

Chapter 5

DEVELOPMENT STANDARDS

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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.

Standard	Requirement
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"

Standard	Requirement
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

Standard	Requirement
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.

Standard	Requirement
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"

Standard	Requirement
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. 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.

Standard	Requirement
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

Standard	Requirement
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

Standard	Requirement
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).
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.

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, and hotels with a Conditional Use Permit.

E. Development Standards.

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

Standard	Requirement
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

Standard	Requirement
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).
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. Existing timeshares.
 - c. Hotels and motels. See SCMC 17.28.
 - d. Parks and open space, public or private.
 - e. 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.
 - f. 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.
 - g. 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 existing timeshares as a 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 existing 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. Existing timeshares.
 - c. Hotels and motels. See SCMC 17.28.
 - d. Parks and open space, public or private.
 - e. 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.
 - f. 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.
 - g. 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 existing timeshares as a 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 existing 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.

Standard	Requirement
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

Standard	Requirement
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
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.

Standard	Requirement
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

Standard	Requirement
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
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.

Standard	Requirement
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

Standard	Requirement
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
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.

Standard	Requirement
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

Standard	Requirement
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.

Standards	Requirement
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.

Standards	Requirement
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

Standards	Requirement
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.