pitched roof elements as closely as possible. These color and material guidelines are to make flat roofs less noticeable. Roof decks should be integrated into the roof system, preferably concealed within a roof well if possible, so roof decks are architecturally compatible with a structure's exterior.
- c. Mansard roofs are discouraged.
- d. Roof mounted Ventilation, heating, cooling, and other equipment should be screened from public streets and public view corridors within parapet wells or roof projections, such as towers, cupolas, and varied chimney forms.

4. Ground surface.
  - a. Brick, tile, and stone are the preferred surface materials. Where concrete is used, it should be appropriately colored, textured, and designed in traditional geometric patterns.
  - b. Building surfaces should be broken up into appropriately-scaled geometric patterns which are related to the design of the building, to the general area within which the building is located, and to plantings.



Decorative tile floor in Casa Romantica courtyard

5. Windows and doors.
  - a. Openings are to be placed and designed to suggest the thickness of traditional masonry buildings.
  - b. Recess windows and doors away from the outer wall surfaces. Plant-on strips around doors and windows are discouraged.
  - c. The material used for door and window frames, and for the door and window mullions is encouraged to be wood, painted or stained. Decorative metalwork should be traditional steel (iron). The use of anodized or mill finished aluminum is not allowed.
  - d. Glass areas should be broken up by mullions. Reflective glass is not allowed.
  - e. Focal windows, such as triple-arched windows or windows with parabolic shaped grills of wood, iron or other traditional Ole Hanson-style elaborations, are encouraged.



- f. Windows of either casement or a double-hung design are encouraged.
- g. Decorative entrances, with carved arched doors or heavy wood-panel doors emphasized by an inset; adjacent columns or pilasters; calved stonework pattern tiles or other elements, are encouraged.



Entrance with inset wood door

- 6. Arches.
  - a. Arches are one of the key identifying elements of Spanish Colonial Revival architecture. Full rounded arches of appropriate scale are encouraged. Segmented or pointed arches are used in limited situations but are less desirable.
  - b. Generally, arches should be extended from a column, pier, or pilasters.
  - c. The arch and its support column should be a minimum of 18 inches depth, with an articulated column base.
  - d. Careful consideration should be given to the wall surface and mass above an arch. There should be sufficient wall surface between the key of the arch and the next architectural element above the arch. Given that Spanish Colonial style is imitating masonry construction, the mass of the building elements above the archway should be in proportion with the supporting arches.



Storefront arches in Downtown with deep recesses

7. Columns, piers, and pilasters.
  - a. These elements should be in scale with the building and the pedestrian environment. Columns are typically round or square in shape with no capital or base.
  - b. The relationship of the diameter of the column, its height, and its base is important. Each of these components should maintain a proper scale to one another.
8. Cornices.

Cornices should be in scale with the surfaces and the architectural elements in which they are placed. To avoid a fake or planted-on appearance, the contour of the cornice should be designed so its height and width are harmonious with the building design.
9. Arcades.
  - a. Arcades are not only decorative but function as a covered outdoor passageway. The use of this element strictly as a decorative feature should be avoided.
  - b. Locating arcades against broad expanses of plain surfaces is recommended.
  - c. Full round arches should be used; pointed or segmented arches are not recommended. A traditional ratio of proportions between columns, the diameter and height of the columns, and the width of the arch should be maintained.



Arcade on rear facade of Casa Romantica

10. Exterior staircase.
  - a. Exterior staircases should be compatible with the architectural character of the building.
  - b. The railing should be a stepped or rounded-stucco wall that is a continuation of building form.
  - c. Exterior staircases are encouraged in mixed-use projects to enhance the pedestrian environment.
  - d. The tread should be a stone or a Mexican paver, and the rise enhanced with a decorative tile.



Tile risers on exterior stairway of beach club in North Beach



11. Metalwork.

- a. Metal is encouraged and can be used: over windows, doors, and vents; as railings; as awning supports; balconies; and as weather vanes, etc.
- b. Smooth-finish milled and anodized metal is not allowed.
- c. Metalwork should be rough-finish, and painted black or another traditional color.
- d. All metalwork should be designed with individual bars of appropriate thickness.



Example of decorative wrought-iron

12. Awnings.

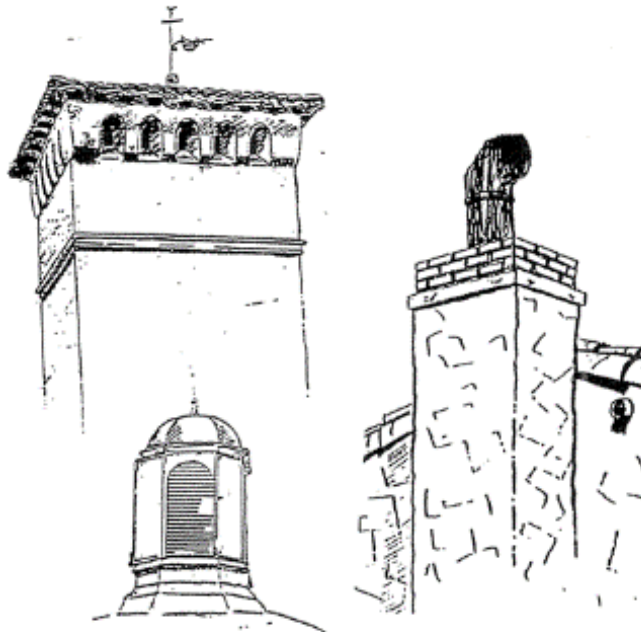
- a. Canvas awnings should be designed in the traditional form of a simple triangular shape open on the sides with either a pane or decorative valance.
- b. Decorative wrought-iron metal supports are encouraged.
- c. Segmented curved awnings and domed awnings are to be avoided. Curved awnings may be used in those instances where they are appropriate to an arched opening. When a curved awning is used within an arched opening, the awning should be placed within the arch so that visually the form and depth of the arch is maintained.



Awnings with wrought-iron details

13. Towers/chimneys/cupolas.

- a. Decorative towers, chimneys, and cupolas are encouraged.
- b. Decorative chimney caps should be designed in a traditional manner. Metal imitations of the traditional style are not allowed. Materials should be stucco, brick, terra-cotta pipe, or barrel tiles. Ironwork is also sometimes used.



14. Lighting.
- a. Decorative metal light fixtures should be used to illuminate pedestrian space.
  - b. Fixtures should be designed as an integral part of the building's Spanish Colonial Revival architectural design. Lighting should accent important building features such as arcades and entrances; over-use of lighting should be avoided.
  - c. Directional lighting to accentuate the building form and the public importance of the Casa Romantica is encouraged.



Wrought-iron lighting (not shown, but required is shielding for dark sky policies)

**C. Scale, Mass, and Form.**

The mass and scale of a building should reflect the Spanish Colonial Revival architectural style. The basic principles of the mass and scale appropriate to "Spanish Colonial Revival" architecture are discussed below and in detail within the City's Design Guidelines.

The Pier Bowl is nearly built out, Therefore, the majority of future development in the Pier Bowl is anticipated to be in-fill. These observations make the following considerations of proper mass and scale important:

1. Thicker masonry walls.

Buildings are to be designed so that their surfaces convey a visual suggestion of masonry construction, e.g. thick stucco walls and inset windows and doors. Exposed masonry is not recommended.

2. Break-up mass into smaller units.

The building volume or mass should be broken up into smaller units to better relate to the physical scale of the Pier Bowl area. "Box-like" building forms are discouraged. The use of architectural features can serve to help break up unacceptable mass and bulk. One method of breaking up mass and to provide visual interest is to vary rooflines or provide a combination of gabled, hipped, and shed roofs. This can also be accomplished by using a combination of vertical and horizontal elements, e.g. pilasters, columns, exterior stairways, towers, etc.

3. Materials to reduce apparent mass.

Materials should be used to reduce the apparent mass or scale of the building. Complimentary colors when used on window mullions, building trim and other design elements is encouraged to reduce a building's perceived scale.

4. Setback areas of maximum height.

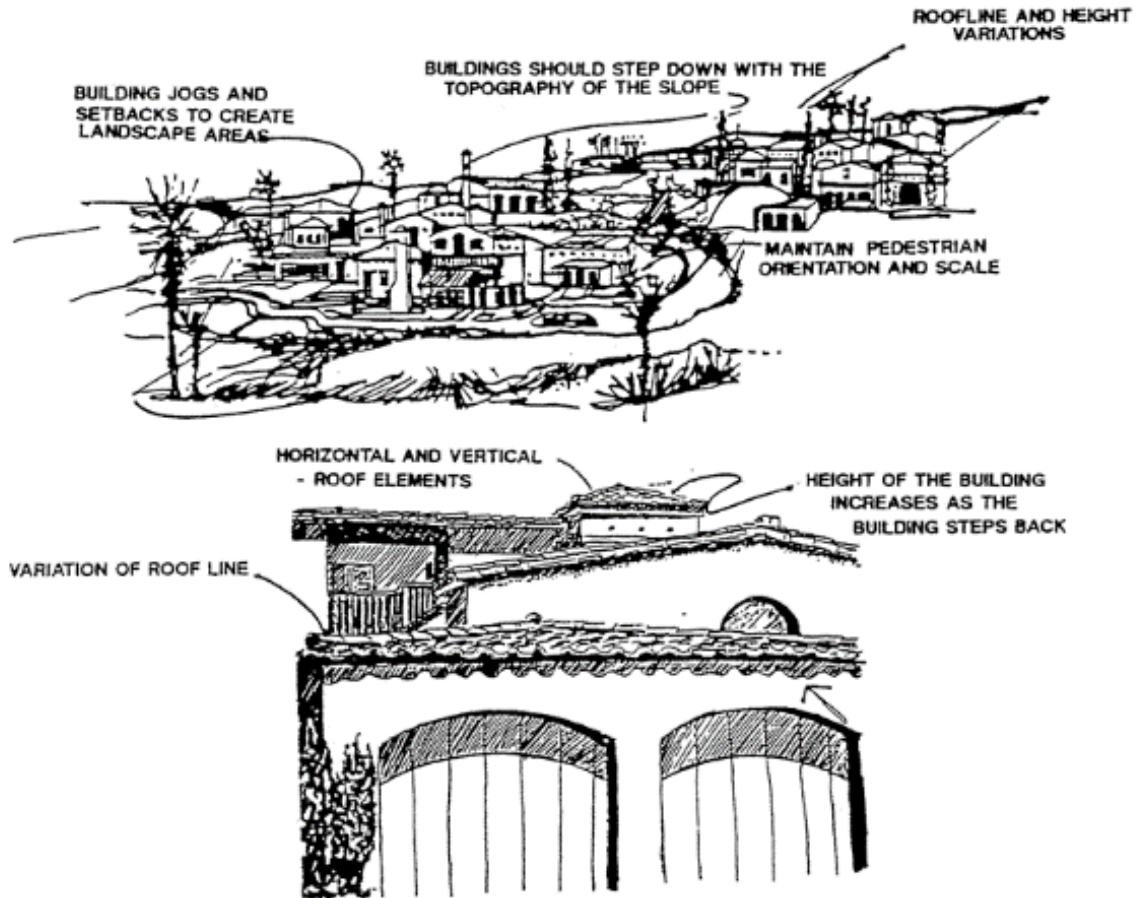
Areas of maximum height and the building's highest points should be set back from neighboring structures. The general building form should not contrast greatly with the neighboring structure. Step backs of a minimum of five feet should be provided for at least 25 percent of the building face on each story; this will provide building off-sets and variation in the building mass.

5. Increase structure spacing for increased height.

Usable human scale spaces are encouraged between structures where narrow corridors are created. The space between structures should increase as the building height increases. Crowding or overwhelming neighboring buildings should be avoided.

6. Step buildings to follow slopes.

Buildings on sloping lots should step down with the topography of the slope.



#### D. Parking and Loading Facilities.

For parking and loading facility guidelines, refer to the City's Design Guidelines in addition to the discussion below. Parking and loading facilities in the Pier Bowl should be created and maintained in a manner that is consistent with Spanish Colonial Revival architecture so these areas will contribute to the pedestrian village environment and minimize visual impacts. Loading facilities should be screened from view in such a way as to not detract from the aesthetics of a building or a neighborhood. Walls or landscaping compatible with Spanish Colonial Revival architecture should be used to help reduce the impact of loading and parking areas. The items that follow should be considered when designing parking and loading facilities.

1. Compatibility with village character.

Parking lots should be designed to be compatible with Spanish Colonial Revival architecture. Parking lot designs should maintain the village character through use of trellis-screen devices, walls, and/or landscaping.

2. Compatibility with streetscape.

Parking surface lots should maintain a pedestrian scale and be compatible with the streetscape.



3. Facilitating safe pedestrian travel.

The safety of both the pedestrian and driver is paramount in designing circulation patterns. Parking areas should be designed to lead pedestrians from their parked vehicles to the primary circulation routes in the Pier Bowl.

4. Access points with decorative design elements.

Entrances and exits into parking lots, garages, and other parking areas along primary circulation routes should be designed with the use of decorative gates, landscaping, and special paving.

5. Screen parking areas from main pedestrian areas.

Parking areas should be screened from main pedestrian areas. Subterranean parking or surface parking located to the rear of buildings is recommended.

6. Screen loading facilities from streets.

Loading facilities should be located, when possible, so as not to be visible from a street. In areas where commercial property abuts both residential and commercial zones, the parking area and loading facilities access should be taken off the street that is within the Visitor Serving Commercial Overlay zone.

7. Consolidate loading facilities. Combining of loading facilities for several properties is encouraged.

8. Loading zones that facilitate multi-modal traffic flow.

When public streets are impacted by service vehicles, loading zones must allow passageway for both pedestrians and vehicles.



**E. Street Orientation for Pier Bowl Core.**

1. Primary building access from lower streets.

Major pedestrian access for all buildings should occur off the lower street. Pedestrian connections from Avenida Victoria to Coronado Lane are encouraged.

2. Storefronts toward primary street.

Storefronts and the main building entrance should be oriented toward the primary street, the street from which the project address is taken (see Figure 5-1).



Pedestrian-orientation of Avenida Victoria in Pier Bowl Core

**F. Courtyards.**

Courtyards and other intimate pedestrian spaces are key components of the Spanish Colonial tradition that enrich the pedestrian experience. The design of a courtyard or other pedestrian space should consider the following:

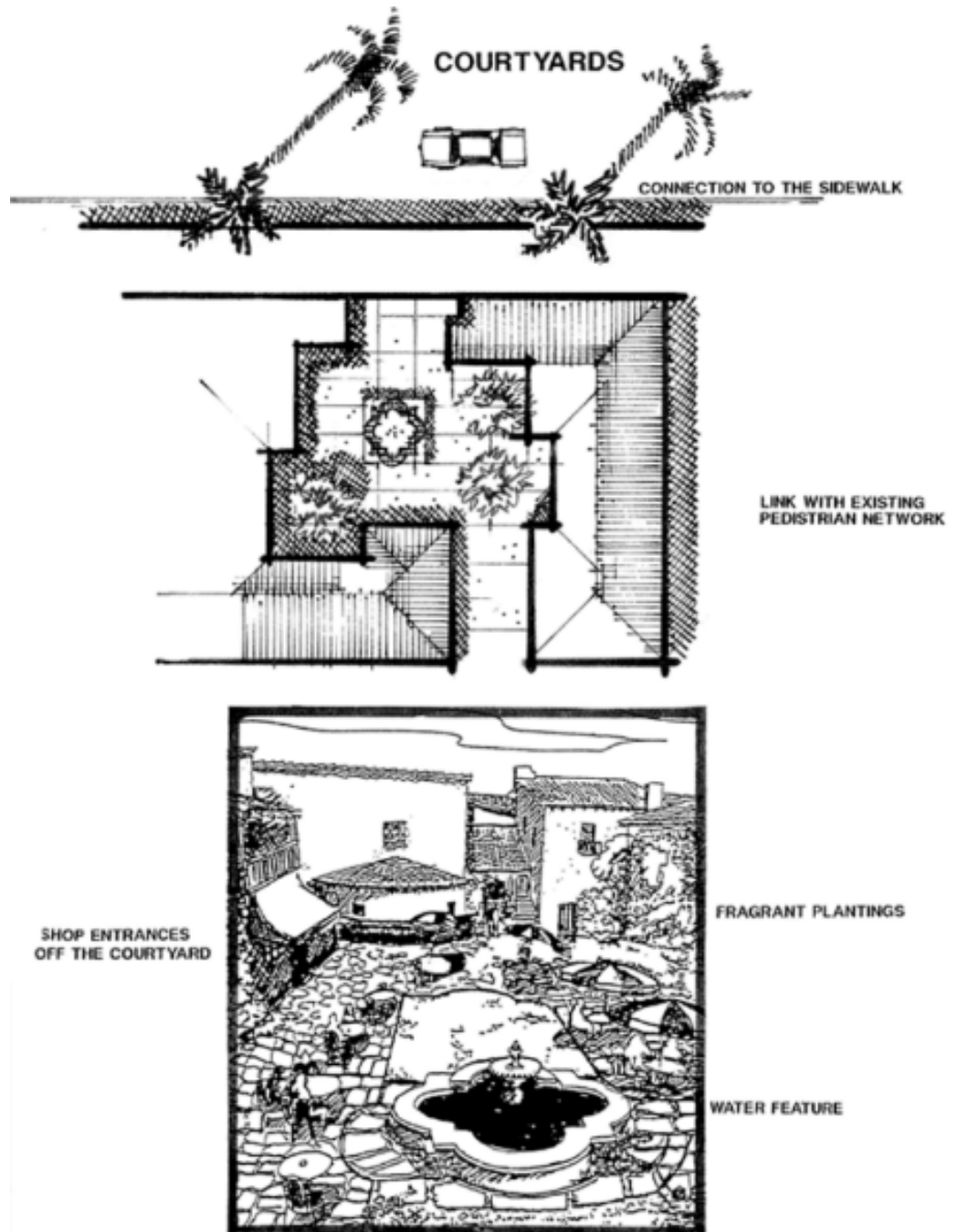
1. Courtyards linked to pedestrian network.

Courtyards should be linked with the existing pedestrian network, parking lots, and streets; to encourage pedestrian use, courtyards should connect with adjacent City streets and sidewalks.



2. Courtyards with active pedestrian uses.

Active pedestrian-oriented uses for courtyards such as for dining, exhibits, seating areas, etc., are encouraged.



**G. Rear Building Facades.**

Many of the commercial and mixed-use properties in the Pier Bowl face onto more than one public street. For this reason, attractive building facades should be provided on all visible sides of a building. For example, buildings in the Pier Bowl MU4 area should provide the same type of fenestration on elevations facing Coronado Lane as they apply on the elevation facing Avenida Victoria. The following should be addressed:

1. Consistent fenestration.

Fenestration on secondary elevations should match the primary elevation.

2. Attractive, inviting, and compatible rear entrances.

Entrances off the secondary street or alley should be attractive and inviting with signing and proper lighting. Rear entrances for commercial uses on secondary streets that abut a residential district should be low key and maintain the residential character of the area. Uses that have an obvious conflict with a residential area, such as a pub or restaurant, should not take access off a residential street or alley; the only exception is emergency exits.

3. Landscaping and awning enhancements.

Planters, awnings, and landscaping can be used to improve the appearance on secondary streets or alleys.

4. Screen less attractive areas.

Storage, trash, loading and mechanical equipment should be concealed from public view.

5. Coronado Lane entries are encouraged.

Commercial uses facing Avenida Victoria should also be encouraged to provide entries off Coronado Lane.

**H. Signage.**

Refer to the Zoning Ordinance for details about design and sign review procedures. Signs should be designed to enhance the special character of the Pier Bowl and the buildings on which they are placed. Commercial projects should be designed with signage placement in mind; the placement of signage is an important part of the overall composition of the building. In general, large font lettering and the use of plastic, foam, or internally-illuminated signs should be avoided. Decorative lettering, preferably in a Spanish style, should be used. Lighting of signs should be indirect; lighting fixtures should be carefully placed, non-obtrusive, and of an appropriate style.

The following types of signs are encouraged:

1. Projecting signs, with a hand-crafted appearance on wrought-iron brackets.
2. Pinned-off metal or wooden letters applied to a wall.
3. Signs painted directly on a wall, awning or window.
4. Wood sandblasted signs.
5. Handcrafted or carved signs. Often, this style of sign is a sculpture of an object, such as a whale, fish, boat, etc.
6. Graphic logos are encouraged to be incorporated into the sign design.



Sandblasted wood projecting sign with wrought-iron support arm

## Chapter 4

### IMPLEMENTATION

- 401 Purpose
- 402 Public Improvements
- 403 Infrastructure for Private Development
- 404 Future Planning Initiatives

#### 401 Purpose

This Chapter describes implementation measures for this Specific Plan. This Chapter includes a discussion of general development requirements for public improvements and an overview of future planning initiatives to meet goals for the Pier Bowl area.

The Pier Bowl is mostly developed with infrastructure capacity and services adequate for planned uses. There is no active development agreement with pending development phases, capital improvements, and financial commitments. Therefore, this Chapter does not layout a detailed phasing and implementation plan for specific issues.

Moving forward, implementation of this specific plan involves ensuring future projects: 1) are consistent with the General Plan and Local Coastal Program Land Use Plan (LUP), 2) follow design guidelines, 3) comply with development standards, and 4) construct required infrastructure improvements based on programs and funding sources described in this Chapter.

#### 402 Public Improvements

Each year, the City Council adopts an update of the Capital Improvement Program (CIP) with a budget. The CIP includes public construction projects and purchases of land, equipment, and contract services. The City utilizes “master plans” to guide the development and maintenance of existing public infrastructure, as well as future capital improvements. The plans provide a foundation for the development of goals and priorities for public capital improvement projects. The list of master plans includes:

- Centennial General Plan
- Local Coastal Program
- Climate Action Plan
- Bicycle and Pedestrian Master Plan
- Master Plan for City Facilities
- Park & Recreation Master Plan
- Regional Circulation Financing and Phasing Program (RCFPP)
- Street Improvement Program
- Water Master Plan
- Drainage Master Plan

- Wastewater (Sewer) Master Plan
- Water and Sewer Asset Management Plan
- Recycled Water Master Plan
- Urban Runoff Management Plan

Through a public review process, these plans are developed to provide goals and policies for achieving San Clemente’s vision. The plans guide growth and development, including decisions on the maintenance and development of public infrastructure. The plans demonstrate the City’s commitment to long-range capital improvement programming by focusing attention on the current and future needs of the community, while balancing the community’s needs with its available fiscal resources. The CIP Committee, consisting of members from all City departments, annually prepares and updates a capital improvement plan. Projects are reviewed by the CIP Committee to ensure that the City’s priorities are addressed and that staffing levels and funds are adequate to complete the projects. Capital Improvement Program projects are based on the following four categories:

- Replacement. Existing improvements that are deteriorated and need to be replaced and/or upgraded to continue to provide service and to meet current codes and regulations.
- Expansion. New improvements that are growth-related and funded through development fees. These improvements are identified in master plans and/or agreements, and funding sources are in place.
- Growth. New improvements based on projected development. These projects are “development dependent”, and the funding source is through future development fees and/or financing by developers.
- Economic Vitality and Diversity. This includes construction of improvements for promotion of economic vitality and diversity and to eliminate and prevent the spread of blight and deterioration in the City.

Appendix B shows an example of capital improvement projects the City considers on an ongoing basis in the process of preparing and updating the CIP. The example is a conceptual improvement project presented by the Pier Pride non-profit organization to encourage use of the rail underpass at the pier for foot traffic.

### **403 Infrastructure for Private Development**

Developers of property within the Pier Bowl will construct required infrastructure improvements, such as streets, water lines, bikeways, trails, sewers, storm drains, etc., in conjunction with their projects. Developers should consult with the City’s Public Works and Utilities Departments to determine if utility infrastructure improvements are necessary and required to allow a project. Public improvements must be permitted and

completed according to engineering design standards, the Municipal Code, and State and Regional regulations.

In terms of the storm water system, the City Master Plan of Drainage should be used as a general guide for improvements to the drainage system within the Pier Bowl area. Additionally, all related Capital Improvement Program (CIP) Storm Drain and Local Drainage projects identified in the City's 6-year plan should be considered for implementation, as applicable.

When public improvements are required to support a private development, benefiting property owners and/or developers shall reimburse the City for improvements that the City constructs and/or must maintain over time. Reimbursement shall occur through a reimbursement agreement or other mechanism deemed suitable by the City Council by resolution, such as impacts fees. Further guidance on development impact fees may be obtained by contacting staff of the Community Development and the Public Works Departments.

## **404 Future Planning Initiatives**

Following the adoption of this Specific Plan, the City Council will initiate the planning initiatives below according to priorities approved in the City's General Plan Strategic Implementation Program (SIP).

### **A. Update of City's Design Guidelines.**

The City's Design Guidelines will be updated to further implement General Plan and LUP policies for the Pier Bowl. When the Design Guidelines are updated, the City will consider addressing the following items to clarify what plants should be used in the Pier Bowl, and guide how streetscape, entry, and signage improvements should be designed in a way that ties in with the Specific Plan.

#### **1. Plant List.**

Update of the plant list for the coastal zone to implement policies in the LUP. After the plant list is updated, the City's Design Guidelines should be used as a primary reference to select plants to use for a project in the Pier Bowl area.

#### **2. Streetscape.**

Consider guidelines that continue the Pier Bowl streetscape theme from the Specific Plan boundary to gateway intersections. The design guidelines update will consider several issues, including various City infrastructure priorities and budget, right-of-way width, and the existence of driveways and structures.



3. Pier Bowl Gateway Design.

Add design guidelines for Pier Bowl gateway intersections located outside the Specific Plan. The focus of the entry guidelines will to integrate entry design into the Specific Plan streetscape theme. The design guidelines update will consider several issues, including various City infrastructure priorities and budget, right-of-way width, and the existence of driveways and structures.

4. Wayfinding.

Add design guidelines for a wayfinding program for the Pier Bowl area. Directional signs should have a small-scale, material, and design that is consistent with the City's Design Guidelines. The signs will be used to direct the public to parking, the commercial district, recreation areas, and other public places. Signage should be grouped to avoid sign clutter and be constructed of materials consistent with streetscapes and the "Spanish Village by the Sea" theme.

**B. Comprehensive Circulation and Parking Strategy.**

A study of circulation and parking for uses in the Visitor Serving Commercial District should be completed that evaluates parking demand and ways to improve circulation in the Pier Bowl. In particular, the study should review the option of making Avenida Victoria a one-way street and improving the connectivity of the Pier Bowl and Downtown T-Zone areas

## Chapter 5

### DEVELOPMENT STANDARDS

- 501 Residential Medium Standards (RM)
- 502 Residential High Standards (RH)
- 503 Coastal Recreation Commercial 1 Standards, Robison Property (CRC1)
- 504 Coastal Recreation Commercial 2 Standards, Beachcomber Property (CRC2)
- 505 Pier Bowl Core Mixed Use 4 Standards (MU4)
- 506 Public Casa Romantica Standards (P1)
- 507 Public Pier Bowl Standards (P2)
- 508 Open Space Public Standards (OS1)
- 509 General Standards

#### 501 Residential Medium Standards (RM)

##### A. Purpose and Applicability.

###### 1. Purpose.

This Section establishes development and land use standards for Residential Medium Density (RM) areas. The purpose and intent of RM areas is described in Chapter 2, Land Use Plan.

###### 2. Applicability.

This Section applies to RM areas shown on Figure 2-1.

###### 3. General standards.

In addition to the standards of this Section, RM areas shall comply with general standards in Section 509 below, and uses may be subject to special use standards in San Clemente Municipal Code Chapter 17.28 (SCMC 17.28).

##### B. Permitted Uses.

The following are listed permitted uses:

- 1. Bed-and-breakfast inn with five or fewer guest rooms. See SCMC 17.28.
- 2. Parks and open space, public or private. See SCMC 17.28 for public park facilities.
- 3. Residential care facilities, when licensed to serve six or fewer persons.
- 4. Residential dwelling units, single-family or multifamily.
- 5. Senior housing projects. See SCMC 17.28.

6. Short-term Lodging Units (STLUs) with a STLU Zoning Permit. See SCMC 17.28.
7. Small-family day care homes in a single-family residence. See SCMC 17.28.

**C. Conditionally Permitted Uses.**

The following uses are allowed with a discretionary use permit process:

1. Uses that require a Conditional Use Permit.
  - a. Bed-and-breakfast inn with six or more guest rooms. See SCMC 17.28.
  - b. Boarding houses.
  - c. Churches, temples, and other places of worship.
  - d. Congregate care facility. See SCMC 17.28.
  - e. Convalescent care.
  - f. Day care facility. See SCMC 17.28.
  - g. Private clubhouses or recreation centers.
  - h. Schools.
2. Uses that require a Minor Conditional Use Permit.
  - a. Large-family day care homes. See SCMC 17.28.
  - b. Small-family day care homes on a site with a multifamily residential primary use. See SCMC 17.28.
3. Uses that require Short-term Apartment Rental Permit.

Short-term Apartment Rentals (STAR) are allowed with the approval of a STAR permit.

**D. Accessory Uses.**

The following uses are permitted, accessory to a permitted or conditionally permitted primary use.

1. Accessory Dwelling Units (ADU) on a lot with one detached single-family dwelling unit. See SCMC 17.28. An ADU may require approval of an ADU Permit.
2. Accessory uses interpreted to be normally incidental to a permitted primary or conditionally permitted use. Interpretations are subject to review procedures in Chapter 6, Administration.

3. Decks.
4. Fences.
5. Garages and carports.
6. Greenhouses, private, non-commercial.
7. Home occupations. See SCMC 17.28.
8. Patios and patio covers.
9. Playground for a conditionally permitted school use.
10. Swimming pools.
11. Walls.

**E. Development Standards.**

In addition to general standards in Section 509, uses shall comply with the following development standards.

<b>Standard</b>	<b>Requirement</b>
1. Architectural Overlay standards (area is in Overlay as shown on Figure 2-2)	New structures and major remodels shall have Spanish Colonial Revival architecture consistent with Chapter 3, Design guidelines, except when the review authority finds it is impractical or a project involves historically significant structures with other distinctive architectural styles, as set forth in Architectural Overlay requirements within SCMC 17.56, Overlay districts and standards
2. Lot area minimum	6,000 square feet
3. Lot width minimum	60'-0"
4. Density maximum	15 dwelling units per gross acre; 24 dwelling units per net acre
5. Maximum number of units	1 dwelling unit per 1,800 square feet of net lot area
6. Front setback to primary structure	15'-0"
7. Setback to street-facing garage or carport	20'-0" when standard garage doors are provided; 18'-0" feet, when roll-up garage doors are provided. See also special residential development standards in San Clemente Municipal Code Chapter 17.32 (SCMC 17.32), Residential zone special development standards
8. Interior-side setback minimum	5'-0"

<b>Standard</b>	<b>Requirement</b>
9. Street-side setback minimum	10'-0"
10. Street-side setback to primary structure	10'-0"
11. Rear setback minimum	5'-0"
12. Setback to coastal bluffs and canyons minimum	See SCMC 17.56, Coastal Zone Overlay district; for coastal bluff, and shoreline standards for setbacks
13. Lot coverage maximum	55 percent
14. Primary structure height maximum	25'-0"
15. Inclusionary housing	See SCMC 17.24, General development standards inclusionary housing requirements; for inclusionary housing requirements for developments of six or more dwelling units
16. Density bonus	See SCMC 17.24, General development standards, density bonuses and other incentives for affordable and senior housing projects; for density bonus provisions and requirements for qualifying affordable and senior housing projects
17. Landscaping visible from street or public places, not including hardscape	10 percent of net lot area of landscaping shall be provided in surface areas visible from the public right-of-way. The City may give vertical plantings credit toward the size of planting area
18. Residential open space minimum	150 square feet per unit of residential common and/or private open space, including patios, cabanas, arbors, swimming pools, decks, and similar open space shall be provided for residential uses. Areas excluded in computation of residential open space areas are: required setback areas, dwellings, other buildings, parking areas, streets, driveways, and slopes greater than 10 percent
19. In-bank garage front yard setback adjustment	See SCMC 17.32, Residential zone special development standards, garage encroachment into front yard setback; for provisions and review procedures to allow a reduction of a required front yard setback to in-bank garages

<b>Standard</b>	<b>Requirement</b>
20. Entrances for multi-family residential projects on side yards	See SCMC 17.32, Residential zone special development standards, dwelling units with front entrances along side property lines; for standards that apply to multi-family residential projects with front entrances on side yards

## **502 Residential High Standards (RH)**

### **A. Purpose and Applicability.**

1. Purpose.

This Section establishes development and land use standards for Residential High Density (RH) areas. The purpose and intent of RH areas is described in Chapter 2, Land Use Plan.

2. Applicability.

This Section applies to RH areas shown on Figure 2-1.

3. General standards.

In addition to the standards of this Section, RH areas shall comply with general standards in Section 509 below, and uses may be subject to special use standards in San Clemente Municipal Code Chapter 17.28 (SCMC 17.28).

### **B. Permitted Uses.**

The following are listed permitted uses:

1. Bed-and-breakfast inn with five or fewer guest rooms for properties not fronting Coronado Lane.
2. Bed-and-breakfast inn fronting on Coronado lane (along west coastal-facing side). See SCMC 17.28.
3. Parks and open space, public or private. See SCMC 17.28 for public park facilities.
4. Residential care facilities, when licensed to serve six or fewer persons.
5. Residential dwelling units, single-family or multifamily.
6. Senior housing projects. See SCMC 17.28.
7. Short-term Lodging Units (STLUs) with a STLU Zoning Permit. See SCMC 17.28.
8. Small-family day care homes in a single-family residence. See SCMC 17.28.

**C. Conditionally Permitted Uses.**

The following uses are allowed with a discretionary use permit process:

1. Uses that require a Conditional Use Permit.
  - a. Bed-and-breakfast inn with six or more guest rooms for properties not fronting on Coronado Lane. See SCMC 17.28.
  - b. Boarding houses.
  - c. Churches, temples, and other places of worship.
  - d. Congregate care facility. See SCMC 17.28.
  - e. Convalescent care.
  - f. Day care facility. See SCMC 17.28.
  - g. Private clubhouses or recreation centers.
  - h. Schools.
2. Uses that require a Minor Conditional Use Permit.
  - a. Large-family day care homes or day care centers. See SCMC 17.28.
  - b. Small-family day care homes on a site with a multifamily residential primary use. See SCMC 17.28.
3. Uses that require Short-term Apartment Rental Permit.

Short-term Apartment Rentals (STAR) are allowed with the approval of a STAR permit.

**D. Accessory Uses.**

The following uses are permitted, accessory to a permitted or conditionally permitted primary use.

1. Accessory Dwelling Units (ADUs) on a lot with one detached single-family dwelling unit. See SCMC 17.28. An ADU may require approval of an ADU Permit.
2. Accessory uses interpreted to be normally incidental to a permitted primary or conditionally permitted use. Interpretations are subject to review procedures in Chapter 6, Administration.
3. Decks.
4. Fences.
5. Garages and carports.



6. Greenhouses, private, non-commercial.
7. Home occupations. See SCMC 17.28.
8. Patios and patio covers.
9. Playground for a conditionally permitted school use.
10. Swimming pools.
11. Walls.

**E. Development Standards.**

In addition to general standards in Section 509, uses shall comply with the following development standards.

<b>Standard</b>	<b>Requirement</b>
1. Architectural Overlay standards (area is in Overlay as shown on Figure 2-2)	New structures and major remodels shall have Spanish Colonial Revival architecture consistent with Chapter 3, Design guidelines, except when the review authority finds it is impractical or a project involves historically significant structures with other distinctive architectural styles, as set forth in Architectural Overlay requirements within SCMC 17.56, Overlay districts and standards
2. Lot area minimum	6,000 square feet
3. Lot width minimum	60'-0"
4. Density maximum	24 dwelling units per gross acre; 36 dwelling units per net acre
5. Maximum number of units	1 dwelling unit per 1,200 square feet of net lot area
6. Front setback to primary structure	10'-0"
7. Setback to street-facing garage or carport	20'-0" when standard garage doors are provided; 18'-0" feet, when roll-up garage doors are provided. See also special residential development standards in San Clemente Municipal Code Chapter 17.32 (SCMC 17.32), Residential zone special development standards
8. Interior-side setback minimum	5'-0"
9. Street-side setback minimum	5'-0"
10. Street-side setback to primary structure	5'-0"
11. Rear setback minimum	5'-0"

<b>Standard</b>	<b>Requirement</b>
12. Setback to coastal bluffs and canyons minimum	See SCMC 17.56, Coastal Zone Overlay district; for coastal bluff, and shoreline standards for setbacks
13. Lot coverage maximum	55 percent
14. Primary structure height maximum	45'-0" on lots without frontage to Coronado Lane (west coastal-facing side). For properties fronting on Coronado Lane, the height limit is 30'-0"
15. Inclusionary housing	See SCMC 17.24, General development standards, inclusionary housing requirements; for inclusionary housing requirements for developments of six or more dwelling units
16. Density bonus	See SCMC 17.24, General development standards, density bonuses and other incentives for affordable and senior housing projects; for density bonus provisions and requirements for qualifying affordable and senior housing projects
17. Landscaping visible from street or public places, not including hardscape	10 percent of net lot area of landscaping shall be provided in surface areas visible from the public right-of-way. The City may give vertical plantings credit toward the size of planting area
18. Residential open space minimum	150 square feet per unit of residential common and/or private open space, including patios, cabanas, arbors, swimming pools, decks, and similar open space shall be provided for residential uses. Areas excluded in computation of residential open space areas are: required setback areas, dwellings, other buildings, parking areas, streets, driveways, and slopes greater than 10 percent
19. In-bank garage front yard setback adjustment	See SCMC 17.32, Residential zone special development standards, garage encroachment into front yard setback; for provisions and review procedures to allow a reduction of a required front yard setback to in-bank garages
20. Entrances for multi-family residential projects on side yards	See SCMC 17.32, Residential zone special development standards, dwelling units with front entrances along side property lines; for standards that apply to multi-family residential projects with front entrances on side yards

## 503 Coastal and Recreation Commercial 1 Standards, Robison Property (CRC1)

### A. Purpose and Applicability.

1. Purpose.

This Section establishes development and land use standards for the Coastal and Recreation Commercial 1 Robison property area. The purpose and intent of CRC1 area is described in Chapter 2, Land Use Plan.

2. Applicability.

This Section applies to CRC1 area shown on Figure 2-1.

3. General standards.

In addition to the standards of this Section, the CRC1 area shall comply with general standards in Section 509 below, and uses may be subject to special use standards in San Clemente Municipal Code Chapter 17.28 (SCMC 17.28).

### B. Permitted Uses.

The following are listed permitted uses:

1. Continued use of the historic structure as a residential triplex use.
2. Bed-and-breakfast inn with two or fewer guest rooms in the historic structure. See Subsection G and SCMC 17.28 for special use standards that apply.

### C. Conditionally Permitted Uses. The following uses are allowed with a discretionary use permit process.

1. Conditional Use Permit required. The following uses are allowed with a Conditional Use Permit (CUP):
  - a. Bed-and-breakfast inn with three or more guest rooms. See Subsection G and SCMC 17.28 for special use standards that apply.
  - b. Churches, temples, and other places of worship.
  - c. Cultural center and gardens, such as museums, interpretative centers, art galleries, and other similar uses.
  - d. Hotels and motels. See SCMC 17.28.
  - e. Private clubhouses or recreation centers.
  - f. Timeshares.
  - g. Weddings and events at a bed-and-breakfast inn.

2. Public access and interpretation plan.

Applications shall include a public access and interpretation plan that improves the recognition of the property as a historic resource and an appreciation for its setting within the Pier Bowl area. Such a plan could include public access through the property's gardens between Ave Victoria and Pasadena Court, an outdoor dining area within the property that allows for views of the historic residence and the Pier Bowl area, or other similar provisions.

3. Review requirements to allow a conditionally permitted use in the historic structure.

a. Findings.

In addition to general findings required by SCMC 17.16, Applications, a finding shall be made that current market conditions make it reasonably necessary to allow the proposed use in the historic structure.

b. Economic analysis.

Applications shall include an economic analysis of the viability of a permitted use in the historic structure versus changing the use to a conditionally permitted use.

**D. Accessory Uses.**

The following uses are permitted, accessory to a permitted or conditionally permitted primary use.

1. Accessory uses to the permitted use.

- a. Accessory Dwelling Unit (ADU) on the lot with a detached single-family dwelling unit. See SCMC 17.28.
- b. Accessory uses interpreted to be normally incidental to a permitted primary or conditionally permitted use. Interpretations are subject to review procedures in Chapter 6, Administration.
- c. Decks.
- d. Fences.
- e. Garages and carports.
- f. Greenhouses, private, non-commercial.
- g. Home occupations. See SCMC 17.28.
- h. Parks and open space, public or private.
- i. Patios and patio covers.

- j. Swimming pools.
  - k. Walls.
2. Accessory uses to a conditionally permitted use.
- a. Accessory uses interpreted to be normally incidental to a permitted primary or conditionally permitted use. Interpretations are subject to review procedures in Chapter 6, Administration.
  - b. Alcoholic beverages sales for consumption on the premises.
  - c. Bicycle lockers and racks.
  - d. Decks.
  - e. Fences.
  - f. Garages and carports.
  - g. Greenhouses, private.
  - h. Live entertainment.
  - i. Parks and open space, public or private.
  - j. Patios and patio covers.
  - k. Restaurants and fine-dining food establishments.
  - l. Swimming pools.
  - m. Walls.
  - n. Weddings and events.
  - o. Valet parking service with a Conditional Use Permit.

**E. Development Standards.**

In addition to general standards in Section 509, uses shall comply with the following development standards.

<b>Standard</b>	<b>Requirement</b>
1. Architectural Overlay standards (area is in Overlay as shown on Figure 2-2)	New structures and major remodels shall have Spanish Colonial Revival architecture compatible with the historic resource on-site and consistent with Chapter 3, Design guidelines, as set forth in Architectural Overlay requirements within SCMC 17.56, Overlay districts and standards
2. Lot area minimum	6,000 square feet

<b>Standard</b>	<b>Requirement</b>
3. Lot width minimum	60'-0"
4. Setback minimum on Pasadena Court street frontage	Setback to existing buildings or 20'-0", whichever is more restrictive
5. Setback minimum on Cazador Lane street frontage	Setback to existing buildings or 10'-0", whichever is more restrictive
6. Setback minimum on Victoria street frontage	Setback to existing buildings or 10'-0", whichever is more restrictive
7. Interior side setback minimum	5'-0"
8. Rear setback minimum	5'-0"
9. Setback to coastal bluffs and canyons minimum	See SCMC 17.56, Coastal Zone Overlay district; for coastal bluff, and shoreline standards for setbacks
10. Floor Area Ratio (FAR) maximum	1.50
11. Lot coverage maximum	90 percent
12. Height limitation	Height of new development shall not exceed the height of existing buildings at each street frontage
13. FAR increase for historic structures	See SCMC 17.24, General development standards for Floor Area Ratio increase; for provisions to increase the floor area ratio when historic structures are preserved on-site or relocated to appropriate zones
14. Landscaping visible from street or public places, not including hardscape	10 percent of net lot area of landscaping shall be provided in surface areas visible from the public right-of-way. The City may give vertical plantings credit toward the size of planting area
15. Residential open space minimum, if nonresidential uses are established on the site	80 square feet per unit of residential common and/or private open space, including patios, cabanas, arbors, swimming pools, decks, and similar open space shall be provided for residential uses. Areas excluded in computation of residential open space areas are: required setback areas, dwellings, other buildings, parking areas, streets, driveways, and slopes greater than 10 percent

<b>Standard</b>	<b>Requirement</b>
16. Commercial open space minimum, if coastal recreation commercial uses are established on the site	10 percent of net lot area of public open space for outdoor seating, courtyards, plazas, preferably featuring a pedestrian connection between Pasadena Court and Avenida Victoria. Areas counting for public open space shall be accessible to the public and usable for recreational or open space activities. Parking areas are not included as public open space
17. Stacked or tandem parking provision with valet service	Stacked or tandem parking may be allowed when valet service is provided
18. Parking number of spaces	See SCMC 17.64, Parking and access standards, for parking standards, such as minimum number of off-street spaces. Parking standards for the Central Business (CB) Overlay are used for the Visitor-Serving Commercial District (VSCD). In addition to these standards, parking is required as follows: 1.2 spaces per timeshare unit
19. Parking off-site	See SCMC 17.64, Parking and access standards off-site parking; for review procedures and provisions to allow required parking to be provided off-site
20. Parking adjoining on-street space credit	Parking spaces located within adjoining street frontage of the lot and marked on-street may be credited as required parking spaces for a permitted or conditionally permitted use
21. Parking waivers for historic preservation and Local Coastal Program Land Use Plan (LUP) implementation	With the approval of a Conditional Use Permit, parking waivers may be approved for changes of use and development that increases required off-street parking for historic preservation and Local Coastal Program Land Use Plan (LUP) implementation, according to requirements in Subsection F below
22. Parking in-lieu certificate program	See SCMC 17.64, In-Lieu Certificates for Off-Street Parking, for review procedures and provisions to allow the sale of certificates in-lieu of providing required off-street parking spaces on a site for a proposed use



**F. Parking Waiver Review Requirements.**

As set forth in Subsection E.21 above, parking waivers may be approved for changes of use and development with a Conditional Use Permit, subject to review requirements below.

1. Findings.

In addition to general findings required by SCMC 17.16, Applications, the following additional findings shall be made by the review authority for approval:

- a. The required parking cannot be provided without altering the historic structure in a manner that preserves or enhances its historical integrity, consistent with Secretary of the Interior Standards for the Treatment of Historic Properties.
- b. The parking waivers are necessary to allow a project that sufficiently implements LUP policies for the establishment of coastal recreation visitor-serving uses.
- c. There is adequate public parking supplied in the vicinity to meet parking demand for the proposed use without adverse impacts to surrounding properties.

2. Analysis required with application.

Applications shall include the following to determine if a proposal meets the required findings in Subsection F.1 above, to the satisfaction of the City Planner or review authority.

- a. Historic structures report, which provides an assessment on appropriate adaptive reuse strategies and recommendations
- b. Parking analysis of supply in the vicinity and parking demand with and without the proposed use, considering alternate modes of transportation.

**G. Special Use Standards for Bed and Breakfasts.**

Bed and breakfasts shall comply with special use standards in SCMC 17.28, except for the following:

1. Food service.

Cooking facilities are permitted in bed and breakfast guest rooms for private use.

2. Operator.

The bed and breakfast may be operated by the property owner or a resident property manager.

## 504 Coastal and Recreation Commercial 2 Standards, Beachcomber Property (CRC2)

### A. Purpose and Applicability.

#### 1. Purpose.

This Section establishes development and land use standards for the Coastal and Recreation Commercial 2 Beachcomber property area. The purpose and intent of CRC2 area is described in Chapter 2, Land Use Plan.

#### 2. Applicability.

This Section applies to CRC2 area shown on Figure 2-1.

#### 3. General standards.

In addition to the standards of this Section, the CRC2 area shall comply with general standards in Section 509 below, and uses may be subject to special use standards in San Clemente Municipal Code Chapter 17.28 (SCMC 17.28).

### B. Permitted Uses.

The continued primary use of the historic building as lodging is permitted, such as a bed and breakfast, hotel, or motel. See SCMC 17.28 for special use standards. For bed-and-breakfast inns, also refer to Subsection G.

### C. Conditionally Permitted Uses. The following uses are allowed with a discretionary use permit process.

#### 1. Conditional Use Permit required. The following uses are allowed with a Conditional Use Permit (CUP).

a. Churches, temples, and other places of worship.

b. Cultural center and gardens, such as museums, interpretative centers, art galleries, and other similar uses.

c. Private clubhouses or recreation centers.

d. Restaurants and fine-dining food establishments, such as sit-down restaurants with waiter service, sandwich shops, candy stores, ice cream shops, frozen yogurt shops, bakeries, coffee houses, and similar businesses.

e. Timeshares.

#### 2. Public interpretation plan.

Applications shall include a public interpretation plan that improves the recognition of the property as a historic resource and an appreciation for its setting within the Pier Bowl area.

3. Review requirements to allow a conditionally permitted use in the historic structure.
  - a. Findings.

Required finding. In addition to general findings required by SCMC 17.16, Applications, a finding shall be made that current market conditions make it reasonably necessary to allow the proposed use in the historic structure.
  - b. Economic analysis.

Applications shall include an economic analysis of the viability of a permitted use in the historic structure versus changing the use to a conditionally permitted use.

**D. Accessory Uses.**

The following uses are permitted, accessory to a permitted or conditionally permitted primary use.

1. Accessory uses interpreted to be normally incidental to a permitted primary or conditionally permitted use. Interpretations are subject to review procedures in Chapter 6, Administration.
2. Alcoholic beverages sales for consumption on the premises.
3. Bicycle lockers and racks.
4. Decks.
5. Fences.
6. Garages and carports.
7. Greenhouses, private.
8. Live entertainment.
9. Parks and open space, public or private.
10. Patios and patio covers.
11. Restaurants and fine-dining food establishments.
12. Swimming pools.
13. Walls.
14. Weddings and events.
15. Valet parking service for restaurants, bed-and-breakfast inns, motels, hotels, and timeshares with a Conditional Use Permit.

**E. Development Standards.**

In addition to general standards in Section 509, uses shall comply with the following development standards.

<b>Standard</b>	<b>Requirement</b>
1. Architectural Overlay standards (area is in Overlay as shown on Figure 2-2)	New structures and major remodels shall have Spanish Colonial Revival architecture compatible with the historic resource on-site and consistent with Chapter 3, Design guidelines , as set forth in Architectural Overlay requirements within SCMC 17.56, Overlay districts and standards
2. Lot area minimum	6,000 square feet
3. Lot width minimum	60'-0"
4. Setback minimum on Avenida Victoria street frontage	Setback to the exterior wall of existing buildings or 0'-0", whichever is more restrictive
5. Interior side setback minimum	5'-0"
6. Coastal bluff rear setback minimum	See SCMC 17.56, Coastal Zone Overlay district; for coastal bluff, and shoreline standards for setbacks
7. Floor Area Ratio (FAR) maximum	1.50
8. Lot coverage maximum	90 percent
9. Height limitation	Height of new development shall not exceed the height of existing buildings at street frontage to Avenida Victoria
10. FAR increase for historic structures	See SCMC 17.24, General development standards for Floor Area Ratio increase; for provisions to increase the floor area ratio when historic structures are preserved on-site or relocated to appropriate zones
11. Landscaping visible from street or public places, not including hardscape	10 percent of net lot area of landscaping shall be provided in surface areas visible from the public right-of-way. The City may give vertical plantings credit toward the size of planting area
12. Open space minimum	10 percent of net lot area of public open space for outdoor seating, courtyards, plazas. Areas counting for public open space shall be accessible to the public and usable for recreational or open space activities. Parking areas are not included as public open space
13. Stacked or tandem parking provision with valet service	Stacked or tandem parking may be allowed when valet service is provided

<b>Standard</b>	<b>Requirement</b>
14. Parking number of spaces	See SCMC 17.64, Parking and access standards, for parking standards, such as minimum number of off-street spaces. Parking standards for the Central Business (CB) Overlay are used for the Visitor-Serving Commercial District (VSCD). In addition to these standards, parking is required as follows: 1.2 spaces per timeshare unit
15. Parking off-site	See SCMC 17.64, Parking and access standards off-site parking; for review procedures and provisions to allow required parking to be provided off-site
16. Parking adjoining on-street space credit	Parking spaces located within adjoining street frontage of the lot and marked on-street may be credited as required parking spaces for a permitted or conditionally permitted use
17. Parking waivers for historic preservation and Local Coastal Program Land Use Plan (LUP) implementation	With the approval of a Conditional Use Permit, parking waivers may be approved for changes of use and development that increases required off-street parking for historic preservation and Local Coastal Program Land Use Plan (LUP) implementation, according to requirements in Subsection F below
18. Parking in-lieu certificate program	See SCMC 17.64, In-Lieu Certificates for Off-Street Parking; for review procedures and provisions to allow the sale of certificates in-lieu of providing required off-street parking spaces on a site for a proposed use

**F. Parking Waiver Review Requirements.**

As set forth in Subsection E.17 above, parking waivers may be approved for changes of use and development with a Conditional Use Permit, subject to review requirements below.

**1. Findings.**

In addition to general findings required by SCMC 17.16, Applications, the following additional findings shall be made by the review authority for approval:

- a. The required parking cannot be provided without altering the historic structure in a manner that preserves or enhances its historical integrity, consistent with Secretary of the Interior Standards for the Treatment of Historic Properties.

- b. The parking waivers are necessary to allow a project that sufficiently implements LUP policies for the establishment of coastal recreation visitor-serving uses.
  - c. There is adequate public parking supplied in the vicinity to meet parking demand for the proposed use without adverse impacts to surrounding properties.
2. Analysis required with application.

Applications shall include the following to determine if a proposal meets the required findings in Subsection F.1 above, to the satisfaction of the City Planner or review authority.

- a. Historic structures report, which provides an assessment on appropriate adaptive reuse strategies and recommendations
- b. Parking analysis of supply in the vicinity and parking demand with and without the proposed use, considering alternate modes of transportation.

**G. Special Use Standards for Bed and Breakfasts.**

Bed and breakfasts shall comply with special use standards in SCMC 17.28, except for the following:

- 1. Food service.  
Cooking facilities are permitted in bed and breakfast guest rooms for private use.
- 2. Operator.  
The bed and breakfast may be operated by the property owner or a resident property manager.

**505 Pier Bowl Core Mixed Use 4 Standards (MU4)**

**A. Purpose and Applicability.**

- 1. Purpose.  
This Section establishes development and use standards for Pier Bowl Core Mixed Use 4 (MU4) area. The purpose and intent of the MU4 area is described in Chapter 2, Land Use Plan.
- 2. Applicability.  
This Section applies to the MU4 area shown on Figure 2-1.

3. General standards.

In addition to the standards of this Section, the MU4 area shall comply with general standards in Section 509 below, and uses may be subject to special use standards in San Clemente Municipal Code Chapter 17.28 (SCMC 17.28).

B. Use Restrictions on Pedestrian-Oriented Space.

The MU4 area is in the Visitor-Serving Commercial District (VSCD) that requires pedestrian-oriented space be occupied by commercial visitor-serving and recreation uses. Floor space is pedestrian-oriented or non-pedestrian oriented, based on the following:

1. Pedestrian-oriented space.

Pedestrian-oriented space, referenced in lists of uses in Subsections C and D below, shall include floor space at street-level within 40 feet and contiguous to the public right-of-way. This includes property with frontage on the following streets (shown in Figure 5-1 below):

- a. Avenida Victoria and Coronado lane on the west-facing, lower-topography side of property, toward the coastline.
- b. Avenida Del Mar.

2. Non-pedestrian oriented space.

Floor space that does not meet criteria in Subsection B.1. above is excluded from use restrictions on pedestrian-oriented space in this Section.

Figure 5-1 – Pedestrian-Oriented Street Frontages





**C. Avenida Victoria Properties.**

The following are listed permitted, conditionally permitted, and accessory uses for properties with coastal facing frontage to Avenida Victoria:

1. Permitted uses. The following uses are permitted:
  - a. Bed and breakfast inn. See SCMC 17.28.
  - b. Hotels and motels. See SCMC 17.28.
  - c. Restaurants and fine-dining food establishments, such as sit-down restaurants with waiter service, sandwich shops, candy stores, ice cream shops, frozen yogurt shops, bakeries, coffee houses, and similar businesses.
  - d. Retail uses designed to serve the shopping needs of tourists and beach-users, such as apparel, art galleries, beach sundries, book stores, flowers, gifts, jewelry, newsstands, novelties, recreational, surf and sport, travel agencies, and tourist or recreation-oriented businesses and shops, or similar uses.
  - e. Timeshares.
  - f. In non-pedestrian oriented space (set forth in Subsection B.1. above), permitted uses also include:
    - (1) Medical offices, such as doctors, dentists, chiropractors, optometrists, and similar medical care, but excluding group counseling (as defined in SCMC 17.88).
    - (2) Professional offices, such as architecture, engineering, financial, consulting, law, real estate, and similar office uses.
    - (3) Residential dwellings, single-family or multifamily.
    - (4) Service uses; business, commercial, and personal.
    - (5) Veterinary offices.
2. Conditionally permitted uses. The following uses are allowed with a discretionary use permit process.
  - a. Conditional Use Permit required. The following uses are allowed with a Conditional Use Permit (CUP):
    - (1) Drinking establishments, such as bars, pubs, or taverns, whose primary business is the sale of alcoholic beverages.
    - (2) Event center, such as auditorium, movie theatre, concert or music venue, playhouse, and similar uses.
    - (3) School.

- b. Minor Conditional Use Permit required.
  - (1) Non-pedestrian oriented uses in pedestrian oriented space, set forth in Subsection B.1 above. The following uses are allowed in non-pedestrian oriented space with a Minor Conditional Use Permit.
    - (a) Medical offices, such as clinical service uses, doctors, dentists, chiropractors, optometrists, and similar medical care, but excluding group counseling (as defined in SCMC 17.88).
    - (b) Professional offices, such as architecture, engineering, financial, consulting, law, real estate, and similar office uses.
    - (c) Service uses; business, commercial, and personal.
    - (d) Veterinary offices.
  - (2) Required findings. In addition to general findings required by SCMC 17.16, Applications, either of the following findings shall be made to approve a MCUP for uses in Subsection C.2.b.
    - (a) The use sufficiently generates pedestrian activity to be appropriate in a pedestrian-oriented space, or
    - (b) Current market conditions make it reasonably necessary to allow a use that does not generate significant pedestrian activity in order for the subject space to remain occupied.
  - (3) Application materials In addition to general application requirements, applicants shall provide an economic analysis of the use's ability to meet the required findings in Subsection C.2.b(2) to the satisfaction of the City Planner or review authority.
- 3. Accessory uses. The following uses are permitted, accessory to a permitted or conditionally permitted primary use.
  - a. Accessory uses interpreted to be normally incidental to a permitted primary or conditionally permitted use. Interpretations are subject to review procedures in Chapter 6, Administration.
  - b. Alcoholic beverages sales for on-site or off-site consumption.
  - c. Bicycle lockers and racks.
  - d. Conference facilities, special events, weddings, and similar uses, at a bed and breakfast inn, motel, hotel, or timeshare primary use.
  - e. Decks.

- f. Fences.
- g. Garages and carports.
- h. Greenhouses, private.
- i. Live entertainment.
- j. Patios and patio covers.
- k. Playground for a conditionally permitted school use.
- l. Swimming pools.
- m. Walls.
- n. Valet parking service for restaurants, bed-and-breakfast inns, motels, hotels, and timeshares with a Conditional Use Permit.

**D. Use of Coronado Lane Properties.**

The following are listed permitted, conditionally permitted, and accessory uses for properties with coastal facing frontage to Coronado Lane:

1. Permitted uses. The following uses are permitted:
  - a. Bed and breakfast inn. See SCMC 17.28.
  - b. Hotels and motels. See SCMC 17.28.
  - c. Retail uses designed to serve the shopping needs of tourists and beach-users, such as apparel, art galleries, beach sundries, book stores, flowers, gifts, jewelry, newsstands, novelties, recreational, surf and sport, travel agencies, and tourist or recreation-oriented businesses and shops, or similar uses.
  - d. Restaurants and fine-dining food establishments, such as sit-down restaurants with waiter service, sandwich shops, candy stores, ice cream shops, frozen yogurt shops, bakeries, coffee houses, and similar businesses.
  - e. Timeshare.
  - f. In non-pedestrian oriented space (set forth in Subsection B.1 above), permitted uses also include:
    - (1) Medical offices, such as doctors, dentists, chiropractors, optometrists, and similar medical care, but excluding group counseling (as defined in SCMC 17.88).
    - (2) Professional offices, such as architecture, engineering, financial, consulting, law, real estate, and similar office uses.

- (3) Residential dwellings, single-family or multifamily.
  - (4) Service uses; business, commercial, and personal.
  - (5) Veterinary offices.
2. Conditionally permitted uses. The following uses are allowed with a discretionary use permit process.
- a. Conditional Use Permit required. The following uses are allowed with a Conditional Use Permit (CUP):
    - (1) School.
  - b. Minor Conditional Use Permit required.
    - (1) Non-pedestrian oriented uses in pedestrian oriented space, set forth in Subsection B.1 above. The following uses are allowed in non-pedestrian oriented space with a Minor Conditional Use Permit.
      - (a) Medical offices, such as clinical service uses, doctors, dentists, chiropractors, optometrists, and similar medical care, but excluding group counseling (as defined in SCMC 17.88).
      - (b) Professional offices, such as architecture, engineering, financial, consulting, law, real estate, and similar office uses.
      - (c) Service uses; business, commercial, and personal.
      - (d) Veterinary offices.
    - (2) Required findings for non-pedestrian uses in pedestrian spaces. In addition to general findings required by SCMC 17.16, Applications, either of the following findings shall be made to approve a Minor Conditional Use permit:
      - (a) The use sufficiently generates pedestrian activity to be appropriate in a pedestrian-oriented space, or
      - (b) Current market conditions make it reasonably necessary to allow a use that does not generate significant pedestrian activity in order for the subject space to remain occupied.
    - (3) Application materials for non-pedestrian uses in pedestrian spaces. In addition to general application requirements, applicants shall provide an economic analysis of the use's ability to meet the required findings in Subsection D.2.b(2) to the satisfaction of the City Planner or review authority.

3. Accessory uses. The following uses are permitted, accessory to a permitted or conditionally permitted primary use.
  - a. Accessory uses interpreted to be normally incidental to a permitted primary or conditionally permitted use. Interpretations are subject to review procedures in Chapter 6, Administration.
  - b. Alcoholic beverage sales for on-site or off-site consumption.
  - c. Bicycle lockers and racks.
  - d. Conference facilities, special events, weddings, and similar uses, at a bed and breakfast inn, motel, hotel, or timeshare primary use.
  - e. Decks.
  - f. Fences.
  - g. Garages and carports.
  - h. Greenhouses, private.
  - i. Live entertainment.
  - j. Patios and patio covers.
  - k. Playground for a conditionally permitted school use.
  - l. Restaurants and fine-dining food establishments, such as sit-down restaurants with waiter service, sandwich shops, candy stores, ice cream shops, frozen yogurt shops, bakeries, coffee houses, and similar businesses.
  - m. Retail uses designed to serve the shopping needs of tourists and beach-users, including apparel, art galleries, beach sundries, book stores, flowers, gifts, jewelry, newsstands, novelties, recreational, surf and sport, travel agencies, and tourist or recreation-oriented businesses and shops, or similar uses.
  - n. Swimming pools.
  - o. Walls.
  - p. Valet parking service for restaurants, bed-and-breakfast inns, motels, hotels, and timeshares with a Conditional Use Permit.

**E. Development Standards.**

In addition to general standards in Section 509, uses shall comply with the following development standards.

<b>Standard</b>	<b>Requirement</b>
1. Architectural Overlay standards (area is in Overlay as shown on Figure 2-2)	New structures and major remodels shall have Spanish Colonial Revival architecture consistent with Chapter 3, Design guidelines, except when the review authority finds it is impractical or a project involves historically significant structures with other distinctive architectural styles, as set forth in Architectural Overlay requirements within SCMC 17.56, Overlay districts and standards
2. Lot area minimum	6,000 square feet
3. Lot width minimum	60'-0"
4. Front setback minimum	5'-0", except no setback is required for arcades, plazas, courtyards, and other similar "pedestrian elements"
5. Interior side setback minimum	0'-0"
6. Street side setback minimum	5'-0"
7. Rear setback minimum	5'-0"
8. Light angle setback	80 degrees measured from the required setback for only those portion for only those portions of the building above 20 feet in height
9. Lot coverage maximum	90 percent
10. Height limitations	30'-0"
11. Floor Area Ratio (FAR) maximum	Commercial projects: 1.0; Mixed use projects: 2.0
12. Residential density maximum	Maximum of one dwelling unit per 1,200 square feet of net lot area or one dwelling unit per 1,800 square feet of gross area, whichever is less
13. Dwelling unit size minimum	600 square feet
14. Timeshare density maximum	1 timeshare unit per 500 square feet of net lot area
15. FAR increase for historic structures	See SCMC 17.24, General development standards Floor Area Ratios increase in; for provisions to increase the floor area ratio when historic structures are preserved on-site or relocated to appropriate zones
16. Urban open area and landscaping area	See SCMC 17.85.050, Landscaping requirements for specific zones, Mixed Use Zones, for urban open area and landscaping area requirements

<b>Standard</b>	<b>Requirement</b>
17. Stacked or tandem parking provision with conditionally permitted valet service	Stacked or tandem parking may be allowed when valet service is provided
18. Parking number of spaces	See SCMC 17.64, Parking and access standards, for parking standards, such as minimum number of off-street spaces. Parking standards for the Central Business (CB) Overlay are used for the Visitor-Serving Commercial District (VSCD). In addition to these standards, parking is required as follows: 1.2 spaces per timeshare unit
19. Parking off-site	See SCMC 17.64, Parking and access standards off-site parking; for review procedures and provisions to allow required parking to be provided off-site
20. Parking adjoining on-street space credit	Parking spaces located within adjoining street frontage of the lot and marked on-street may be credited as required parking spaces for a permitted or conditionally permitted use
21. Parking in-lieu certificate program	See SCMC 17.64, In-Lieu Certificates for Off-Street Parking; for review procedures and provisions to allow the sale of certificates in-lieu of providing required off-street parking spaces on a site for a proposed use

## **506 Public Casa Romantica Standards (P1)**

### **A. Purpose and Applicability.**

#### **1. Purpose.**

This Section establishes development and use standards for the Public Casa Romantica (P1) area. The purpose and intent of P1 area is described in Chapter 2, Land Use Plan.

#### **2. Applicability.**

This Section applies to P1 area shown on Figure 2-1.

#### **3. General standards.**

In addition to the standards of this Section, P1 area shall comply with general standards in Section 509 below, and uses may be subject to special use standards in San Clemente Municipal Code Chapter 17.28 (SCMC 17.28).



**B. Permitted Uses.** The following are listed permitted uses:

1. The continued use of the historic Casa Romantica building as a cultural center for meetings, group instruction, special events such as weddings, art galleries, interpretative centers, museums, and other similar uses.
2. The continued use of the Casa Romantica grounds as a botanical garden, open space, an overflow area for indoor events and for group instruction in defined gathering areas

**C. Permitted Accessory Uses.**

The following uses are permitted, accessory to a permitted primary use.

1. Accessory uses interpreted to be normally incidental to a permitted primary or conditionally permitted use. Interpretations are subject to review procedures in Chapter 6, Administration.
2. Pedestrian-oriented specialty-shop uses designed to supplement other primary uses such as book stores, gifts, jewelry, novelties, and similar tourist-or recreational oriented businesses and shops.
3. Permitted use on the grounds include:
  - a. Botanical garden.
  - b. Existing accessory facilities in the required rear setback shown on the approved site plan, such as the existing deck, fencing, patio, pathways, seating, and service areas.
  - c. Open space and parks.
  - d. New accessory structures in required side and front setbacks, such as:
    - (1) Bicycle lockers and racks.
    - (2) Fences,
    - (3) Outdoor overflow area for permitted and conditionally permitted uses within the historic Casa Romantica structure.
    - (4) Sheds and similar small-scale accessory structures, such as a covered valet kiosk.
    - (5) Walls.

**D. Conditionally Permitted Accessory Uses.**

The following uses are allowed with a Conditional Use Permit (CUP), accessory to a permitted primary use.

1. Accessory uses interpreted to be normally incidental to a permitted primary or conditionally permitted use. Interpretations are subject to review procedures in Chapter 6, Administration.
2. Alcoholic beverages sales for consumption on the premises.
3. Live entertainment.
4. Restaurants and fine-dining food establishments.
5. Weddings and events
6. Valet service.

**E. Development Standards.**

In addition to general standards in Section 509, uses shall comply with the following development standards.

<b>Standard</b>	<b>Requirement</b>
1. Architectural Overlay standards (area is in Overlay as shown on Figure 2-2)	New structures and major remodels shall have Spanish Colonial Revival architecture compatible with the historic resource on-site, as set forth in Architectural Overlay requirements within SCMC 17.56, Overlay districts and standards
2. Lot area minimum	6,000 square feet
3. Lot width minimum	60'-0"
4. Front setback to primary structure	Setback to the exterior wall of the existing primary building or 10'-0", whichever is more restrictive
5. Interior-side setback minimum	Setback to the exterior wall of the existing primary building or 5'-0", whichever is more restrictive
6. Setback to coastal bluffs and canyons minimum	See SCMC 17.56, Overlay districts and standards, Coastal Zone Overlay district; for coastal bluff, and shoreline standards for setbacks
7. Floor Area Ratio (FAR) maximum	1.0
8. Lot coverage maximum	60 percent
9. Height limitation	Height shall not exceed the adjacent roofline of the existing Casa Romantica historical building

<b>Standard</b>	<b>Requirement</b>
10. Landscaping visible from street or public places, not including hardscape	10 percent of net lot area of landscaping shall be provided in surface areas visible from the public right-of-way. The City may give vertical plantings credit toward the size of planting area
11. Stacked or tandem parking provision with conditionally permitted valet service	Stacked or tandem parking may be allowed when valet service is provided
12. Parking number of spaces	See SCMC 17.64, Parking and access standards, for parking standards, such as minimum number of off-street spaces. Parking standards for the Central Business (CB) Overlay are used for the Visitor-Serving Commercial District (VSCD). In addition to these standards, parking is required as follows: 1 space per 4 occupants
13. Parking off-site	See SCMC 17.64, Parking and access standards for off-site parking; for review procedures and provisions to allow required parking to be provided off-site
14. Parking adjoining on-street space credit	Parking spaces located within adjoining street frontage of the lot and marked on-street may be credited as required parking spaces for a permitted or conditionally permitted use

## **507 Public Pier Bowl Standards (P2)**

### **A. Purpose and Applicability.**

#### **1. Purpose.**

This Section establishes development and use standards for Public Pier Bowl (P2) areas. The purpose and intent of P2 areas is described in Chapter 2, Land Use Plan.

#### **2. Applicability.**

This Section applies to P2 areas shown on Figure 2-1.

#### **3. General standards.**

In addition to the standards of this Section, P2 areas shall comply with general standards in Section 509 below, and uses may be subject to special use standards in San Clemente Municipal Code Chapter 17.28 (SCMC 17.28).

**B. Permitted Uses.**

The following are listed permitted uses:

1. Open space.
2. Parks. See SCMC 17.28 for public park facilities.
3. Parking lots.
4. Plazas.

**C. Conditionally Permitted Uses.**

The following use is allowed with a Conditional Use Permit:

1. Public safety facilities, such as marine safety headquarters.

**D. Accessory Uses.**

The following uses are permitted, accessory to a permitted or conditionally permitted primary use.

1. Accessory uses interpreted to be normally incidental to a permitted primary or conditionally permitted use. Interpretations are subject to review procedures in Chapter 6, Administration.
2. Fences.
3. Kiosk for parking attendant or valet service.
4. Parking meters.
5. Public facilities, such as restrooms, barbeques, drinking fountains, bicycle lockers and racks, park benches and tables, drinking fountains, surfboard racks, showers, shade structures, and other similar uses.
6. Sheds and storage.
7. Transit stop amenities, such as trolley stop seating and shade canopy.
8. Walls.

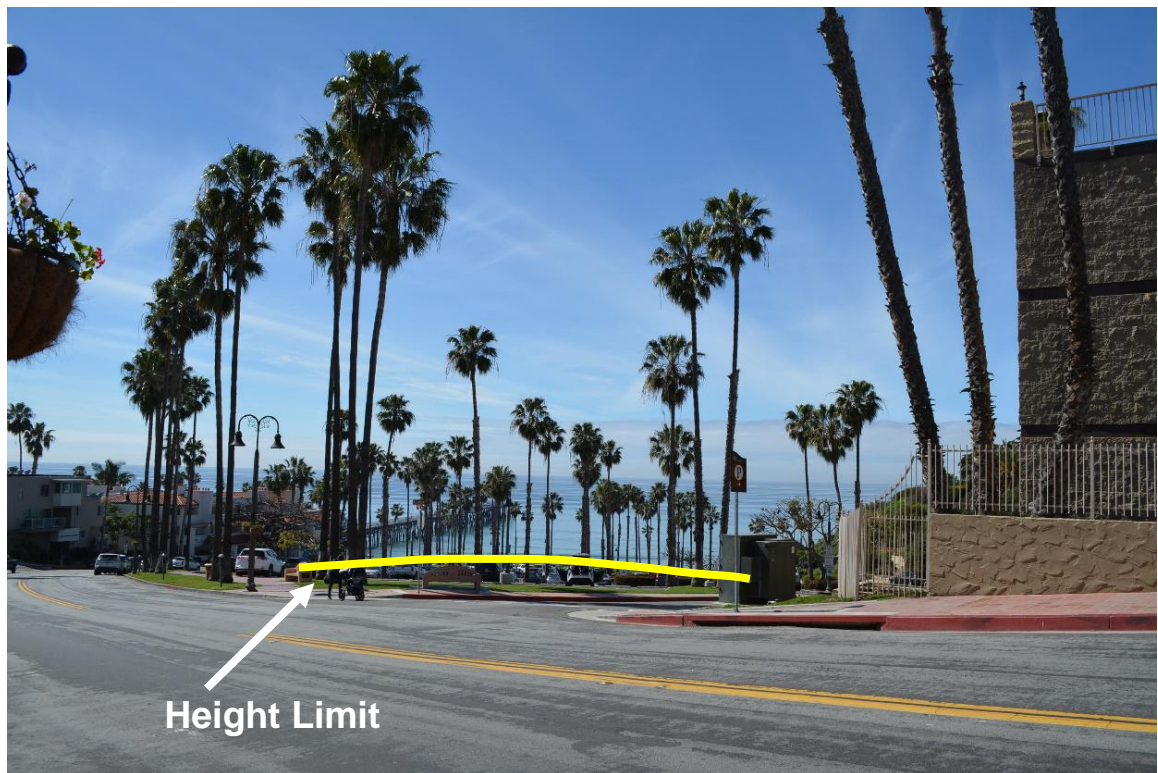
**E. Development Standards.**

In addition to general standards in Section 509, uses shall comply with the following development standards.

<b>Standard</b>	<b>Requirement</b>
1. Architectural Overlay standards (area is in Overlay as shown on Figure 2-2)	New structures and major remodels shall have Spanish Colonial Revival architecture consistent with Chapter 3, Design guidelines, except when the review authority finds it is impractical or a project involves historically significant structures with other distinctive architectural styles, as set forth in Architectural Overlay requirements within SCMC 17.56, Overlay districts and standards
2. Lot area minimum	6,000 square feet
3. Lot width minimum	60'-0"
4. Front setback minimum	0'-0"
5. Side setback minimum	0'-0"
6. Rear setback minimum	0'-0"
7. Setback to coastal bluffs and canyons minimum	See SCMC 17.56, Overlay districts and standards, Coastal Zone Overlay district; for coastal bluff, and shoreline standards for setbacks
8. Floor Area Ratio (FAR) maximum	1.0
9. Lot coverage maximum	90 percent
10. Height limitation for the public lots with frontage to Avenida Del Mar (Lot 42 Block 3 and Blocks 4-5 of Tract 784)	Height of development shall preserve public visibility of the coast from the public view corridor point located adjacent to the intersection of Acebo Lane and Avenida Del Mar, shown on Figure 2-10. The protected coast view is highlighted in this Chapter on Figure 5-2
11. Height limitation for public lot adjacent to CRC2 area and across Avenida Victoria from MU4 area (Lot 69, Block 1 of Tract 785)	6'-0" to provide height for park benches, bike lockers, and other pedestrian-oriented facilities that preserve view of the shoreline from designated view corridors shown on Figure 2-10

Standard	Requirement
12. View corridor preservation (designated corridors are shown on Figure 2-10 in Chapter 2)	Development within designated public view corridors shown on Figure 2-10 shall be sited and designed to protect public views to and along the ocean and coastal bluffs, visually significant ridgelines, and coastal canyons, open spaces, and prominent mature trees on public lands. Development shall be designed and sited in a manner that compliments the natural topography and does not interrupt views within public view corridors. A view analysis shall be required for new development proposed within designated public view corridors

**Figure 5-2 – Height Limit for Lots 42-45, Blocks 3-5, Tract 784**



## 508 Open Space Public Standards (OS1)

### A. Purpose and Applicability.

#### 1. Purpose.

This Section establishes development and use standards for Public Open Space (OS1) areas. The purpose and intent of OS1 areas is described in Chapter 2, Land Use Plan.

#### 2. Applicability.

This Section applies to OS1 areas shown on Figure 2-1.

#### 3. General standards.

In addition to the standards of this Section, OS1 areas shall comply with general standards in Section 509 below, and uses may be subject to special use standards in San Clemente Municipal Code Chapter 17.28 (SCMC 17.28).

### B. Permitted Uses.

The following are listed permitted uses:

1. Continued use of the Marine Safety Headquarters according to Coastal Commission permits.
2. Open space.
3. Parks. See SCMC 17.28 for public park facilities.
4. Pier.
5. Plazas.
6. Railroad facilities, including the train station.
7. Recreation.

### C. Conditionally Permitted Uses.

Redevelopment of marine safety headquarters until such time that an operationally suitable alternative inland location is available.

### D. Accessory Uses.

The following uses are permitted, accessory to a permitted or conditionally permitted primary use.

1. Accessory uses interpreted to be normally incidental to a permitted primary or conditionally permitted use. Interpretations are subject to review procedures in Chapter 6, Administration.



2. Coastal access structures, such as at-grade and undercrossing.
3. Concessions.
4. Fences.
5. Marine and park safety equipment and ancillary structures.
6. Parking and facilities such as meters.
7. Public facilities, such as restrooms, barbeques, drinking fountains, bicycle lockers and racks, park benches and tables, drinking fountains, surfboard racks, showers, shade structures, and other similar uses.
8. Revetment.
9. Walls.

**E. Development Standards.**

In addition to general standards in Section 509, uses shall comply with the following development standards.

<b>Standard</b>	<b>Requirement</b>
1. Spanish Colonial Revival architecture required	New structures and major remodels shall have Spanish Colonial Revival architecture consistent with Chapter 3, Design guidelines, except when the review authority finds it is impractical or a project involves historically significant structures with other distinctive architectural styles
2. Setback to coastal bluffs, canyons, and shoreline minimum	See SCMC 17.56, Coastal Zone Overlay district; for coastal bluff, and shoreline standards for setbacks
3. Location and footprint for redevelopment of marine safety headquarters until suitable inland location is available	Any proposed relocation or redevelopment of the City’s Marine Safety Headquarters on the sandy beach shall be limited to the smallest footprint operationally necessary, located as far landward as feasible and shall be designed to avoid the need for future shoreline protection. The headquarters shall be no closer to the shoreline than the existing facility

<b>Standard</b>	<b>Requirement</b>
4. View corridor preservation (designated corridors are shown on Figure 2-10 in Chapter 2)	Development within designated public view corridors shown on Figure 2-10 shall be sited and designed to protect public views to and along the ocean and coastal bluffs, visually significant ridgelines, and coastal canyons, open spaces, and prominent mature trees on public lands. Development shall be designed and sited in a manner that compliments the natural topography and does not interrupt views within public view corridors. A view analysis shall be required for new development proposed within designated public view corridors

## **509 General Standards**

### **A. Purpose and Applicability.**

#### 1. Purpose.

This Section establishes general land use, development, and procedural requirements for this Specific Plan.

#### 2. Applicability.

This Section applies to all land use areas of this Specific Plan shown on Figure 2-1.

### **B. Development Standards Not Listed.**

A development standard not specifically addressed in this Specific Plan is subject to the Zoning Ordinance. If the standard is also not specifically addressed in the Zoning Ordinance, Municipal Code Section 17.04.040 (SCMC 17.04.040) governs.

### **C. Development Review and Permitting Procedures.**

Requests to modify property or establish uses shall be in compliance with review and permitting procedures. For more details, see Chapter 6 of this Specific Plan for a summary of review procedures, SCMC 17.16, Applications, for application requirements, and Chapter 17.12, Development review process, for general procedural requirements. Site improvements, grading, landscaping, and development subject to a discretionary permit are also reviewed for consistency with design guidelines in Chapter 3.

### **D. Development Standards.**

In addition to the specific area standards above, properties shall comply with the following general standards, unless exceptions are in this Chapter for particular land use areas.

<b>Standards</b>	<b>Requirement</b>
1. Accessory buildings and structures, such as patio covers, decks, and stairways	See San Clemente Municipal Code Chapter 17.24 (SCMC 17.24), Accessory buildings and structures, for accessory building and structure requirements
2. Building equipment screening	See SCMC 17.24, General development standards, building equipment and services and their screening; for requirements that apply to screening trash, mechanical, and similar types of ground and roof-mounted equipment
3. Coastal Zone Overlay standards for coastal canyon, bluff, and coastline setbacks, preservation, and landform alterations	See SCMC 17.56, Overlay districts and standards Coastal Zone Overlay district; for coastal canyon, bluff, and shoreline standards for setbacks, preservation, and landform alterations
4. Fences, walls, hedges	See SCMC 17.24, General development standards, fences, walls, and hedges; for requirements that apply to fences, hedges, and walls, including retaining, skirt, and stem walls
5. Height limitations	See SCMC 17.36, General development standards, height limitations; for height measurement methodology requirements
6. Lot frontage minimum	See SCMC 17.24, General development standards, lot frontage requirements minimum; for minimum lot street frontage requirements
7. Landscaping and urban open area	See SCMC 17.68, Landscape standards, and see SCMC 17.64, Parking and access standards; for general and zone specific landscaping requirements
8. Lighting	See SCMC 17.24, General development standards, lighting; for lighting requirements. In addition to these standards, lighting shall be shielded and directed so glare and light trespass does not shine into the beach sand or the ocean.

<b>Standards</b>	<b>Requirement</b>
9. Nonconforming uses and structures	See SCMC 17.72, Nonconforming uses and structures, for regulations that apply to lawfully established uses and structures that do not conform to land use regulations in the Local Coastal Program and Zoning Ordinance
10. Parking standards	See SCMC 17.64, Parking and access standards, for parking standards, such as minimum number of off-street spaces, design of off-street spaces, parking lot landscaping, oversized vehicles on residentially zoned or developed properties, , and parking waivers. Parking standards for the Central Business (CB) Overlay are used for the Visitor-Serving Commercial District (VSCD), which includes the CRC 1, CRC 2, and MU 4 areas
11. Parking joint use	Joint-use parking for both public and private lots may be granted through the approval of a Conditional Use Permit processed according to SCMC 17.64, Parking and access standards, shared parking. Standard parking ratios required for individual-use projects may be reduced when a parking study, prepared by a professional traffic engineer, shows a reduced parking demand to the satisfaction of the City Planner for multiple-use projects
12. Setback adjustments	See SCMC 17.16, Applications, Minor Exception Permits; for provisions and procedures to request a reduction of setback standards within thresholds provided
13. Setback encroachments	See SCMC 17.24, General development standards, encroachments into setbacks and height limits; for provisions to allow site improvements and structures to encroach into required setbacks and height limits
14. Signage	See SCMC 17.84, Sign regulations; for signage requirements, including criteria specific to the Architectural Overlay district

<b>Standards</b>	<b>Requirement</b>
15. Subdivisions	See SCMC 16, Subdivisions, and State law for requirements that apply to subdivision requests
16. Trash receptacle requirements	See SCMC 8.66, Litter receptacles, for trash receptacle maintenance and placement requirements
17. View corridor preservation (designated corridors are shown on Figure 2-10 in Chapter 2)	Development within designated public view corridors shown on Figure 2-10 shall be sited and designed to protect public views to and along the ocean and coastal bluffs, visually significant ridgelines, and coastal canyons, open spaces, and prominent mature trees on public lands. Development shall be designed and sited in a manner that compliments the natural topography and does not interrupt views within public view corridors. A view analysis shall be required for new development proposed within designated public view corridors

**E. Enclosure of Uses.**

Permitted and conditionally permitted uses shall be conducted within enclosed structures, except as follows:

1. Uses allowed to occur outdoors according to SCMC 17.28, Special uses (e.g. outdoor dining), or
2. The following uses are allowed to occur outdoors in addition to uses in Subsection E.1 above:
  - a. Open space, such as beaches, bluffs, canyons, courtyards, gardens, shoreline, etc.
  - b. Parking lots.
  - c. Playgrounds accessory to a permitted day care facility or school.
  - d. Recreational activities.
  - e. Uses not in this list but are interpreted to be similar to a listed use, subject to interpretation procedures in Chapter 6, Administration.
  - f. Weddings and events allowed by this Chapter to occur in a particular land use area.

**F. Grading.**

Grading is not included in the lists of categorized permitted and conditionally permitted uses for land use areas in the Sections above. Grading in any land use area of this Specific Plan shall comply with general requirements in SCMC 15.36, Excavations and grading, and SCMC 17.28.240, Special uses, grading. When major grading is proposed (as defined in SCMC) without an application for development, a Conditional Use Permit is required, unless the City Engineer makes required findings in SCMC 17.28.240.

**G. Prohibited Uses.**

Uses are prohibited if:

1. Uses are not listed as permitted, conditionally permitted, accessory uses, or temporary uses in this Section.
2. Uses are not specifically addressed in the Zoning Ordinance and the uses have not been allowed by an interpretation. Interpretations are processed according to SCMC 17.04.040, Interpretations. In addition to general findings required for use interpretations in SCMC 17.04.040, the review authority shall find the interpretation is consistent with land use policies in the Local Coastal Program Land Use Plan (LUP).
3. The use is a specific prohibition enacted by the City Council within this area or effective City-wide

**H. Temporary Uses.**

Temporary uses are not included in the lists of categorized permitted and conditionally permitted uses for land use areas in the Sections above. Temporary uses in any land use area of this Specific Plan shall comply with the following:

1. For permitted temporary uses, see SCMC 17.28 for provisions and requirements.
2. For special activities on private nonresidential sites, see SCMC 17.28, Special activities; for special activity procedures and requirements. Depending on events proposed, special activities may require discretionary review.
3. For special events on public property, see SCMC 8.72, Special event permits; for event procedures and requirements.

**I. Utility Projects.**

Utility projects are not included in lists of categorized permitted and conditionally permitted uses for land use areas in Sections above. Utility projects in any land use area of this Specific Plan shall comply with procedures in SCMC 17.28.240.

## Chapter 6

### ADMINISTRATION

- 601 Legal Authority
- 602 Development Review Procedures
- 603 Enforcement
- 604 Severability
- 605 Specific Plan Amendments

#### 601 Legal Authority

This Specific Plan has been prepared and adopted pursuant to Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 of the California Government Code. The California Government Code authorizes Cities such as San Clemente, to adopt Specific Plans as a more comprehensive method of implementing the General Plan. The Specific Plan bridges the gap between the goals and policies of the General Plan and the site-specific criteria of a tentative tract map or site plan. This Pier Bowl Specific Plan is a regulatory plan constituting the zoning for the property. Development Plans or Agreements, Tract or Parcel Maps, and any action requiring discretionary or ministerial approval by the City shall be consistent with this Specific Plan as adopted by City Council.

The City shall have the authority to enforce this Specific Plan according to state law and the Municipal Code, including but not limited to general permit procedures for appeals, concurrent review of multiple applications, public notification requirements, time extensions, revocations, modifications, etc. In any instance where this Specific Plan has a requirement that differs from the Zoning Ordinance, Specific Plan provisions take precedence. Where the Specific Plan is silent on an issue, the requirements of the Municipal Code shall apply.

#### 602 Development Review Procedures

This Section describes procedures for the review and permitting of projects within the Pier Bowl are shown on Figure 1-2 in Chapter 1. Projects include but are not limited to, requests to establish certain land uses, develop and subdivide property, modify existing development, and install signage. The City reviews and processes proposals according to State law, the Municipal Code and the Local Coastal Program, including this Specific Plan.

##### A. **Environmental Review.**

Projects are reviewed according to the California Environmental Quality Act (CEQA) Guidelines.



**B. Local Coastal Program.**

The Pier Bowl Specific Plan is entirely within the Coastal Zone, therefore applications are reviewed according to the California Coastal Act of 1976 as amended and contained in the California Public Resources Code (Section 30000 et seq.). The Local Coastal Program for the Pier Bowl area includes land use policies in the Coastal Land Use Plan (LUP) and regulations and procedures within this Specific Plan and the Zoning Ordinance.

The City reviews and processes proposals according to State law, the Coastal Land Use Plan (LUP), this Specific Plan, and the Zoning Ordinance. Following City approval of permits, projects that do not meet criteria for the Coastal Categorical Exclusion Order, must be reviewed and approved by the City “in-concept” before applications are submitted to the Coastal Commission for processing.

The City does not have an Implementation Plan (IP). The City is preparing an IP for public review and City Council consideration, and Coastal Commission certification. Until IP certification is complete, this Specific Plan and the Zoning Ordinance function as implementation plans for the Pier Bowl area.

**C. Subdivision Ordinance.**

Subdivisions, lot mergers, lot line adjustments, and corrections shall be reviewed according to State law and the City’s Subdivision Ordinance. Preliminary grading concept plans shall be approved in association with approval of a Tentative Map. Grading concept plans shall be reviewed for consistency with this Specific Plan. The City may impose specific conditions on Tentative Maps in addition to the requirements of this Specific Plan.

**D. Interpretations.**

Development standards and uses not specifically addressed in this Specific Plan are subject to the Zoning Ordinance in Title 17 of the San Clemente Municipal Code (SCMC 17). If the standard or use is also not specifically addressed in the Zoning Ordinance, Municipal Code Section 17.04.040 (SCMC 17.04.040) governs. In addition to general findings required for interpretations in SCMC 17.04.040, the review authority shall find the interpretation is consistent with LUP land use policies.

**E. Grading.**

If grading is proposed, a grading permit shall be required depending on the amount and nature of work proposed. Grading permits are required to ensure grading is completed according to State law, the Municipal Code, and the City’s Grading Manual.

**F. Site Plan and Architectural Review.**

All applications for new development and modifications to existing development shall be subject to approvals required by the Local Coastal Program. The purpose of the review process is to ensure projects are consistent with land use policy, design guidelines, and applicable regulations. As part of the review process, the City may impose specific conditions of approval on permits, in addition to the requirements of this Specific Plan. If a project does not fully comply with required development standards, then zoning exceptions or variances must be processed as part of an application.

**G. Signs.**

Sign applications shall be processed in accordance with the City's Sign Ordinance and the Sign Program for the site.

**H. Other Applications.**

All other permits not identified by this Specific Plan shall be processed according to the Zoning Ordinance, including but not limited to, Conditional Use Permits, Variances, and Discretionary Sign Permits.

## **603 Enforcement**

This Specific Plan promotes orderly development and the zoning for the Pier Bowl area. Consistent with the Municipal Code, any violation of the standards and regulations identified in the Specific Plan adopted by the City Council shall be considered a violation of the Zoning Ordinance.

## **604 Severability**

In the event that any plan, diagram, regulation, condition, program, or other portion of this Specific Plan is held invalid by a court of competent jurisdiction, such portion(s) shall be deemed separate, distinct, and independent provisions of the Specific Plan and the invalidity of such provisions shall not affect the validity of the remaining provisions of the Specific Plan.

## **605 Specific Plan Amendments**

Amendments to this Specific Plan shall be reviewed and processed according to the Zoning Ordinance, or the Implementation Plan following it is certified by the Coastal Commission. If land use policy or map changes are required, a General Plan and Coastal Land Use Plan amendment shall be reviewed according to the Municipal Code, Local Coastal Program, and State law.

## Chapter 7

### ACRONYMS AND DEFINITIONS

- 701 Purpose
- 702 Acronyms
- 703 General Criteria
- 704 Definitions

#### 701 Purpose

The purpose of this Chapter is to promote consistency and precision in the application and interpretation of this Specific Plan. The meaning and construction of words and phrases defined in this Chapter shall apply throughout this Specific Plan, except where the context and usage of such words or phrases clearly indicates a different meaning or construction intended in that particular case.

#### 702 Acronyms

The following acronyms are used in this Specific Plan:

<b>AWS</b>	Audible Warning System
<b>CCC</b>	California Coastal Commission
<b>CPUC</b>	California Public Utilities Commission
<b>FRA</b>	Federal Railroad Administration
<b>GPAC</b>	General Plan Advisory Committee
<b>IP</b>	Implementation Plan
<b>LCP</b>	Local Coastal Program
<b>LOSSAN</b>	Los Angeles to San Diego Rail Corridor
<b>LUP</b>	Land Use Plan
<b>OCTA</b>	Orange County Transportation Authority
<b>PL</b>	Plate Line
<b>RDA</b>	Redevelopment Agency
<b>SCR</b>	Spanish Colonial Revival
<b>SQZ</b>	Safety Quiet Zone
<b>TOR</b>	Top of Roof
<b>VSCD</b>	Visitor-Serving Commercial District

#### 703 General Criteria

Words and phrases in this Specific Plan are to be interpreted according to the following and the interpretation procedures in Chapter 6 and San Clemente Municipal Code 17.04.040 (SCMC 17.04.040).

- A. The word “shall” is mandatory and not discretionary. The word “may” is permissive and discretionary.
- B. In case of any difference of meaning or implication between the text of any provision and any caption or illustration, the text shall control.
- C. References in the masculine and feminine genders are interchangeable.
- D. Unless the context clearly indicates to the contrary, words in the present and the future tense are interchangeable, and words in the singular and plural are interchangeable.
- E. Unless the context clearly indicates to the contrary, the following conjunctions shall be interpreted as follows:
  - 1. “And” indicates that all connected items or provisions shall apply.
  - 2. “Or” indicates that the connected items or provisions may apply singly or in any combination.
  - 3. “Either...or” indicates that the connected items or provisions shall apply singly but not in combination.
  - 4. The word “used” shall include arranged, designed, constructed, altered, converted, rented, leased, occupied, or intended to be utilized.

## 704 Definitions

For the purposes of this Specific Plan, certain terms shall be defined as set forth in this Chapter. Terms not included shall be defined by the California Coastal Act, the City’s Local Coastal Program, General Plan, and Zoning Ordinance in this order. If a term is not defined in these sources, the meaning of a term shall be based on its standard usage and the most common dictionary definition. For the purposes of this Specific Plan, the following definitions shall apply:

“**Cultural facilities**” shall mean establishments such as museums, art galleries, botanical, and zoological gardens of historic, educational, or cultural interest which are not operated commercially.

“**Mixed use**” shall mean a development with two or more different uses such as, but not limited to, residential, office, lodging, retail, or restaurant within the same structure or site.

“**Municipal parking lot**” shall mean the Pier Bowl municipal parking lot accessed from Avenida Victoria.

“**Service Uses, Business**” shall mean establishments which provide goods or services primarily to businesses on a retail or wholesale basis. Typical uses include office products

and supply stores, parcel/postal services, computer sales and service, and courier/messenger services.

**“Service Uses, Commercial”** shall mean business and consumer services, such as pest control, plumbing, carpet cleaning, appliance repair, linen and catering services, reprographic services banking and financial services.

**“Service Uses, Personal”** shall mean the provision of services to an individual which are related to personal care and appearance, or the cleaning and repair of personal effects, excluding vehicles. Typical uses include barber and beauty shops, tailors, shoe repair shops, dry cleaning, laundromats, reducing salons, and animal care.

**“Pier Bowl”** shall mean the area shown on Figure 1-2 of Chapter 1.

**“Temporary uses”** shall mean a use of limited duration (e.g., interim, nonpermanent, and/or seasonal in nature).

# Amendment Index and Tracking List

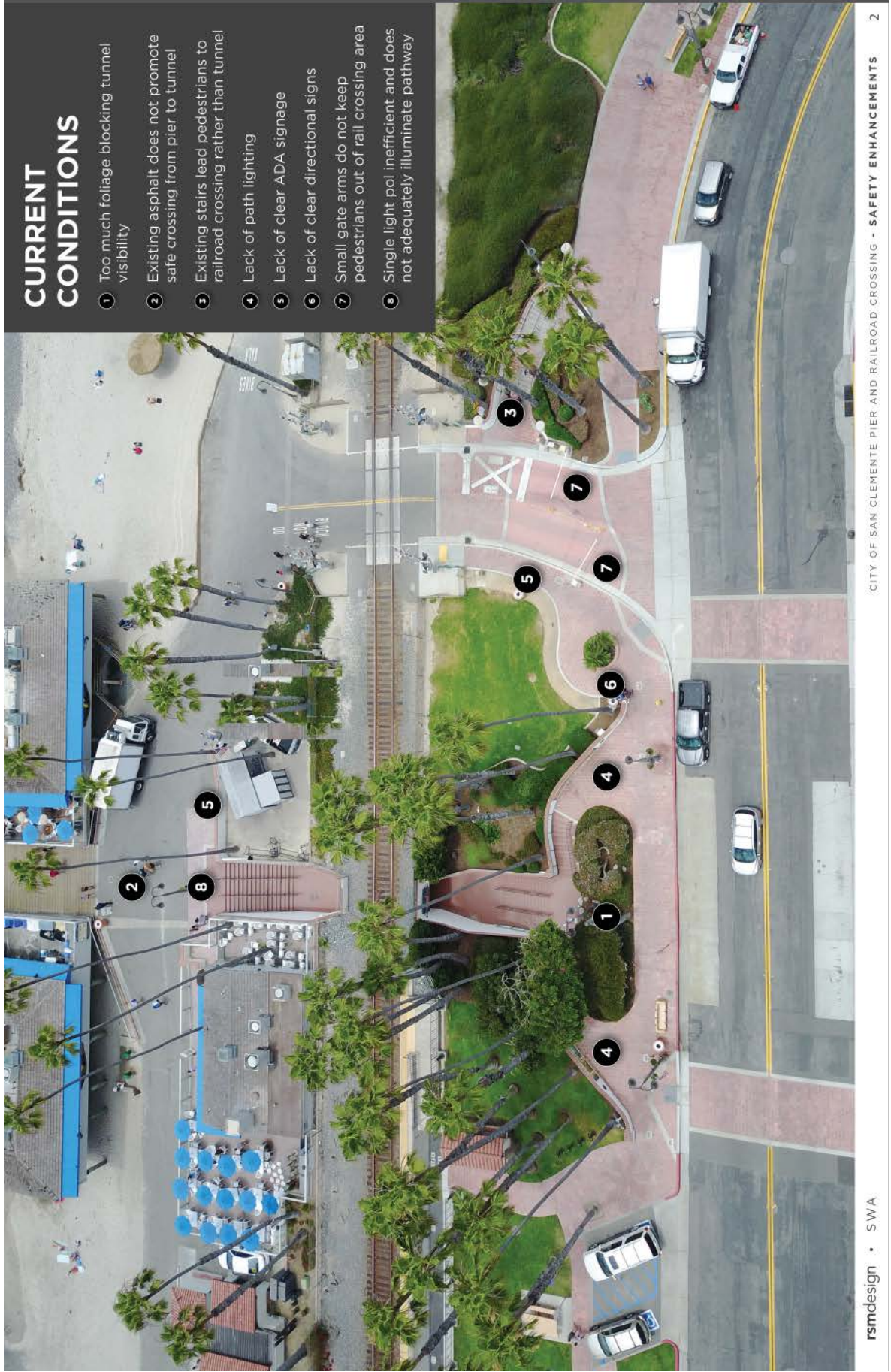
Amendment #	Ordinance #	Date	Description

## **Example of Infrastructure Projects Considered by City Conceptual Undercrossing at Pier**

As discussed in Chapter 4, each year the City Council adopts an update of the Capital Improvement Program that includes public construction projects and purchases of land, equipment, and contract services. The City utilizes “master plans” developed through a public review process to provide goals and policies that guide the development and maintenance of existing public infrastructure, as well as future capital improvements. The figures on the following pages show a recent example of a conceptual capital improvement project presented by the Pier Pride non-profit organization and Redmond Schwartz Mark (RSM) to encourage use of the rail underpass at the pier for foot traffic. On an ongoing basis, the City considers projects like the one below in the process of preparing and updating the CIP annually with public input. Projects are added to the CIP based on community need, City Council priorities, and available resources.



Conceptual Plans Presented by Pier Pride and Redmond Schwartz Mark (RSM)  
Figure 1 – Current Conditions in 2019





Conceptual Plans Presented by Pier Pride and RSM  
Figure 2 – Conceptual Safety Enhancements



## SAFETY ENHANCEMENTS

- 1 Remove foliage and widen stair access to provide a clear line of site to tunnel and pier.
- 2 Extend pier paving to entrance of tunnel to encourage use of tunnel rather than rail crossing.
- 3 Remove set of existing stairs (on right) to dissuade use of rail crossing.
- 4 Bollard lights added along tunnel entrance to create a safer path.
- 5 Clear signage directs to ADA path.
- 6 Directional signage indicating safe pier access through tunnel and ADA path.
- 7 Enlarged gate and arm discourage pedestrian rail crossing.
- 8 Flanking lights better illuminate path.

# ATTACHMENT 3

**From:** Mark McGuire  
**Sent:** Monday, October 14, 2019 6:51 PM  
**To:** Wright, Christopher  
**Subject:** RE: I'll call you Monday

Chris thanks for calling back.

Re residential v. hotel uses on floors above ground floor in the Pier Bowl Core Area, Apartments have a 7.0 ADT per unit, with 0.6 AM peak ADT and 0.7 p.m. peak ADT. Hotel/motels can have different traffic generation rates depending on the type (business v. resort/or vacation), but let's assume 5.67 ADT per room with 0.31 AM peak ADT and 0.42 PM peak ADT. A hotel use could generate more ADT if more rooms than apartments (not an unreasonable assumption); but the number of potential hotel rooms would be pretty darn limited given square footage and parking constraints, and not dramatically more than the number of potential apartments. Bottom line, allowing hotel uses within the Pier Bowl Core Area to be up to 2.0 (would be the only "all commercial" use allowed to be more than 1.0) in the same way mixed use is allowed to be 2.0 would not have a significant impact on traffic. Keep in mind we are talking 11 parcels, 4 of which are already hotel uses (and all are over 1.0 FAR by the way), and 2 have vacation rental units on upper floors. Would not make sense to propose a 1.0 FAR hotel on one of these small parcels in the Pier Bowl Core, and it makes no sense to have to request a GPA if one wanted to pursue a hotel use on one of the parcels.

Best regards,

Mark

**From:** Brown, Donald  
**Sent:** Monday, April 01, 2019 9:22 AM  
**To:** Wright, Christopher; Perez, Gabriel  
**Cc:**  
**Subject:** Pier Bowl Specific Plan

Chris, I have now read it twice. Let me add an additional comment beyond the Pier Pride input.

Parking! You mention parking in several areas generally with each park. Linda Lane 131 parking spots, Paque Del Mar 151 spots etc. keep those paragraphs as they are.

Suggestion: add a paragraph on Parking in the Section 206, Circulation. This paragraph would gather in one one place parking in the Pier Bowl. Both lots plus available on -street metered Parking. With transition wording about the other Transportation choices that you mention.

Regards Don

**From:** Mark McGuire  
**Sent:** Tuesday, July 30, 2019 11:42 AM  
**To:** Wright, Christopher  
**Subject:** FW: Pier Bowl Draft SP

Hi Chris.

Here is a proposal and justification for an “in-lieu” parking program we think could be incorporated into the updated Pier Bowl SP. It is a modest proposal in that it would only apply to visitor-serving commercial uses in the Core Area, excluding overnight accommodations (i.e., hotel rooms and STLU units need to provide additional parking spaces). Let me know if you want to discuss.

Best regards,

Mark

### **Contributions to SC Trolley Operations in Lieu of Adding Parking Spaces**

Other than overnight accommodations, new or expanded visitor-serving commercial uses within the MU 4/Core Area of the Pier Bowl should be allowed to meet any associated parking requirements by contributing toward ongoing operation of the SC Trolley. An “in-lieu” payment per parking space of \$1,100 per year for the entire duration the use is open for business (adjusted for inflation annually) would promote multi-modal mobility goals and promote vibrancy in the Pier Bowl Core Area. The amount proposed is slightly higher than the amount charged by the City of Del Mar in connection with its in lieu fee program, which has been accepted by the Coastal Commission.

The small amount of existing visitor-serving commercial in the MU 4/Core Area today (total is approximately 6,000 square feet) provides an important amenity to visitors to the Pier Bowl, and visitors would benefit from additional visitor-serving commercial uses. In addition, the uses within the small commercial stretch along Avenida Victoria generate parking demand at a much lower rate than “stand-alone” commercial buildings or centers, because many of the people served come to the Pier Bowl for other reasons, including to go to the beach, watch the sunset, walk on the Pier, walk on the Beach Trail, or to visit Park Semper Fi or Casa Romantica. These visitors, if they drive to the Pier Bowl, have already parked to enjoy other activities but then some take advantage of the handful of shops on Avenida Victoria to get a cup of coffee or an ice cream, grab an item at the small convenience market, or to eat at one of the three small restaurants.

Moreover, a large and growing share of visitors to the Pier Bowl do not drive their cars to get there. Rather, they arrive by train, walk from the Beach Trail, arrive by bike/electric bike, arrive via Lyft or Uber, walk from their hotel, vacation rental or residence, or they arrive via the popular free SC Trolley. Therefore, it makes no sense to require visitor-serving commercial uses to provide parking at a rate that assumes their customers all drive and park in the Pier Bowl for the sole and specific purpose of going to a single store or restaurant. Furthermore, the reality is

that there is very little opportunity to expand or open up new commercial uses in the Pier Bowl MU4/Core Area, and there are few opportunities to provide additional parking given that the City does not want to pursue a public parking structure. What little opportunity for additional visitor-serving uses should not be precluded because of an inability to provide additional parking spaces.

Instead, given the recent implementation of the free SC Trolley, someone proposing a new visitor-serving use or expanding an existing use should be allowed to satisfy parking requirements by paying an “in-lieu” fee that helps to fund the Trolley, which is a very effective way to facilitate public access the Pier Bowl. The SC Trolley had over 86,000 riders last year, operates from May 24 to the end of September (i.e., the peak season and beyond) and is free and dependable. This “in lieu” approach is consistent with Coastal Act Section 30252, which specifically says: “The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service. . . (3) providing non-automobile circulation . . . [and] (4) providing adequate parking facilities *or providing substitute means of serving the development with public transportation.*” This approach is also consistent with the Centennial General Plan, which encourages programs that “reduce automobile parking demand by improving public transit, bicycle and pedestrian mobility, particularly to and from our key destination areas.” (GP Policy M-4.03).

**From:** Mark McGuire

**Sent:** Tuesday, April 09, 2019 4:57 PM

**To:** Wright, Christopher <WrightC@san-clemente.org>

**Subject:** Pier Bowl Draft SP

Hi Chris.

I appreciate you letting me know that there is more time to provide comments on the draft Pier Bowl SP. As I said in our call today, I would like to review the IBI Parking Study that included the Pier Bowl before trying to formulate all of my parking comments/suggestions. The IBI Study was prepared in 1995 but I think it was updated as recently as 2005 for the Pier Bowl area because I saw reference to an IBI update in a 2006 Coastal Commission Staff report for the concession stand at the base of the Pier.

I also would like to see the staff report for the Casa Tropicana parking waivers fee reduction, which I think was November 1998.

So while I wait for that info, I thought I might provide a few comments that are not necessarily parking related:

**Intro Chapter:**

Not sure it matters, but Pier Bowl is not an arroyo—it is the result of ancient landslides causing the bluffs along this portion of the coast to collapse and become “subdued,” thereby forming a more gentle bowl shape than the near vertical bluffs elsewhere. From a geo report:



This portion of the City of San Clemente is locally underlain by ancient landslides. To the south of the property, the subdued bluffs backing the T-Street beach area are the result of an ancient failure. Across the canyon and further to the northwest, the Pier Bowl topography is also the result of ancient instability. Engineering stability analyses were performed to evaluate the global

Hard to tell from the exhibits and description of the Pier Bowl Boundaries if the parking within Linda Lane Park along Via Mecha near Avenida Marquita is included in the PBSP boundaries. If not, it seems like that area should be included b/c it is part of Linda Lane Park and important from a parking standpoint.

No discussion of former status as a “blighted area” and Redevelopment Area.

Figure 1-5 should be identical to Figure 2-2. I think 2-2 is the one that needs to be revised (assuming the plan is to show the “bookend” parcels on Coronado as post GP update and in the A-VSC Overlay).

Re the existing conditions paragraph in the intro, it would be really helpful if this was either expanded or referred to an appendix that broke the existing uses down in fairly fine-grain detail. Could be by acreage, but even better to be by acreage and conventional measurements like units of residential, number of hotel rooms, # of restaurants with # of seats, square feet of retail, etc. To say that it has restaurants and hotels does not convey the fact that it really has relatively few hotel rooms and not too many restaurants—and it has almost no retail. It would not be hard to break down the entire SP area to give a good sense of how much of what is in it.

## **Chapter 2- Land Use**

Page 2-6, the acreage and total number of units in RM and RH, respectively would be helpful.

Re CRC, perhaps say two contiguous properties that together total 1.49 acres.

Would note that the description of the Robison Property’s primary use as residential and that you have to show infeasibility to convert to non-residential is NOT how the CCC viewed the LUP designation for this property in the prior LUP—and I don’t think it was changed in the new LUP. The Coastal Commission viewed the site as needing to be visitor serving commercial or recreational and that any new development on the property could not be residential. The existing building can be residentially-occupied as legal non-conforming, of course; but if you are suggesting now that the primary permitted use on the property be residential, you are going to want to review the CCC staff report for the prior development submittal on that property. I also think it is important to let folks know that the gardens on the property are considered an important part of the historical designation. What is important to avoid if at all possible is another situation where an owner goes through a very lengthy process only to get shot down in the end for proposing a type of use Coastal would not allow.

Discussion of the Fisherman’s should be expanded, as it is the single biggest commercial use in the Pier Bowl, by far. How many total seats? How much revenue does it generate for the City annually?

Discussion of Park Semper Fi should point out that it is located on parcels designated for Mixed Use (I think) in the current Specific Plan.

Re Figure 2-3 (and this is something I've been harping on for some time in other contexts), the stipple to represent "Coastal Canyon" should really be intended to designate a "Coastal Canyon Overlay" because the limits of the pertinent canyons do not correspond to the stipple. In the case of Trafalgar Canyon, the stipple covers lots that don't even have a square inch in the canyon—for example the lots on Cristobal southeast of the cul-de-sac. Moreover, there are lots within the Pier Bowl SP that do not show any canyon stipple even though substantial portions of the lots are within the canyon (not stippled because the lots are in the PBSP and as such the zoning provisions of the Coastal Canyon Overlay aren't applicable unless specifically made applicable).

I'll include our questions/concerns re the proposed development standards for the Mixed Use Zone in the PB Core Area with the comments re parking (after reviewing the info requested above).

Thanks Chris.

Mark

-----Original Message-----

From: Mark McGuire

Sent: Tuesday, January 29, 2019 11:38 AM

To: Wright, Christopher <WrightC@san-clemente.org>

Cc: 'John McKinley'

Subject: RE: La Galette Consent/Alcohol

Hi Chris.

Some specific thoughts re the update to the Pier Bowl Specific Plan.

1. Someplace near front should be an accounting of the Specific Plan's existing conditions: total acreage (56), \_\_\_ residential units, \_\_\_ hotel rooms, \_\_\_ STLUs, \_\_\_ restaurants totaling \_\_\_ seats, \_\_\_ square feet of coffee, yogurt, ice cream space, \_\_\_ square feet of retail, \_\_\_ square feet of food concession space at the base and near the end of the pier, a \_\_\_ square foot Marine Safety building on the beach, the historic and architecturally significant home of the City's founder, which is now a \_\_\_-thousand square foot historic Cultural Center, parks, beaches and a portion of the Beach Trail (\_\_\_ acres), the Pier \_\_\_ metered parking spaces and \_\_\_ unmetered street parking spaces. Knowing what is there now is critical to updating the SP.
2. Somewhere SP needs to discuss the fact that people can get to the Pier and Pier Bowl Core area by a variety of means: driving; walking from hotels, STLUs, and nearby residences; walking from the Beach Trail; via Amtrak/Metrolink trains; bikes (including increasingly popular e-bikes); via the SC Shuttle May-September; and Uber/Lyft type services, which have become quite popular. SP also needs to discuss the fact that visitors often do multiple things while in the Pier Bowl (go to beach and grab food; walk on pier and get a drink; walk on Beach Trail and grab food or coffee; stay in hotel and go to beach and grab food; etc.) These are important points to make because they support departures from conventional "stand-alone" parking



requirements for the very limited amount of existing/potential commercial square footage within the Pier Bowl.

3. Restaurant parking requirement should be no more than 1 space per 5 seats--could make the case for a much lower parking requirement based on the fact that many restaurant users have already "parked once" for other reasons and then sit at a restaurant for part of their stay. Ditto for the coffee and yogurt shops. There is essentially no parking required for concession stands at the base and near the end of the pier under the rationale that people use these incidentally rather than seek them out as a "destination."

The same is true for the small visitor-serving strip in the Pier Bowl Core area (perhaps to a slightly lesser extent--but their customers are not made up 100% of folks that specifically come down to the Pier Bowl to go to a restaurant, coffee shop, ice cream stand or mini-mart).

4. Valet/stacked parking should be allowed for hotels as well as restaurants.

5. Ideally SP would right away include an "in-lieu" contribution toward the SC shuttle as a means to satisfy parking requirements for any proposed visitor-serving commercial in the Core area (excluding hotel or STLU uses).

If not included right away right away, should at least commit to developing such a program.

Keep in mind that the Coastal Act Section 30252 specifically says: "The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service. . . (3) providing non-automobile circulation within the development [and] (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation."

6. FAR and Height standards need to be increased from 1.0 and 30 feet, respectively, within the Core Area, as none of the existing buildings (including the most recently approved building on Victoria) meet those standards, and as I understand it you are proposing to eliminate the "public benefit" process that allowed for increases of FAR and height.

Thank you for considering these comments as you commence the update process.

Mark

# ATTACHMENT 4

## City of San Clemente Existing Street Tree Palette

### Primary Streetscape

#### Primary Street Trees

Botanical Name	Common Name	Height-Width	Native	Parkway Min. Width	Notes
Trachycarpus fortunei	Windmill Palm	30', 10'	No	3'	On existing streetscape tree list

#### Secondary Street Trees

Botanical Name	Common Name	Height-Width	Native	Parkway Min. Width	Notes
Arbutus unedo	Marina Strawberry Tree	15-30', 15-30'	No	3'	On existing streetscape tree list

#### Suggested Support Tree in Frontages

Botanical Name	Common Name	Height-Width	Native	Parkway Min. Width	Notes
Trachycarpus fortunei	Windmill Palm	30', 10'	No	3'	On existing streetscape tree list
Arbutus Unedo	Strawberry Tree	15-30', 15-30'	No	3'	On existing streetscape tree list
Washingtonia robusta	Mexican Fan Palm	80'-100'	No	3'	On existing streetscape tree list
Livistona spp.	Chinese Fountain Palm	40', 15'	No	3'	On existing streetscape tree list
Arecastrum romanzoffianum	Queen Palm	50'-15-20'	No	3'	On existing streetscape tree list

### Secondary Streetscape

#### Primary Street Trees

Botanical Name	Common Name	Height-Width	Native	Parkway Min. Width	Notes
Geijera parviflora	Australian Willow	30', 20'	No	3'	On existing streetscape tree list

#### Suggested Support Tree in Frontages

Botanical Name	Common Name	Height-Width	Native	Parkway Min. Width	Notes
Brahea armata	Blue Mexican Fan Palm	15-30', 15-30'	No	3'	On existing streetscape tree list
Washingtonia robusta	Mexican Fan Palm	100', 10'	No	3'	On existing streetscape tree list
Phoenix dactylifera	Date Palm	80', 20'	No	3'	On existing streetscape tree list
Livistona spp.	Chinese Fountain Palm	40', 15'	No	3'	On existing streetscape tree list
Dracaena draco	Dragon Tree	15-30', 15-30'	No	3'	On existing streetscape tree list
Arecastrum romanzoffianum	Queen Palm	50'-15-20'	No	3'	On existing streetscape tree list

### Entry Streetscape

#### Primary Streetscape Trees

Botanical Name	Common Name	Height-Width	Native	Parkway Min. Width	Notes
Brahea armata	Blue Mexican Fan Palm	15-30', 15-30'	No	3'	On existing streetscape tree list

#### Secondary Street Trees

Botanical Name	Common Name	Height-Width	Native	Parkway Min. Width	Notes
Trachycarpus fortunei	Windmill Palm	30', 10'	No	3'	On existing streetscape tree list

### Special Effect

#### Minor Public Entry Interest or Private Special Effect Trees

Botanical Name	Common Name	Height-Width	Native	Parkway Min. Width	Notes
Brahea armata	Blue Mexican Fan Palm	15-30', 15-30'	No	3'	On existing streetscape tree list
Dracaena draco	Dragon Tree	15-30', 15-30'	No	3'	On existing streetscape tree list
Trachycarpus fortunei	Windmill Palm	30', 10'	No	3'	On existing streetscape tree list

# City of San Clemente Proposed Street Tree Palette

## Primary Streetscape

### Primary Street Trees

Botanical Name	Common Name	Height-Width	Native	Parkway Min. Width	Notes
Trachycarpus fortunei	Windmill Palm	25-30', 8-10'	No	3'	On existing streetscape tree list
Umbellularia californica	California Laurel	15-30', 15-30'	Yes	3'	Alternate to Trachycarpus fortunei

### Secondary Street Trees

Botanical Name	Common Name	Height-Width	Native	Parkway Min. Width	Notes
Arbutus unedo	Marina Strawberry Tree	15-30', 15-30'	Yes	3'	On existing streetscape tree list
Cercis occidentalis	Western Redbud	10-20', 10-20'	Yes	3'	Alternate to Arbutus Unedo

### Suggested Support Tree in Frontages

Botanical Name	Common Name	Height-Width	Native	Parkway Min. Width	Notes
Arbutus unedo	Marina Strawberry Tree	15-30', 15-30'	Yes	3'	On existing streetscape tree list
Livistona chinensis	Chinese Fan Palm	20-30', 10-20'	No	3'	On existing streetscape tree list
Trachycarpus fortunei	Windmill Palm	25-30', 8-10'	No	3'	On existing streetscape tree list
Umbellularia californica	California Laurel	15-30', 15-30'	Yes	3'	Alternate to Trachycarpus fortunei

## Secondary Streetscape

### Primary Street Trees

Botanical Name	Common Name	Height-Width	Native	Parkway Min. Width	Notes
Aesculus californica	California Buckeye	10-25', 20-30'	Yes	3'	Alternate to replace Geijera parviflora
Cercis occidentalis	Western Redbud	10-20', 10-20'	Yes	3'	Alternate to replace Geijera parviflora

### Suggested Support Tree in Frontages

Botanical Name	Common Name	Height-Width	Native	Parkway Min. Width	Notes
Arbutus unedo	Marina Strawberry Tree	15-30', 15-30'	Yes	3'	On existing streetscape tree list
Brahea edulis	Guadalupe Fan Palm	30', 15'	No	3'	Alternate to Washingtonia robusta
Brahea armata	Mexican Blue Palm	20-50', 12-25'	No	3'	Alternate to Washingtonia robusta
Koelreuteria paniculata	Goldenrain Tree	20-35', 25-40'	No	3'	Alternate to Washingtonia robusta
Livistona chinensis	Chinese Fan Palm	20-30', 10-20'	No	3'	On existing streetscape tree list
Trachycarpus fortunei	Windmill Palm	25-30', 8-10'	No	3'	On existing streetscape tree list

## Entry Streetscape

Botanical Name	Common Name	Height-Width	Native	Parkway Min. Width	Notes
Brahea armata	Mexican Blue Palm	20-50', 12-25'	No	3'	On existing streetscape tree list
Trachycarpus fortunei	Windmill Palm	25-30', 8-10'	No	3'	On existing streetscape tree list

## Special Effect

### Minor Public Entry Interest or Private Special Effect Trees

Botanical Name	Common Name	Height-Width	Native	Parkway Min. Width	Notes
Cassia leptophylla	Gold Medallion Tree	30', 10'	No	5'	Alternate to Brahea armata, Dracaena draco, Trachycarpus fortunei
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	20-25', 10-15'	No	5'	Alternate to Brahea armata, Dracaena draco, Trachycarpus fortunei
Stenocarpus sinuatus	Firewheel Tree	30', 15'	No	3'	Alternate to Brahea armata, Dracaena draco, Trachycarpus fortunei
Erythrina caffra	Coral Tree	20-40', 40-60'	No	Not Recommended for Parkways	Alternate to Brahea armata, Dracaena draco, Trachycarpus fortunei

## Alternate Trees

Botanical Name	Common Name	Height-Width	Native	Parkway Min. Width	Notes
Agonis flexuosa	Peppermint Tree	30', 10'	No	3'	Alternate Tree
Calodendron capense	Cape Chestnut	30', 10'	No	5'	Alternate Tree
Chitalpa x tashkentensis	Chitalpa	25-35', 30'	Yes	3'	Alternate Tree
Dracaena draco	Dragon Tree	10'-30', 6'-25'	No	3'	Alternate Tree
Eriobotrya deflexa	Bronze Loquat	30', 10'	No	3'	Alternate Tree
Quercus ilex	Holly Oak	30'-60', 30-60'	No	5'	Alternate Tree
Rhaphiolepis x 'Montic'	Majestic Beauty Indian Hawthorn	15-25', 10'	No	2'	Alternate Tree
Tristania laurina	Water Gum	20', 15'	No	2'	Alternate Tree

# ATTACHMENT 5

These minutes will be considered for approval at the Planning Commission meeting of 11-6-2019.

**MINUTES OF THE ADJOURNED REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
October 2, 2019 @ 6:00 p.m.  
Council Chambers  
100 Avenida Presidio  
San Clemente, California 92672**

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### 3. ROLL CALL

Commissioners Present: Chris Kuczynski, Zhen Wu; Vice Chair Michael Blackwell, Chair Jim Ruehlin

Commissioners Absent: Donald Brown, Jason Talley; Chair pro tem Barton Crandell,

Staff Present: Gabriel J. Perez, City Planner  
Jennifer Savage, Senior Planner  
Christopher Wright, Associate Planner II  
Matthew Richardson, Assistant City Attorney  
Eileen White, Recording Secretary

### 8. PUBLIC HEARING

A. **General Plan Amendment 19-291/Specific Plan Amendment 19-292 – Pier Bowl Specific Plan Update** (Wright)

A public hearing to consider forwarding a recommendation to the City Council on the adoption of a City initiated update of the Pier Bowl Specific Plan (PBSP) and a cleanup General Plan Amendment. The Specific Plan is being updated for consistency with updates to the General Plan and the Coastal Land Use Plan (LUP). General Plan maps are being updated for consistency with the LUP, including changing two properties on the block of Coronado Lane from Residential High (RH) to Mixed Use 4 (MU 4).

Christopher Wright, Associate Planner II, narrated a PowerPoint Presentation entitled, "General Plan Amendment 19-291, Specific Plan Amendment 19-292, Pier Bowl Specific Plan Update," dated October 2, 2019. A copy of the Presentation is on file in Planning Division. In response to questions from the Commissioners, he noted the purpose of the proposed Amendments is to revise the General Plan and Pier Bowl Specific Plan to achieve consistency between these documents and the City's updated Land Use Plan (LUP) which has been approved by the California Coastal Commission (CCC); advised other issues of note, such

as the affect of Sea Level Rise and beach erosion on the beach trail, and future Marine Safety Building relocation have been or will be addressed in other documents/plans.

Chair Ruehlin opened the public hearing.

Laura Ginn, representing the owners of the Robison House, described potential uses of the property currently being considered or have been considered in the past. She thanked the City and Planning Commission for its assistance to date; noted that if the site were improved and properly curated it would increase property values in the entire area.

Mark McGuire, representing the owner of vacant properties in the Pier Bowl area, thanked staff for the updated and suggested additional revisions including, 1) changing lot area and width standards to reflect existing lots so properties are conforming, 2) allowing the maximum permitted density of commercial projects to be similar to mixed-use projects, 3) standards to address stack and tandem parking for hotel/restaurant uses, and 4) opportunities for in-lieu parking programs and/or trolley program contributions for commercial uses in the Pier Bowl.

Chair Ruehlin closed the public hearing.

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

- Established from staff that the draft Pier Bowl Specific Plan refers to City plans, programs, and regulations, rather than duplicate and address topics covered more effectively in other documents such as the Local Coastal Program for sea water level rise and the City's Inclusionary Housing Program for affordable housing requirements programs.
- Established from staff that a request for parking waivers on the Robison and Beachcomber Motel properties will have to include a parking study to address increased parking demand.
- Commented that General Plan policies call for avoiding parking structures in the Pier Bowl but not prohibiting them and therefore, consideration of a parking structure should not be eliminated from the Specific Plan.
- Expressed suggestions to study and consider a year-round trolley program, rehabilitation of the steep walk from Avenida Del Mar to the Pier Bowl area, development of strategies to increase connectivity between Avenida Del Mar with the Pier Bowl, creative multi-modal solutions, and circulation improvements such as a conversion of Avenida Victoria to a one-way street.
- Suggested building the Marine Safety Building on stilts as one option for consideration for addressing sea level rise.

- Requested staff to provide information in the staff report for the next meeting that highlights differences between the Specific Plan design guidelines and City-wide design guidelines.

The Commissioners reviewed the draft PBSP section by section, and suggested the following revisions:

- Page 2-27, under “207 Landscape Concept”, 3<sup>rd</sup> sentence, following “when proposed” insert “to follow Chapter 3 Streetscape Design Guidelines and when located.”
- Pages 2-30 to 2-33, eliminate the red dotted lines and annotation indicating the public view corridors from the photographs, and eliminate any language in the document referring to the red dotted lines;
- Page 3-5, add a site design guideline to establish driveway cut standards if General Plan policies do not address this.
- Page 3-8, under “Criteria for Plant Selection”, No. 1. Revise title to read “Plants must be drought-tolerant, non-invasive, and non-toxic.” In the following paragraph, revise first sentence to read “Plants must be primarily drought-tolerant and consist of non-invasive species. In the second sentence, after “Plants should” insert, “consist of non-non-toxic varieties in the public right-of-way and”
- Page 3-9, move the last sentence of the first paragraph to the second paragraph after the sentence that ends with “tree monoculture.”
- Page 3-12, Section 304(C)(2) Parking area screening, remove the “f” typo in the first line; and add the following to the end of the paragraph, “Opportunities to add tree canopies for shade without obstructing public view corridors are encouraged.”
- Page 3-12, Section 304(C)(4); revise title to “Trees in front yards and street side yards” and revise following paragraph by removing “street” before “trees” in the first sentence and inserting “and street side yards” after “front yards.”
- Page 3-15, 3-17, and 3-18, as needed remove trees shown on Section 304(F) images for consistency with streetscape design guideline for desired 25-foot street tree spacing.
- Remove mention of “signage” in references to “wayfinding signage program” or “wayfinding signage” in the draft specific plan to account for other technologies that could be used for wayfinding; including the removal of “signage” on page 3-21 in Section 304(l) “Directional Sign Program.”
- Page 3-24, Section 305(B)(3)(a) Roofs, remove “with little or no eave overhang” from first sentence.
- Page 3-25, Section 305(B)(3)(b) Roofs, in first sentence, after “Flat roofs” insert “including roof decks, particularly from higher topography in the Pier Bowl”, replace “public streets” with “the

- public right-of-way”; and in the 3<sup>rd</sup> sentence strike, “from public property, particularly from higher topography in the Pier Bowl.”
- Page 3-31, Section 305(B)(12) Awnings, add or modify the image to show wrought-iron awning supports to illustrate the awning guideline in more detail.
  - Page 3-34, no. 5, replace the first sentence with “Encourage usable human scale spaces between structures where narrow corridors are created.”
  - Page 4-3, revise title “404” to read, “Future Initiatives”; following the first paragraph, insert, “A. Design Guidelines Update”; change guidelines “A, B, C & D” to “(A)1, (A)2, (A)3 & (A)4”
  - Page 4-4, Section 404(A)(4) at top of page, revise title to read, “Wayfinding Program”; and in 1<sup>st</sup> paragraph, 3<sup>rd</sup> sentence replace “signs” with “program”
  - Page 4-4, add Subsection B “Circulation Parking Study”; and following text: “A study circulation and parking for uses in the Visitor Serving Commercial District should be completed that evaluates parking demand and ways to improve circulation in the Pier Bowl. In particular, the study should review the option of making Avenida Victoria a one-way street and improving the connectivity of the Pier Bowl and Downtown T-Zone areas.”
  - Strike “by the City Planner or Planning Commission” in the last paragraph of page 5-2, and remove similar text from references to interpretation procedure in the draft specific plan.
  - Page 5-4, no. 17, under requirement “Landscaping visible from street or public spaces, not including hardscape”, replace existing with “10 percent of net lot area of landscaping shall be provided in surface areas visible from the public right-of-way. The City may give vertical plantings credit toward the size of planting area.”
  - Page 5-8, no. 17, under requirement “Landscaping visible from street or public spaces, not including hardscape”, replace existing with “10 percent of net lot area of landscaping shall be provided in surface areas visible from the public right-of-way. The City may give vertical plantings credit toward the size of planting area.”
  - Page 5-13, no. 14, under requirement “Landscaping visible from street or public spaces, not including hardscape”, replace existing with “10 percent of net lot area of landscaping shall be provided in surface areas visible from the public right-of-way. The City may give vertical plantings credit toward the size of planting area.”
  - Page 5-18, no. 11, under requirement “Landscaping visible from street or public spaces, not including hardscape”, replace existing with “10 percent of net lot area of landscaping shall be provided in surface areas visible from the public right-of-way. The City may give vertical plantings credit toward the size of planting area.”
  - Page 5-27, replace Standards no. 16, 17, and 18, with a Standard titled “Urban open area and landscaping area” and insert text “See SCMC 17.85.050, Landscaping requirements for specific zones,



Mixed Use Zones, for urban open area and landscaping area requirements.”

- Page 5-30, no. 10, under requirement “Landscaping visible from street or public spaces, not including hardscape”, replace existing with “10 percent of net lot area of landscaping shall be provided in surface areas visible from the public right-of-way. The City may give vertical plantings credit toward the size of planting area.”
- Page 5-32, under “C. Conditionally Permitted Uses” delete listed uses except “Public safety facilities, such as marine safety headquarters”; under “D. Accessory Uses” delete nos. 3 “Carports” and 6 “Playground for a conditionally permitted school use” and renumber the remaining uses.
- Page 5-34, remove the red dotted lines and annotation from the photo.
- Page 5-38, under “8. Lighting”, under “Requirement”, add a period at the end of “requirements.” Add a new sentence, “In addition to these standards, lighting in the Pier Bowl shall be directed so it does not shine on the beach or ocean.”
- Page 7-2, under “704 Definitions”, first paragraph, second sentence, before “General Plan” delete “or”, before “Zoning Ordinance” replace “or” with “and” , and delete the comma after “Zoning Ordinance.”
- Page 7-3, relocate the “Spanish Colonial Revival” definition to the General Plan.

Associate Planner Wright encouraged the Commissioners to contact him with any other potential revisions or to set up a meeting for discussion.

IT WAS MOVED BY VICE CHAIR BLACKWELL, SECONDED BY COMMISSIONER WU AND UNANIMOUSLY CARRIED TO CONTINUE GENERAL PLAN AMENDMENT 19-291/SPECIFIC PLAN AMENDMENT 19-292 – PIER BOWL SPECIFIC PLAN UPDATE TO THE MEETING OF NOVEMBER 6, 2019.

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



# STAFF REPORT

## SAN CLEMENTE PLANNING COMMISSION

Date: October 2, 2019

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

**SUBJECT:** **General Plan Amendment 19-291, Specific Plan Amendment 19-292, Pier Bowl Specific Plan Update**, a request to: 1) review and discuss amendments to the Centennial General Plan, an update of the Pier Bowl Specific Plan, and the certification of Addendum No. 3 to the General Plan Environmental Impact Report; and 2) continue this item to October 16, 2019.

### **INTRODUCTION**

Following noticing of this item, staff determined additional work is needed to finalize the preparation of an addendum to the General Plan Environmental Impact Report, before action is taken on the project. For this meeting, staff requests input on the draft amendments resolution and to continue the item to the next schedule meeting on October 16, 2019.

### **REQUIRED FINDINGS**

The following findings shall be made prior to approval of the proposed project. The draft Resolution (Attachment 2) provides an assessment of the project's compliance with these findings.

#### ***General Plan Amendment, Section 17.16.020(I)***

1. The proposed amendment is internally consistent with those portions of the General Plan which are not being amended.
2. The proposed amendment will not adversely affect the public health, safety, and welfare.

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

1. 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.
2. The uses proposed in the Specific Plan amendment are compatible with adjacent uses and properties.
3. The proposed 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**

Since the Centennial General Plan was adopted on February 4, 2014, the City has been completing a phased “updates” work program to update the amendments to the Zoning Code (San Clemente Municipal Code Title 17 “Zoning”), Specific Plans, and Local Coastal Program (LCP) Land Use Plan (LUP) that make development standards, land uses, maps, regulations, and other related contents integrated, internally consistent, and compatible with the General Plan in compliance with state law. In the General Plan Strategic Implementation Program, this phased work program is a “high priority” project. The City adopted a comprehensive update to the Zoning Ordinance in May 2018 and updated its LUP in June 2018, completing Phase 2. Phase 3 of the work program requires completion of Specific Plan updates that apply to City areas within the coastal zone, including the Pier Bowl Specific Plan. The Pier Bowl is entirely located within the coastal zone and therefore subject to the LUP and Coastal Act. Updates to the coastal zone Specific Plans were prioritized as the City is preparing an Implementation Plan (IP) for the Local Coastal Program. The Specific Plans are anticipated to be a part of the IP that is subject to future approval by the California Coastal Commission (CCC).

On February 8, 2018, the California Coastal Commission (CCC) approved a comprehensive update to LUP with suggested modifications that included changing the land use designation of two parcels on Coronado Lane in the Pier Bowl area from Residential High (RH) to Mixed Use 4 (MU4) and adding the Visitor-Serving Commercial District Overlay (VSCD). The Assessor’s Parcel Number of the two affected parcels are 692-022-09 (119 Coronado Lane) and 936-960-01, 936-960-02 and 936-960-03 (one parcel with three APNs at 512 Monterey Lane). At the public hearing on June 12, 2018, the City Council adopted Resolution No. 18-19 approving the comprehensive LUP update, and on August 10, 2018, the California Coastal Commission certified the comprehensive LUP update. These actions reversed a land use change adopted by the City Council on November 3, 2015 that changed the land use designation of the two parcels on Coronado Lane from MU4 to RH.

The project amends the General Plan and Pier Bowl Specific Plan to achieve consistency between these documents and the LUP. A number of steps were taken during the review process to get input on the project from the public and Planning Commission. A study session was held with the Planning Commission on December 19, 2018 when a working draft of the Specific Plan was being prepared. A draft of the plan was made available for public review on the City’s website starting in March 2019. A noticed community meeting at the San Clemente Community Center was held on February 25, 2019, and staff met with the Pier Pride non-profit organization to discuss the plan and comments they submitted. This hearing was noticed in compliance with regulations by posting a 1/8 page ad in the newspaper. While it is not required, staff mailed a public notice to property owners in the Pier Bowl Specific Plan area.

Several written comments were submitted on the draft Specific Plan, provided as Attachment 5. In response, several revisions were made, including the addition of information on public parking, existing uses, the capital improvement process, the Safety Quiet Zone, dissolution of the Redevelopment Agency, and other items.

**DISCUSSION**

The project includes three items:

1. General Plan Amendment (GPA) 19-291
2. Specific Plan Amendment (SPA) 19-292
3. Addendum No. 3 to the Centennial General Plan Environmental Impact Report (EIR)

The Zoning Ordinance requires a Planning Commission recommendation be forwarded to the City Council on General Plan and Specific Plan amendments. Below is an overview of the proposed amendments and EIR addendum. Attachment 1 provides a detailed analysis of the proposed amendments to both the General Plan and Specific Plan. This report provides an overview of the amendments to improve the consistency of the City’s planning documents and implement policies.

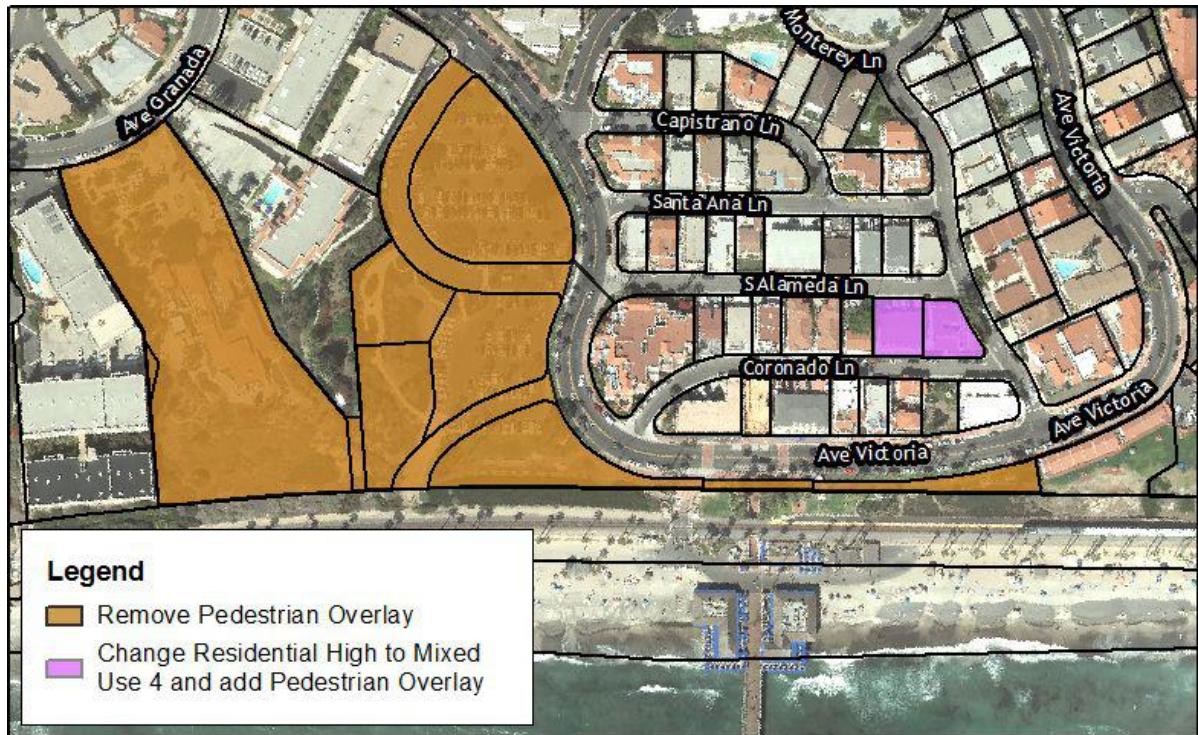
***General Plan Amendment***

General Plan Amendment 19-291 changes land use and overlay designation changes of properties to achieve consistency between the General Plan and LUP, pursuant to the California Government Code. This amendment modifies maps only; no text changes to the General Plan are proposed. The proposed amendments are provided in the draft Resolution as Exhibit B of Attachment 2, and summarized below.

**Table 1 – Summary of GPA 19-291**

<b>General Plan References</b>	<b>Comments</b>
Land Use Element, Figure LU-1A Land Use	Changed land use designation of two parcels on southeast end of block of Avenida Coronado Lane from Residential High (RH) to Mixed Use 4 (MU4) to be consistent with the Local Coastal Program Land Use Plan (LUP). <i>(See purple shaded parcels in Figure 1 below)</i>
Land Use Element, Figure LU-1B Overlays	Added Pedestrian Overlay to the two parcels on Coronado Lane changed from RH to MU4 and removed Pedestrian Overlay from Public designated parcels in the Pier Bowl, consistent with the LUP, including the Casa Romantica, municipal parking lots, and Parque Del Mar along Avenida Victoria <i>(See brown shaded parcels in Figure 1 below)</i>
Land Use Element, Figure LU-3D Commercial and Mixed Use – Pier Bowl	Updated the map to show land use and overlay changes of two parcels on Coronado Lane, described in the rows above

**Figure 1 –Changes to General Plan Designations and Overlays\***



\*The Pedestrian Overlay is known as the Visitor-Serving Commercial District (VSCD) in the LUP and draft Pier Bowl Specific Plan.

***Specific Plan Amendment - Pier Bowl Specific Plan Update***

The objectives for the Specific Plan update project are to: 1) make the plan consistent with the General Plan and LUP; 2) update plan to reflect changes to development, uses, amenities, and improvements in the Pier Bowl; and 3) improve the plan’s organization, format, and maps consistent with other Specific Plans. See Attachment 1 for details on the proposed amendments and below for a summary. The proposed Specific Plan amendments are provided in the draft Resolution as Exhibit C of Attachment 2.

Specific Plan land use classifications

Land use and overlay classifications were updated to be consistent with the proposed General Plan amendments and the approved LUP. In addition, land use classifications were split into subareas for the Casa Romantica, Robison property, and Beachcomber Motel to distinguish development standards and allowed uses based on neighborhood character, existing uses, and site limitations.

Parking standards for pedestrian areas

Off-street parking standards were updated in the Visitor-Serving Commercial District (VSCD) to be consistent with other pedestrian areas of the City, like the downtown core, and a parking standard was added to credit adjoining on-street spaces.

### Parking waivers for historic preservation and visitor-serving uses

Parking waiver provisions were added to the Robison property and Beachcomber Motel in the Coastal and Recreation Commercial (CRC) areas. With added required findings, the waivers are to be approved in instances where an adaptive reuse of the historic structures will be compatible with resources and implement LUP policies for visitor-serving commercial uses.

### Architectural standards

Architectural requirements are updated according to General Plan policies for historic structures with distinctive architecture other than Spanish Colonial Revival (SCR). For these structures, projects may maintain and enhance existing architecture.

### Marine safety headquarters

Open space standards are updated to be consistent with policies for marine safety headquarters. Provision are added in Public 2 (P2) areas for a potential relocation inward from the coast within the bank below the municipal parking lot, if desired in the future.

### Color and flat roof guidelines

Design guidelines are updated to: 1) clarify traditional SCR colors accents and trim; and 2) minimize the visibility of flat roofs and roof decks. These changes are based on City-wide design guidelines and prior Planning Commission comments.

### Streetscape and entry guidelines

Streetscape and entry design guidelines were updated to focus on areas within the Specific Plan.

### Plant and street tree selection criteria

Plant selection criteria and streetscape tree lists were updated for consistency with LUP policies that encourage native species. Staff worked with maintenance staff and the City's landscape consultant to identify alternate plant species when native species are not suitable option and maintain the character of the Pier Bowl. For instance, a native palm tree was not selected to replace the Windmill Palm because a native vertically-oriented palm tree, the California Fan Palm, is having concerning health issues in southern California, according to maintenance staff. See Attachment 4 for a list of existing and proposed street trees for streetscapes in the Pier Bowl.

### Updated Descriptions of Pier Bowl Background and Conditions

The Pier Bowl Specific Plan has not been updated since adoption in 1993 and does not reflect improvements made in the area since that time. For example, the Specific Plan does not account for the development of the beach trail, the Semper Fi Park, or establishment of the Casa Romantica as a non-profit cultural center and gardens. The Specific Plan also

references public improvements that were not constructed and are unlikely. This can be due to an inconsistency with policies, expenses (and cost of more pressing capital projects), engineering constraints, or because there are different plans in more recent planning documents such as the wayfinding sign program and Beaches, Parks & Recreation Master Plan. The Specific Plan includes plans for a parking structure on the municipal parking lot site north of the pier and the development of a funicular over a coastal bluff to connect the Casa Romantica site and Pier Bowl Core. References to these projects are removed as they are no longer supported by General Plan or the LUP policies.

The draft Specific Plan contains updated information and new maps for existing uses, development and capital improvements, the transportation system, parks and recreation, and more. For a “future focus” on capital improvements in the Pier Bowl, the plan describes the City’s Capital Improvement Program (CIP) is updated annually to identify and program public improvements and maintenance based on policies and goals in “master plans”, resources, community and Council priorities, legal requirements, and other factors. For further explanation, Appendix B is added that provides an example of a proposed conceptual project the Pier Pride non-profit organization has presented to the City for inclusion into the CIP.

### Organization, Format, and Maps

There are 12 chapters in the Pier Bowl Specific Plan. The project reorders and reformats the Specific Plan into seven chapters, consistent with the simplified organization and format of five of the City’s other Specific Plans. Hand-drawn maps are updated with the City’s Geographic Information System (GIS) to improve the accuracy and consistency of data shown in the Specific Plan.

### **CONCLUSION**

The amendments make the LUP and Pier Bowl Specific Plan internally consistent and compatible with the General Plan as required by state law. Also, changes to development standards and design guidelines implement policies and goals for the Pier Bowl area. The proposed amendments and addendum meet required findings, as detailed in draft Resolution, Attachment 2.

### **ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES**

The Planning Commission may provide staff with alternative direction for the amendments according to the required findings. 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 Specific Plan is a part of the IP that is subject to future approval by the California Coastal Commission (CCC). The Specific Plan update will be shared with the CCC staff for informational purposes in advance of adopting the Local Coastal Program IP. If the CCC has suggested modifications on the Pier Bowl Specific Plan, the City would need to consider potential amendments and revisit the Specific Plan in the process of completing the IP.

**RECOMMENDATION**

Staff recommends the Planning Commission:

1. Review and Discuss General Plan Amendment 19-291 and Specific Plan Amendment 19-292, Pier Bowl Specific Plan Update; and
2. Continue this item to October 16, 2019

**Attachments:**

- ~~1. Summary of proposed amendments~~
- ~~2. Draft Resolution PC 19-034, including:  
Exhibit A: Draft City Council Resolution  
Exhibit B: Amendments to General Plan  
Exhibit C: Draft Pier Bowl Specific Plan Update~~
- ~~3. General Plan EIR Addendum No. 3 *Intentionally blank*~~
- ~~4. Existing and proposed street trees in Pier Bowl Specific Plan~~
- ~~5. Public comments~~

# SUMMARY OF REVISIONS TO PUBLIC HEARING DRAFT DATED OCTOBER 2, 2019

Underlining indicates inserted text; ~~strikeout~~ indicates deleted text. “...” indicates original text to remain unchanged. “Current” page numbers refer to page numbers in the draft for the November 6, 2019 meeting. If the page numbers were different in the draft dated October 2, 2019, those page numbers are in the “Original page number” column.

## General Plan Amendments

As the Commission directed, the definition “Spanish Colonial Revival” was moved from Chapter 7 of the draft Specific Plan to the General Plan glossary (see Attachment 2, Exhibit C).

## Specific Plan Amendments

Change No.	Figure, Standard, or Guideline	Current Page Number	Planning Commission Direction and Revisions
1	Table of contents	ii-iv	Updated figure names and page numbers to reflect revisions to chapters
2	201(B)(8) Wayfinding <del>Signage</del> Standard	2-2	Revised 1 <sup>st</sup> sentence “...Provide clear wayfinding <del>signage</del> , or other methods, ...”
3	207 Landscape Concept 1 <sup>st</sup> paragraph	2-27	Revised sentence as follows: “To achieve this theme, California native species are encouraged, but non-native species are allowed when proposed to follow <u>Chapter 3 Streetscape Design Guidelines</u> and when located in areas not adjacent to or in proximity with the bluff, coastal canyons, the ocean, or other open space areas.”
4	Figure 2-10-A <u>View from Linda Lane</u> <del>View Corridor</del>	2-30	Revised figure name and removed red annotation lines on image
5	Figure 2-10-B(1) <u>North View from Casa Romaantica</u> <del>(North View)</del>	2-30	Revised figure name and removed red annotation lines on image
6	Figure 2-10-B(2) <u>South View from Casa Romaantica</u> <del>(South View)</del>	2-31	Revised figure name and removed red annotation lines on image
7	Figure 2-10-C <u>View from Avenida Del Mar and Acebo</u>	2-31	Revised figure name and removed red annotation lines on image

Change No.	Figure, Standard, or Guideline	Current Page Number	Planning Commission Direction and Revisions
	Lane		
8	Figure 2-10-D <u>View from</u> Avenida Victoria to coast and Beachcomber	2-32	Revised figure name and removed red annotation lines on image
9	Figure 2-10-E <u>View from</u> Avenida Victoria and Monterey Lane	2-32	Revised figure name and removed red annotation lines on image
10	Figure 2-10-F <u>View from</u> Pier to Casa Romantica	2-33	Revised figure name and removed red annotation lines on image
11	Figure 2-10-G <u>View from</u> Pier to Casa Romantica	2-33	Revised figure name and removed red annotation lines on image
12	303(A)(4) Parking and service areas	3-5	Revised guidelines as follows: "Parking and service areas can often diminish the pedestrian environment. <del>Parking and loading areas that are visible from the street are discouraged</del> so these areas should be screened from the primary streetscape where feasible.
13	303(A)(9) Driveway cuts should be minimized	3-5	Added guideline
14	304(B)(1) Plants must be drought-tolerant <del>and</del> non-invasive, <del>and</del> non-toxic	3-8	Revised guideline name and guideline as follows: Plants must be primarily drought-tolerant and <del>must</del> consist of non-invasive species <del>in the Pier Bowl</del> . <u>Plants should consist of non-toxic varieties in the public right-of-way ..."</u>
15	304(B)(2) Spanish village landscape theme	3-8	Moved last sentence of 1 <sup>st</sup> paragraph "For example, palms, or palm-like trees (i.e., soft-tip yuccas, dragon trees, etc.) with slender trunks and relatively small canopies, which act to provide both a vertical delineation and frame views toward the sea." after the sentence in the 2 <sup>nd</sup> paragraph that ends with "...reduce creation of a tree monoculture."
16	304(C)(2) Parking area screening	3-12	Remove the "f" typo in the first line; and add the following to the end of the paragraph, "Opportunities to add tree canopies for shade without obstructing public view corridors are encouraged."
17	304(F) images	3-16, 3-17, 3-18	Removing extra trees on graphics for consistency with streetscape design guideline for desired 25-foot street tree spacing.

Change No.	Figure, Standard, or Guideline	Current Page Number	Planning Commission Direction and Revisions
18	Section 304(C)(4) Street trees in front yards and street side yards	3-12	Revise first sentence as follows: <del>Street t</del> Trees in front yards and street side yards between buildings...”
19	304(l) Directional SignWayfinding Program	3-21	Revised paragraph as follows: Directional <del>signage</del> wayfinding should be used along vehicular circulation routes, bicycle routes, and pedestrian walkways. Chapter 4, Implementation, includes an update of the City’s Design Guidelines that adds guidelines for a cohesive wayfinding <del>signage</del> program...”
20	305(B)(3)(a) Roofs	3-24	Revised paragraph as follows “...shed roofs are preferred <del>with little or no eave overhang</del> ...” and
21	305(B)(3)(b) Roofs	3-25	Replaced paragraph as follows “Flat roofs, <u>including roof decks, particularly from higher topography in the Pier Bowl,</u> should not be a structure’s primary roof element visible from public <del>streets</del> right-of-way. Flat roofs, including roof decks, should have a color and material that matches mission clay tile on pitched roof elements as closely as possible. These color and material guidelines are to make flat roofs less noticeable <del>from public property, particularly from higher topography in the Pier Bowl...</del> ”
22	305(B)(12) Awnings Image	3-31	Added image to show wrought-iron supports for awnings
23	305(C)(5) Increase structure spacing for increased height	3-34	<i>Revised paragraph as follows: Usable human scale spaces are encouraged between structures where narrow corridors are created. <del>Minimize the appearance of a vertical canyon between structures...</del></i>
24	404(A) Update of City’s Design Guidelines	4-3	Revise 1 <sup>st</sup> paragraph as follows: ..., <del>an update of the City’s Design Guidelines will be initiated by</del> the City Council <u>will initiate the planning initiatives below</u> according to priorities approved in the City’s General Plan Strategic Implementation Program (SIP). <del>The update of the City’s Design Guidelines is to further implement General Plan and LUP policies for the Pier Bowl.</del> <u>(A) Update of City’s Design Guidelines The City’s Design Guidelines will be updated to further implement General Plan and LUP policies for the Pier Bowl.</u> When the <del>project</del> <u>Design Guidelines</u> <del>are</del> <u>is</u> initiated, the City will consider addressing the following items to clarify what plants should be used in the Pier Bowl, and guide how streetscape, entry, and signage improvements should be designed in a way that ties in with the Specific Plan.

Change No.	Figure, Standard, or Guideline	Current Page Number	Planning Commission Direction and Revisions
25	404(B) Comprehensive Circulation and Parking Strategy.	4-4	Added "A study of circulation and parking for uses in the Visitor Serving Commercial District should be completed that evaluates parking demand and ways to improve circulation in the Pier Bowl. In particular, the study should review the option of making Avenida Victoria a one-way street and improving the connectivity of the Pier Bowl and Downtown T-Zone areas"
26	501(D) RM Accessory Uses, item 2	5-2	Revised as follows ..."Accessory uses <del>interpreted by the City Planner or Planning Commission...</del> "
27	501(D) RM Development Standard "Landscaping visible from street or public places, not including hardscape"	5-4	Changed standard as follows: " <u>10 percent of net lot area of landscaping shall be provided in surface areas visible from the public right-of-way. The City may give vertical plantings credit toward the size of planting area</u> <del>10 percent of net lot area if provided at street level only. If provided on multiple levels, landscape area shall be 20 percent of net lot area, including upper level balconies, decks, or roofs, and be planted within permanently affixed planter boxes"</del> "
28	502(D) RH Accessory Uses, item 2	5-6	Revised as follows ..."Accessory uses <del>interpreted by the City Planner or Planning Commission...</del> "
29	502(D) RH Development Standard "Landscaping visible from street or public places, not including hardscape"	5-8	Changed standard as follows: " <u>10 percent of net lot area of landscaping shall be provided in surface areas visible from the public right-of-way. The City may give vertical plantings credit toward the size of planting area</u> <del>10 percent of net lot area if provided at street level only. If provided on multiple levels, landscape area shall be 20 percent of net lot area, including upper level balconies, decks, or roofs, and be planted within permanently affixed planter boxes"</del> "
30	503(D) CRC1 Accessory Uses, items 1b and 2a	5-10	Revised as follows ..."Accessory uses <del>interpreted by the City Planner or Planning Commission...</del> "
31	503(D) CRC1 Accessory Uses, items 2o	5-11	Added similar to other VSCD areas
32	503(E) CRC1 Development Standard " Landscaping visible from street or public places, not including hardscape"	5-13	Changed standard as follows: " <u>10 percent of net lot area of landscaping shall be provided in surface areas visible from the public right-of-way. The City may give vertical plantings credit toward the size of planting area</u> <del>10 percent of net lot area if provided at street level only. If provided on multiple levels, landscape area shall be 20 percent of net lot area, including upper level balconies, decks, or roofs, and be planted within permanently affixed planter boxes"</del> "

Change No.	Figure, Standard, or Guideline	Current Page Number	Planning Commission Direction and Revisions
33	503(E) CRC1 Development Standard “ Stacked or tandem parking provision with valet service”	5-13	Added similar to other VSCD areas
34	504(D) CRC2 Accessory Uses, item 1	5-16	Revised as follows ...” <del>Accessory uses interpreted by the City Planner or Planning Commission...</del> ”
35	504(D) CRC2 Accessory Uses, item 15	5-16	Revised as follows ...” <u>Valet parking service for restaurants, motels, and hotels, and timeshares with a Conditional Use Permit</u> ”
36	504(E) CRC2 Development Standard “ Landscaping visible from street or public places, not including hardscape”	5-17	Changed standard as follows: “ <u>10 percent of net lot area of landscaping shall be provided in surface areas visible from the public right-of-way. The City may give vertical plantings credit toward the size of planting area 10 percent of net lot area if provided at street level only. If provided on multiple levels, landscape area shall be 20 percent of net lot area, including upper level balconies, decks, or roofs, and be planted within permanently affixed planter boxes</u> ”
37	504(E) CRC2 Development Standard “ <del>Restaurant s</del> <u>Stacked</u> or tandem parking provision with conditionally permitted valet service”	5-17	Changed standard as follows: “Stacked or tandem parking may be allowed for <del>restaurants</del> when valet service is provided”
38	505(C)(3) MU4 Accessory Uses Avenida Victoria Properties, item 3a	5-22	Revised as follows ...” <del>Accessory uses interpreted by the City Planner or Planning Commission...</del> ”
39	505(C)(3) MU4 Accessory Uses Avenida Victoria Properties, item 3n	5-22	Revised as follows “ <u>Valet parking service for restaurants, bed-and-breakfast inns, motels, hotels, and timeshares with a Conditional Use Permit.</u> ”
40	505(D)(3)MU4 Accessory Uses Coronado Lane Properties, item 3a	5-25	Revised as follows ...” <del>Accessory uses interpreted by the City Planner or Planning Commission...</del> ”
41	505(D)(3)MU4 Accessory Uses Coronado Lane Properties, item 3p	5-25	Revised as follows “ <u>Valet parking service for restaurants, bed-and-breakfast inns, motels, hotels, and timeshares with a Conditional Use Permit.</u> ”
42	505(E) MU4 Development	5-26	Changed standard as follows: “ <u>See SCMC 17.85.050, Landscaping requirements for</u>

Change No.	Figure, Standard, or Guideline	Current Page Number	Planning Commission Direction and Revisions
	Standard " <del>Landscaping visible from street or public places, not including hardscape</del> <u>Urban open area and landscaping area</u> "		<u>specific zones, Mixed Use Zones, for urban open area and landscaping area requirements</u> <del>10 percent of net lot area if provided at street level only. If provided on multiple levels, landscape area shall be 20 percent of net lot area, including upper level balconies, decks, or roofs, and be planted within permanently affixed planter boxes.</del> "
43	505(E) MU4 Development Standard "Residential open space minimum, if primary use of historic building remains a single family residence"	N/A	Deleted as clean up item
44	505(E) MU4 Development Standard "Commercial open space minimum, if primary use of historic building remains a single family residence"	N/A	Deleted as clean up item
45	505(E) MU4 Development Standard " <del>Restaurant</del> <u>Stacked or tandem parking provision with conditionally permitted valet service</u> "	5-27	Changed standard as follows: "Stacked or tandem parking may be allowed for <del>restaurants</del> when valet service is provided"
46	506(C) P1 Permitted Accessory Uses	5-28	Revised (1) as follows ..." <del>Accessory uses interpreted by the City Planner or Planning Commission...</del> "
47	506(C) P1 Conditionally Permitted Accessory Uses, item 3a	5-29	Revised as follows ..." <del>Accessory uses interpreted by the City Planner or Planning Commission...</del> "
48	506(E) P1 Development Standard " <u>Landscaping visible from street or public places, not including hardscape</u> "	5-30	Changed standard as follows: " <u>10 percent of net lot area of landscaping shall be provided in surface areas visible from the public right-of-way. The City may give vertical plantings credit toward the size of planting area</u> <del>10 percent of net lot area if provided at street level only. If provided on multiple levels, landscape area shall be 20 percent of net lot area, including upper level balconies, decks, or roofs, and be planted within permanently affixed planter boxes</del> "
49	506(E) P1 Development	5-30	Changed standard as follows: "Stacked or tandem parking may be allowed for



Change No.	Figure, Standard, or Guideline	Current Page Number	Planning Commission Direction and Revisions
	Standard “ Stacked or tandem parking provision with conditionally permitted valet service”		restaurants when valet service is provided”
50	507(C) Pier Bowl Public 2 (P2) Conditionally Permitted Uses	5-31	Revised sentence “The following <del>uses are</del> <u>use is</u> allowed...” and removed and reordered uses. Uses removed include: Churches, Day care centers, Government offices, Libraries, Museums, and Schools.
51	507(D) P2 Accessory Uses, item 1	5-31	Revised as follows ...” Accessory uses <del>interpreted by the City Planner or Planning Commission...</del> ” and removed uses: 3 (Carports) and 4 (Playground for a conditionally permitted school use)
52	Figure 5-2 Height Limit for Lots 42-45, Blocks 3-5, Tract 784	5-33	Removed red annotation lines on image
53	508(D) OS1 Accessory Uses, item 1	5-34	Revised as follows ...” Accessory uses <del>interpreted by the City Planner or Planning Commission...</del> ”
54	509(D) Lighting	5-37	
55	704 Definitions	7-3	Moved definition “Spanish Colonial Revival” to General Plan amendments

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## Differences between City Design Guidelines and Specific Plan Design Guidelines

The Commission requested staff to describe how the Pier Bowl Specific Plan Design Guidelines are used with the City Design Guidelines. The Pier Bowl is in the Architectural Overlay so development is subject to a discretionary process that includes design review and an analysis of a project’s consistency with design guidelines. The design guidelines in Chapter 3 of the Pier Bowl Specific Plan are the primary reference for desired design principles in the Pier Bowl area.

The City Design Guidelines are referenced for additional guidance when: 1) the Specific Plan doesn’t address a topic, or 2) the City Design Guidelines provide additional details, such as illustrations or specific guidelines for a topic generally covered in the Specific Plan. For example, the City Design Guidelines include more detailed guidelines for balcony design, materials to avoid, property line wall design, courtyard landscaping, and other topics. These topics are listed below:

Section of City Design Guidelines	Topic
<b>II General Design Guidelines</b>	<b>Shading and Light Exposure.</b> The Pier Bowl Specific Plan (PBSP) does not address criteria of light/sun exposure on neighboring properties while the City Design Guidelines (CDG) consider this a priority for Site Design Objectives.
	<b>New Development.</b> The CDG demonstrate the need for a smooth transition from existing to new development design aesthetic.
	<b>Curb Cuts.</b> Limiting curb cuts is a general design objective in both the Pier Bowl Specific Plan and CDG; however, the later has added detail for corner properties on major arterials. The CDG calls for access from side streets if possible with an emphasis to avoid high volumes of traffic.
	<b>Pedestrian Circulation.</b> Pedestrians and pedestrian amenities are expected to be considered in site plan proposals located in the Pier Bowl area. The CDG is more specific in that the circulation of pedestrian foot traffic should also be considered.
	<b>Drainage.</b> The City-wide Design Guidelines has more detail on mitigating potential surface drainage problems on both residential and commercial properties, and neighboring properties. The PBSP does include language for on-site drainage.

<b>II.B. Relationship to Neighboring Development</b>	<b>New Projects.</b> Linking new commercial projects with adjacent properties is encouraged to promote internal circulation for pedestrians, bicycles, and automobiles while the PBSP is not explicit in this recommendation.
	<b>Property Lines.</b> Principles of the City-wide Design Guidelines recommend property line walls to be considered during the design review process.
<b>II.C.(1) Architectural Character</b>	<b>Climate and Natural Topography.</b> Original buildings in San Clemente were arranged to take advantage of topography, climate, and view, with exterior patios, arcades, courtyards, and balconies for outdoor living. The PBSP has a more general reference to orientation in regards to climate and natural areas.
	<b>Ornamental and Sculptural Details.</b> While the PBSP is not explicit in ornament and sculptural detail, the basic principles of Spanish Colonial Revival (SCR) architecture in the CDG emphasize sculptures and monuments to be located in desired areas (i.e. entrances and tiles patio areas).
<b>II.C.(b) Building Form and Massing</b>	<b>Height and Bulk.</b> The CDG suggests methods of reducing the height and bulk (massing) of buildings and includes various illustrations for examples.
	<b>Recesses.</b> PBSP uses illustrations as examples of how recesses are used in the area. The CDG describes best location of recesses to define courtyards, entries or other outdoor spaces along the perimeter of a building
	<b>Projections.</b> The PBSP only mentions how projections should be used. The CDG explains how projections emphasize important architectural elements such as entrances, bays, stair towers, balconies, and verandas.
	<b>Roof Heights.</b> The CDG encourages varied roof heights and orientation which helps distinguish building forms.
<b>II.C.(c) Proportion and Scale</b>	<b>Proportions and Scale.</b> Proportion and scale of existing and desired architecture are only generally described in the PBSP. The CDG provides more details and illustrations of concepts including a list of discouraged materials.
<b>II.D. Landscape Character</b>	<b>Shading.</b> The PBSP recommends tree canopy shading specifically for parking area screening. The CDG recommends a more broad landscape design standard for shading that protects the public from climatic conditions improving human comfort and to develop natural ventilation from summer sun. The Trellises and arbors should be used to provide shade for pedestrians where it is not possible to plant trees.

<b>II.E. Parking Facilities</b>	<b>Access.</b> The CDG describes in detail the best locations for trash collection enclosures specifically on streets with least traffic volume.
	<b>Screening.</b> CDG recommends a visual screening of parking structures with vegetation at least 30 inches high and no greater than 42 inches in height and also used as a buffer between existing walls.
	<b>Parking Lot Perimeters.</b> The CDG explains in detail the required width along the perimeter of parking structures that should incorporate vegetation and the minimum number of trees required.
	<b>Between Buildings.</b> Where pedestrian walkways are not used, the 5-foot space between the parking facility and building shall be landscaped. This is not expressed in the PBSP.
	<b>Internal Parking Lot Planting.</b> The CDG describes in detail the required landscaping within parking lots to soften visual impact and ameliorate heat buildup including the number of trees and general landscaping per square footage required.
	<b>Parking Structures.</b> While the PBSP does not address parking structures, the CDG encourages parking structures and their location using minimizing visual impacts.
<b>II.F. Building: Equipment and Services</b>	<b>Commercial areas.</b> Larger commercial developments are described in the CDG to be separate services and loading areas from main circulation and parking areas.
	<b>Roof appearance.</b> CDG: Roof-mounted equipment and skylight windows should be painted or have colored film to blend with the color of roofing material so as to minimize its visual impact.
	<b>Trash Enclosures.</b> Trash enclosures should be located within the front yard building setback and should coordinate with the buildings color, design, and material.
	<b>Utilities.</b> Where possible, utilities and trash enclosures should be grouped together.

### III. Additional Design Guidelines for Development Type

<b>A1. Pedestrian District</b>	<b>Front setback.</b> Design principles in the CDG recommends placing the front elevation of buildings on or near front property line to maintain continuity of street edge.
	<b>Street Trees.</b> 12 foot public sidewalk space calls for street trees planted in a rhythmic pattern.

	<p><b>Walkways.</b> Recessed portions of front edge of buildings are built to inner-edge of sidewalk and are not to cover public sidewalks.</p>
	<p><b>Building Entrances.</b> CDG has more detail on entrances along walkways and street facing stores. Recesses recommended for entry ways for stores for visual interest and minimize door impacts on right-of-way.</p>
	<p><b>Storefront Transparency.</b> CDG recommends using glass doors and windows for commercial buildings to provide views into shops, offices, and restaurants as a way to encourage pedestrian activity.</p>
	<p><b>Parking and Automobile Access.</b> Overall, citywide guidelines have more details on screening of parking areas and location.</p>

**IV. Additional Design Guidelines for Special Districts and Sites**

<b>IV.G. “Spanish Colonial Revival” Districts</b>	<p><b>General Guidelines.</b> CDG provides more detail for SCR architectural design guidelines compared to the PBSP</p>
	<p><b>Balconies and Verandas.</b> The CDG provides three examples of the traditional use of balconies including examples of cantilevered balconies and balconies with and without supports.</p>
	<p><b>Windows.</b> CDG has more detail on the expectation of windows on SCR architecture including materials, accenting, framing, and overall design.</p>
	<p><b>Doors.</b> More detail on door treatment such as framing (border treatment of tile, molded concrete, and paint) and arches for deeply recessed entrances.</p>
	<p><b>Walls and Fences.</b> CDG describes SCR walls of buildings are traditionally “massive” with details on accented sculptural qualities and finished with smooth irregular cement plaster.</p>

**Appendix A. Plant Selection Guide**

<b>Plant Selection Guide</b>	<p>Aside from the street tree list in the PBSP, the CDG has a much more extensive plant list and selection guide for general site conditions, confined planting spaces, parking lots, areas with “difficult sites”, high fire hazard areas, and trees for coastal, inland manufactured, and existing slopes. Chapter 4 of the PBSP calls for a future update of the CDG to update the plant list for consistency with the General Plan policies and Local Coastal Program. After the CDG are updated, the CDG will be used as a reference to guide plant selection.</p>
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