

# Design Guidelines City of San Clemente

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## **Acknowledgements**

San Clemente Citizens Advisory Committee:

Hector Baeza  
Michael Bunganich  
Ray Campbell  
Candi Haggard  
Linda Howard  
Wes Landen, Chairman  
Jane Mertens  
Ricardo Nicol  
Katia Oliver  
Lincoln Rosay  
Rudy Stroink  
John Tengdin  
Thomas Woodman

City Staff:

Jim Barnes, City Planner  
Catherine O'Hara, Senior Planner

Prepared by:

Gerald Gast and Daniel Hillmer, Urban Design and Architecture  
with  
Katherine Fulhorst, Landscape Architect  
Tim McGinty, Architect

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## Prologue

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*The City of Sun Clemente Design Guidelines* are used to evaluate proposed development projects subject to Discretionary Design Review. They are recommended as desirable design principles for other projects in the city not subject to Design Review. All property owners, developers, and design professionals are encouraged to carefully review *The Design Guidelines* before commencing planning and design studies, and to consult with the City's Community Development staff should questions or the need for interpretation occur.

*The City of San Clemente Design Guidelines* are based on the following Goals for the city's future physical character:

1. *Preserve and strengthen San Clemente's unique atmosphere and historic identity as "The Spanish Village by the Sea."*
2. *Develop stronger relationships between Sun Clemente's neighborhoods.*
3. *Identify and preserve significant natural features and open spaces.*
4. *Maintain and strengthen San Clemente's tradition of high-quality public places.*
5. *Develop and improve the Del Mar Commercial District as the "Village" in San Clemente, a unique pedestrian-oriented business district.*



# **I. Introduction**

## **A. The Purpose of Design Review**

Discretionary Design Review is one of several procedures used by the City to protect the public welfare and environment. The process is a comprehensive evaluation of those characteristics of a development which have an impact on neighboring properties and the community as a whole. Discretionary Design Review makes a careful examination of a project's quality of site planning, architecture, landscape design, and important details such as signage and lighting. The purpose is to insure that every new development will carefully consider the community context in which it takes place and make a conscientious effort to develop a compatible relationship to the natural setting, neighboring properties, and City Urban Design Goals.

## **B. Application**

This booklet outlines Design Guidelines to be used for the following projects which are subject to Discretionary Design Review in the city:

- All projects located on a historically significant site.
- Applicable projects within 300 feet of a historically significant site.
- All commercial and industrial projects.
- All public institutions and public improvements.
- All new residential projects which include five or more units.
- All projects within the A-D, Architectural Design Overlay District (Pier Bowl Planning Area).

The Design Guidelines of this booklet apply to the previous categories of projects throughout the City, *except* Specific plan

areas, which have their own Design Guidelines in the adopted Specific Plans.

Other development projects in the city that are technically exempt from these Guidelines, and are not within a Specific Plan area, are encouraged to follow the design principles contained in this booklet.



### C. Use of the Design Guidelines

The Design Guidelines of this document are listed in a "tiered" organization and should be used in the following manner for projects subject to Discretionary Design Review:

1. First, consult Section II "General Design Guidelines" for all developments subject to Discretionary Design Review, regardless of use or location in the city.
2. Second, follow the Guidelines in Section III "Additional Guidelines for Development Types" that most closely correspond to the use of the project.

In commercial or mixed-use projects, follow the guidelines for the type of commercial district the project is located in (Pedestrian, Mixed Pedestrian-Automobile, or Automobile-Oriented). Should a question regarding the use classification occur, consult with Department of Community Development staff.

3. If the project is located on a historically significant site, is within 300 feet of a historically significant site, and subject to Discretionary Design Review per Section 5.21 of the City Zoning Ordinance, or is located in one of the following special districts, Section IV "Additional Guidelines for Special Districts and Sites" should be followed:
  - The Del Mar Commercial District
  - El Camino Real
  - North Beach
  - The "Pier Bowl"
  - "Spanish Colonial Revival" Districts

See Section IV for the boundaries of each of the above districts.

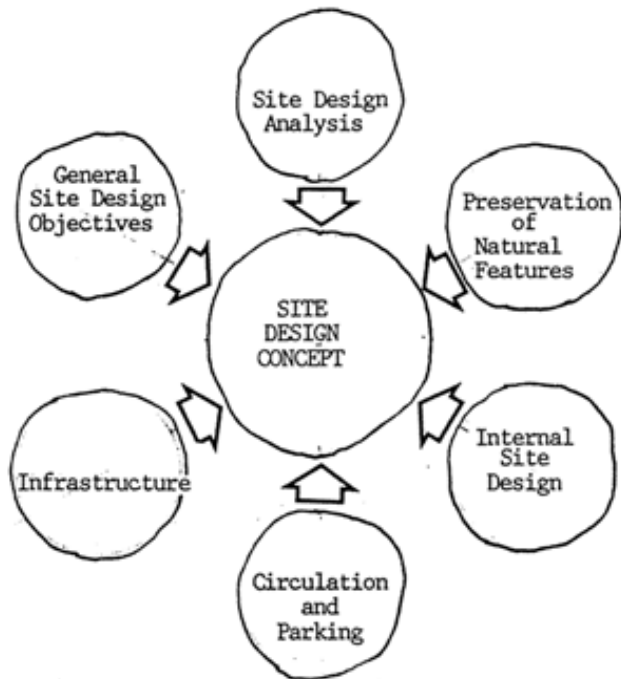
## **II. General Design Guidelines**

This section of the Design Guidelines applies to all developments subject to Discretionary Design Review. The design elements of each project - site design, architecture, landscape

architecture, signage, and parking design - should be complimentary and will be reviewed by the City on a comprehensive basis.



Casa Romantica



**The quality of site design is an important part of a project's impact on the community. Projects should demonstrate sensitivity to the surrounding context and neighboring buildings.**

### **1. Site Analysis**

Every development proposal should include a thorough analysis of existing conditions on and adjacent to the site. A proper analysis includes a careful examination of a site's physical properties, amenities, special problems, and the neighboring environment. The analysis will assist the City in evaluating the proposed development's relationship to existing conditions, neighboring properties, and the community at large.

Although the steps in an analysis will vary with the unique situation of each site and project, the following information is normally needed and is further described in application forms:

- **Basic Site Data:** boundaries and dimensions; location of adjacent streets, sidewalks, and rights-of-way; location of setback lines and easements; existing structures and other built improvements.

- **Existing Natural Features:** location, size, and species of mature trees; topography, patterns of surface drainage; and other important features that are either amenities or potential hazards in development.

- **Neighboring Environment:** visual analysis of the site and project impacts; land use and site organization of neighboring properties; form and character of neighboring buildings; important site details on neighboring properties which can be seen from the street.

### **2. General Site Design Objectives**

- **Develop compatible relationships** between the topography, building placement, and existing open spaces of neighboring properties.

- **Respect the privacy, sun, and light exposure** of neighboring properties.

- **Provide a transition** from existing to new development by careful placement and massing of buildings, well-designed planting patterns, and other appropriate means.

- **Maintain public view corridors.**

### 3. Preservation of Natural Features

- Development proposals should demonstrate an effort to retain significant existing natural features. Existing topography, drainage courses, vegetation, and public views should be included in the Analysis of Existing Conditions and incorporated, to the maximum extent feasible, into the future development of the site.

- Mature trees should be retained. This will require careful judgment weighing the value and hierarchy of all natural features, the size, and species of the tree, and the development program for the site.

- Preserve sensitive habitat areas.

### 4. Infrastructure

- Provide acceptable public facilities and services, including drainage, sewer, traffic, water, and public safety features.

- Minimize impacts of development on adjacent properties.

- Minimize potential surface drainage problems on neighboring properties, and provide adequate drainage on-site.

### 5. Circulation and Parking

- Provide a clear circulation plan for automobiles, pedestrians, and service vehicles.

- Minimize the number of driveway openings to public streets. (Building and Fire Codes need to be met.)

- On major arterials, provide access from side streets for corner properties and avoid driveway openings on the major street.

- Locate off-street parking and service areas to minimize visibility from the street.

- Use shared or joint use driveways between separate properties to minimize the number of curb cuts on public streets. (This does not

- apply to single-family residential development.)

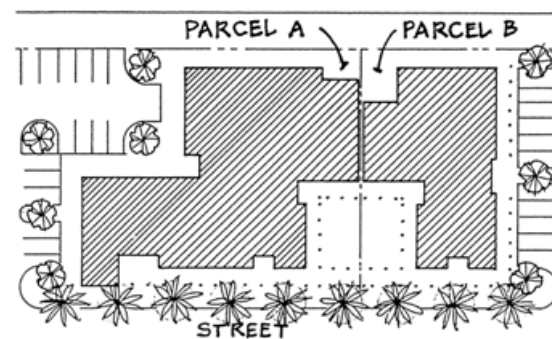
### 6. Internal Site Design

- Landscape design should consider climatic conditions to provide shade from summer sun, natural ventilation, and other measures to maximize energy efficiency and human comfort.

- Provide pedestrian circulation, pedestrian amenities, and bicycle facilities in all site plan proposals.

- Organize buildings and open spaces to take advantage of the spaces between buildings as opportunities for outdoor activities, as transitions between indoors and outdoors, and as potential points of "focus" on the site.

- Use planting to define outdoor spaces, soften the impact of buildings, and parking areas, screen parking and service areas from public view and create visual linkages to neighboring development.



Neighboring Properties Linked  
by an Open Space.

## II. B. Relationship to Neighboring Development

**All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood. A diligent effort should be made to orchestrate careful relationships between old and new.**

### **1. General Principles**

The degree to which neighboring sites and buildings should be considered in the design of a new project will depend upon the value, architectural quality, and estimated tenure of improvements on the neighboring property, as well as the particular requirements of the new project. While a firm rule for design is not possible, every proposal should demonstrate that it has considered the contextual influences of neighboring properties and has made a diligent effort to orchestrate careful relationships between old and new.

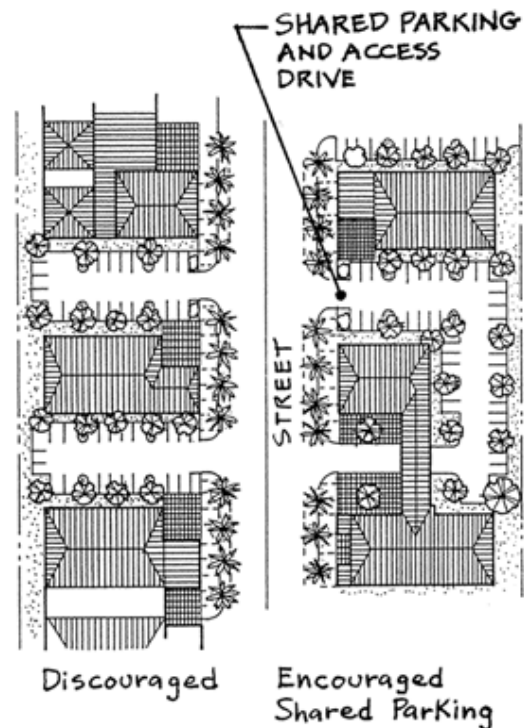
Drawings, models and other graphic communications presented to the City should show neighboring buildings and important features of adjacent sites. Existing features should be shown in sufficient detail to enable evaluation of the relationships of the proposed development to its context. Perspective views of the proposed project and its immediate neighbors, as seen from the street, sidewalk, or other public place, should also be provided.

### **2. Site Planning**

- Respect the arrangement of buildings, open spaces, and landscape elements of adjacent sites. When possible, buildings and open spaces should be located for mutual advantage of sunlight, circulation, and preservation of public views.

- Whenever possible, link new commercial projects to adjacent projects to encourage internal circulation by pedestrians, bicycles and automobiles. This will reduce traffic loads on adjacent streets by reducing ingress and egress traffic. The method of linkage will depend on specific conditions of each site and project. The linkage could be as simple as a connecting sidewalk, or as extensive as shared driveways, access drives, and parking. When no development exists on the adjacent property, give consideration to its future disposition and how the two sites may develop future linkages.

- Property line walls should be considered during the design review process. Design plans should show a detail of the property line wall and how it corresponds with existing, adjacent building walls. All roof parapets, overhangs, etc., should be shown in project drawings.



### 3. Scale, Mass, and Form

Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood.

Efforts to coordinate the actual and apparent height of adjacent structures are encouraged. This is especially applicable where buildings are located very close to each other. It is often possible to adjust the height of a wall, cornice, or parapet line to match that of an adjacent building. Similar design linkages can be achieved to adjust apparent height by placing window lines, belt courses and other horizontal elements in a pattern that reflects the same elements on neighboring buildings.

Carefully design rear and side facades to be compatible with the principal facades of the building. All building elevations will be evaluated in City reviews.



Compatibility of Adjacent Buildings

### 4. Sites Adjacent to Historic Properties

Applicable projects within 300 feet of a historically significant site should refer to compatibility criteria listed in Section IV.F.

## II.C. Architectural Character



**All new development in San Clemente should build on the tradition of the City's "Spanish Colonial Revival" Architecture and emphasize the careful integration of buildings and landscape.**

**The Design Guidelines for Architectural Character are described in three parts:**

- First, the Application of the Guidelines is discussed.
- Second, the Basic Principles of the City's "Spanish Colonial Revival" architecture are defined.
- Third, general guidelines are given which are to be used for all architecture in the city, excluding industrial development.

Special Design Guidelines for "Spanish Colonial Revival" architecture are listed in Section IV.G. These additional Guidelines are to be used in the Del Mar Business District, North Beach, and "Pier Bowl" areas. See Section IV for the boundaries of each district.

### **1. Application**

The Design Guidelines for Architectural Character recognize the importance of San Clemente's "Spanish Colonial Revival" tradition of architecture and landscape design.

The Guidelines also recognize that contemporary interpretation of the city's "Spanish Colonial Revival" architecture may be acceptable if the interpretation incorporates the basic principles of the "Spanish Colonial Revival" design vocabulary.

While this architectural vocabulary is valued and encouraged throughout the city, it is recognized that the vocabulary may not be appropriate to all locations.

There is opportunity for creativity and variety within the "Spanish Colonial Revival" tradition, achieved by the way basic elements are interpreted and the degree of contemporary or traditional values used.

## 2. Basic Principles of the 'Spanish Colonial Revival' Architecture.

The original architecture of San Clemente is expressive of the founder's vision of a "Spanish Village by the Sea" The historic image and identity of the community is reinforced through the design of buildings and gardens that reflect the traditions of California's Spanish Colonial revival.

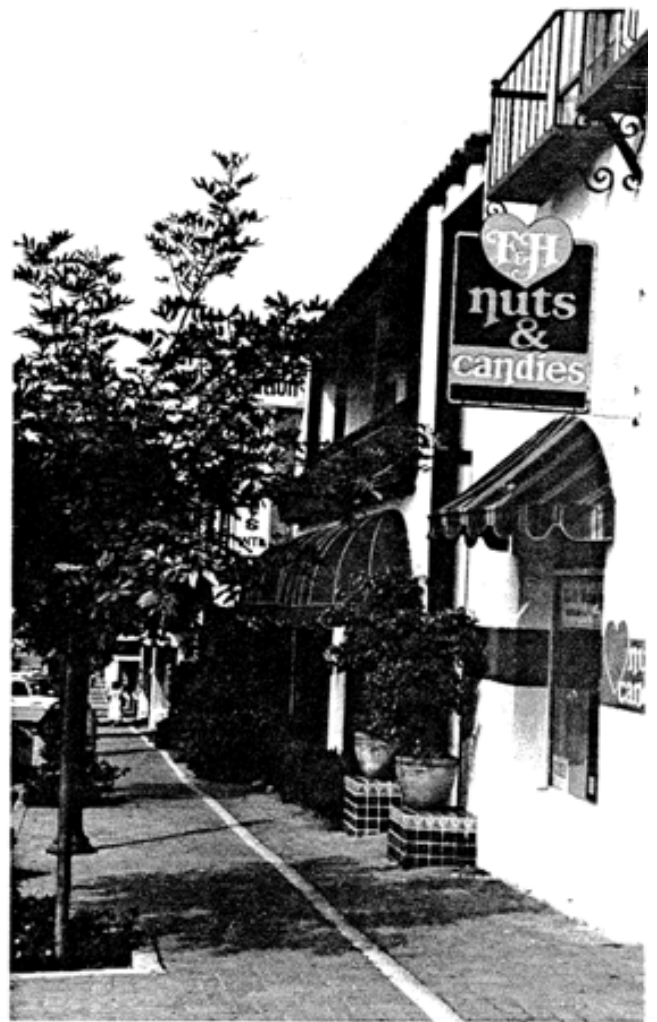
The principles underlying this tradition are:

- The original buildings of San Clemente were carefully suited to their sites. Buildings were arranged to take advantage of topography, climate, and view, with exterior patios, arcades, courtyards, and balconies used for outdoor living.
- Palm trees, hedges, and other plantings work with the building walls to define exterior living spaces. The landscape character of outdoor spaces is an integral part of the architecture. A common pattern is the sequence of street, landscaped entry court, then building.
- The buildings' forms are one, two, and three stories with low pitched red tile hip, gable and shed roofs. The building forms often step to fit the topography.
- The building components are divided into parts scaled to human size.



Building Parts Scaled to Human Size

- Ornament and sculptural detail are located where special emphasis is desired, such as at entrance and tiled patio areas.
- Whitewashed stucco walls give the buildings a luminous quality that enhances their relationship to exterior spaces. The walls, combined with the luxuriant plantings, radiate a friendly feeling.



Avenida Del Mar Storefront

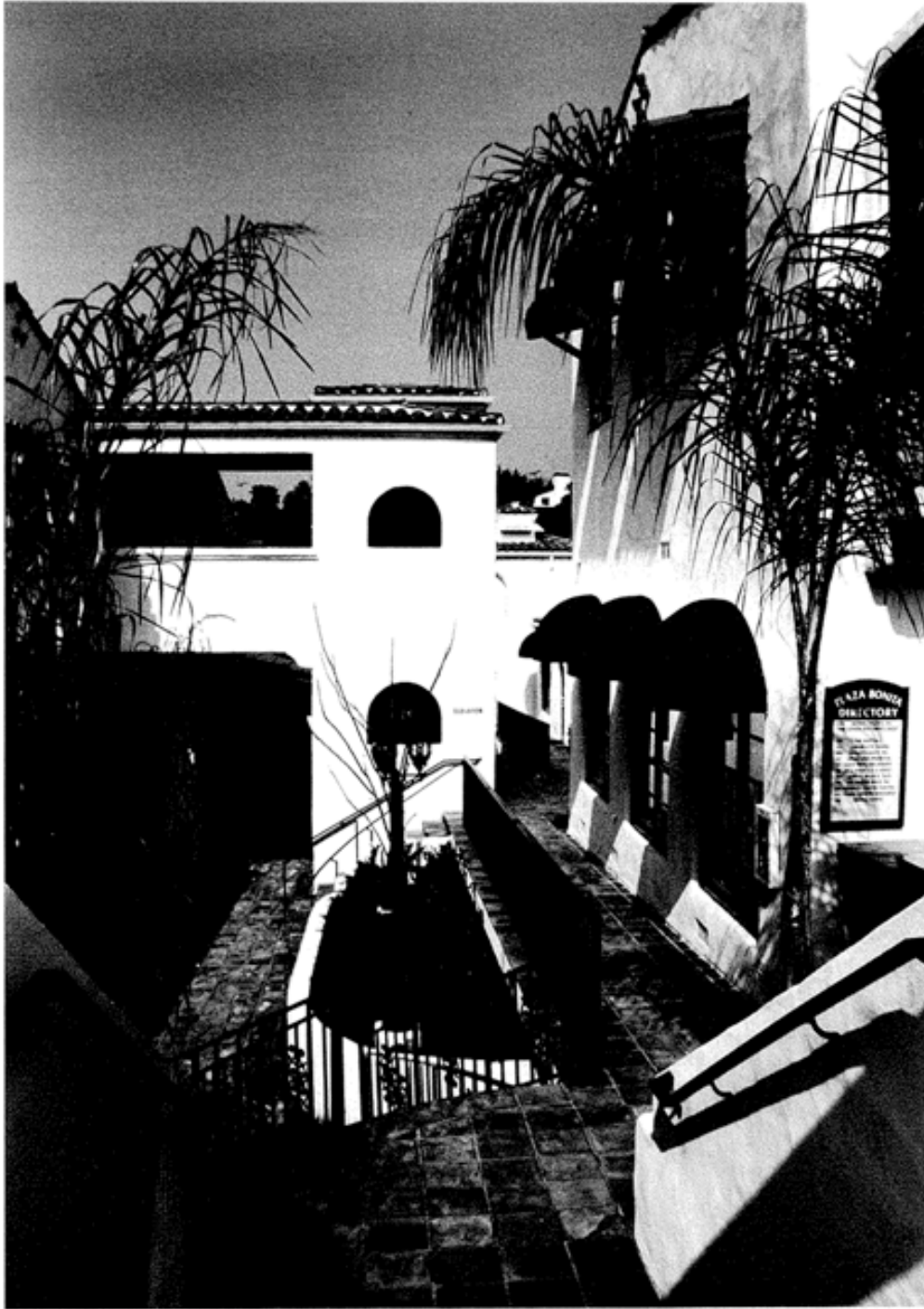




Ole Hanson Beach Club



San Clemente Library and Senior Center



Plaza Bonita. El Camino Real.  
Successful example of a courtyard used  
as focus for a commercial center.

### 3. General Guidelines for All Architecture Subject to Discretionary Design Review

#### a. Outdoor Spaces

Incorporate defined outdoor spaces into the buildings and site designs of all new development in the city. This is the most fundamental and important principle of the "Spanish Colonial Revival" tradition that can be used in all buildings, regardless of architectural style or type.

Outdoor spaces encouraged include courtyards, patios, plazas, covered walkways (arcades and colonnades), passages, gardens, trellised areas, verandas, balconies, roof terraces, and all other spaces that are enclosed or partly-enclosed



#### b. Building Form and Massing

- Articulate new building forms and elevations to create interesting roof lines, and strong patterns of shade and shadow.
- Reduce the perceived height and bulk of large structures by dividing the building mass into smaller components.

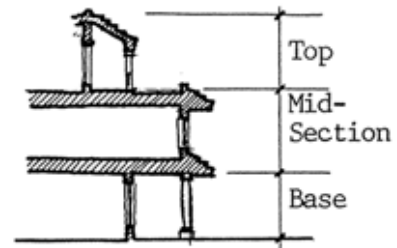


Building Mass Divided into Smaller Parts

Suggested methods of reducing the apparent height and bulk of larger buildings are illustrated. Although these methods are encouraged, other approaches that achieve the same objectives are acceptable.

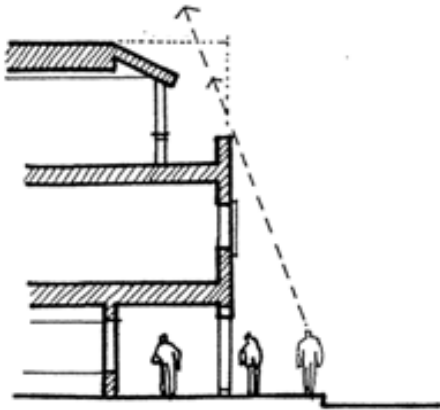


Building Mass Divided into Smaller Parts,  
with Third Story Stepped Back



Third Story Step Back

- "Scale down" the street-facing facades of buildings more than two stories high in order to reduce apparent height. Achieve this by stepping back the third story at least 10 feet from the street-facing property be, or 5 feet from the building face, whichever stepback greater.



- Avoid long and unrelieved wall planes. As a general principle, relieve building surfaces with recesses that provide strong shadow and visual interest.
- Recesses may be used to define courtyards, entries or other outdoor spaces along the perimeter of a building.
- Projections may be used to emphasize important architectural elements such as entrances, bays, stair towers, balconies, and verandas.

- Architectural elements may be incorporated to break down the expansive mass of walls. Recessed balconies, porches, and loggias create a sense of depth in the building wall, contrasting surfaces exposed in sun with those in shadow.



- Varied roof heights are encouraged.
- Changes in roof orientation should be accompanied by plan offsets. Similarly, abrupt changes in adjacent heights require plan offsets to distinguish building forms.



Encouraged



Discouraged

### c. Proportion and Scale

- Create a visual balance in the relation between dimensions of buildings, their parts, and the spaces between and around them.
- The idea of "visual balance" extends to the proportions of building walls in relation to the spaces they enclose, both exterior and interior.

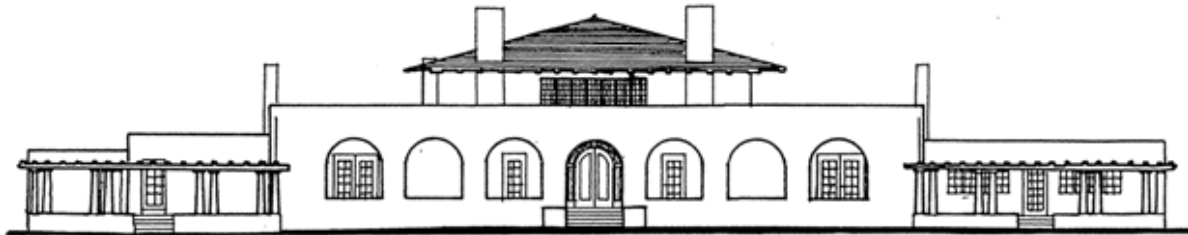
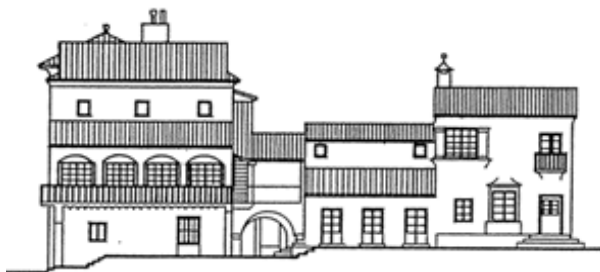


Illustration of "Visual Balance."

The proportions of all building parts are carefully related to the mass of the building. Window openings, arcades and collonades are sized in relation to each building part.

- Building proportions with a horizontal emphasis are generally desired, except in the use of accent tower elements. Avoid vertical proportions that exaggerate building height.
- Vary the spacing of building elements in facades.

- Proportion and scale are important in the design of arches and columns. Give careful attention to the ratio of height to width of arches. Arcades should have sufficient wall thickness to emphasize strength and balance.



Varied Spacing of Building Elements



Proportion and Scale of Arches

- The area of solid building wall should be greater than the total area of door and window openings in the wall, except at shopfront locations.

- The relation between the height of a column and its mass or thickness should be visually consistent with the weight of the overhead structure it supports.

- Theme towers may be permitted, where appropriate, as an architectural element.

#### **d. Building Materials, Color, and Texture**

(1) The following materials are encouraged:

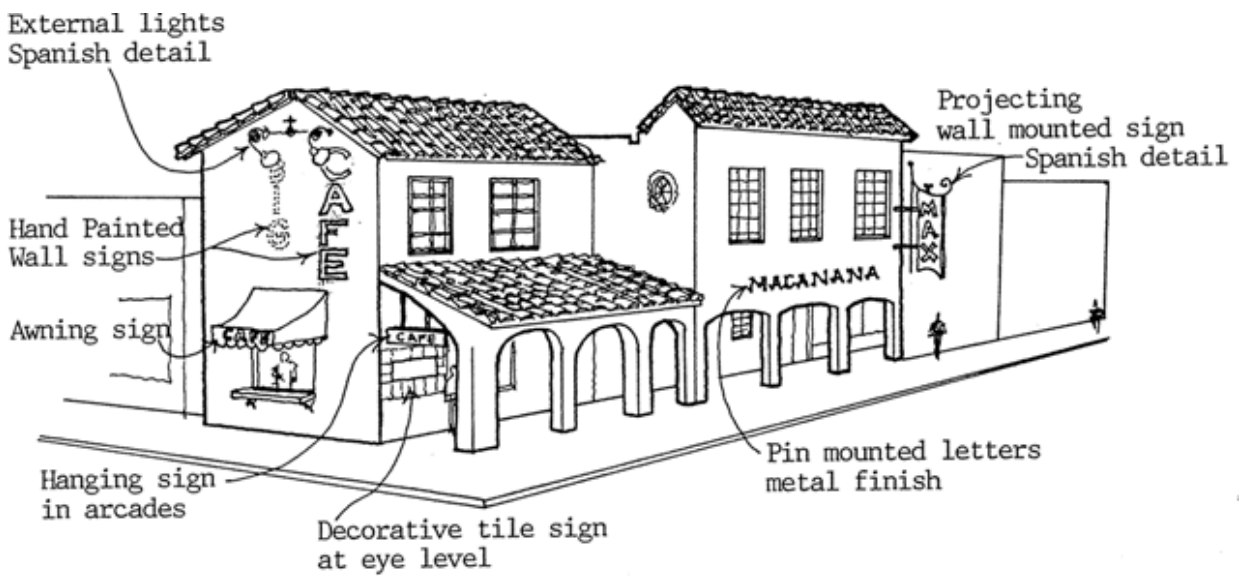
- Ground Surfaces:
  - Concrete, tile, or masonry surfaces of integral earth tone colors.
- Building or Garden Walls:
  - White, off white or light earth tone cement plaster/stucco finishes.
  - Concrete finishes of off white or light earth tone integral color.
  - Whitewashed brick or adobe.
- Roofs:
  - Barrel Type Mission Tile, natural red clay or earth tone color.
  - concrete tiles in red clay or earth tone colors.
  - Exposed wood structural members, dark-stained to contrast the building walls.
  - Tiled decks and low walls or open railings when used for outdoor living spaces.
- Balconies:
  - Painted or stained finishes.
  - Wrought iron/decorative metal.
  - Wood.
- Doors, Shutters and Trim:
  - Painted finishes in colors that harmonize with wall materials. In some cases, contrast may be appropriate.
- Windows:
  - Wood framed.
  - Non-corrosive metal finish.
- Awnings

(2) The following materials should not be used:

- Building Walls:
  - Reflective glass.
  - Large dark building walls or surfaces.
  - Dark glass, unless deeply recessed.
  - Large areas of glass, unless located at pedestrian levels for storefronts.
  - Glass Curtain Walls.
  - Synthetic materials made to resemble masonry.
  - High contrast color glazed masonry or tile except in small areas of detail.
- Roofs:
  - Metals Roofs, reflective or colored.
  - High contrast color glazed roofing tiles.
  - Large areas of built up or membrane roofing when located in areas that can be viewed from above.
  - Wood shingle and shake roofs.
- Metals:
  - Unfinished aluminum.

### e. Signage

- Carefully integrate signage with the design concept of the building and site. Signage should be consistent with the architectural character of the building.
- The *City of San Clemente Sign Design Guidelines* and Section 5.21 of the *City of San Clemente Zoning Ordinance* should be reviewed for specific sign design criteria.



Signage Integrated with Architecture

## II.D. Landscape Character



**Paseo del Cristobal**

San Clemente's landscape tradition was established as an integral part of the city's Mediterranean architecture and community design concept. The vision of the city's Founder, Ole Hanson, emphasized protecting the natural topography and canyon vegetation, creating beautiful streetscapes and public places with generous planting of trees and shrubs, and creating lush gardens and courtyards within private houses and commercial buildings. The tradition can best be seen on streets such as Esplanade, at the Beach Club grounds, in commercial buildings such as the Hotel San Clemente courtyard, and in the many private gardens of the city's historic houses.

The tropical Spanish colonial landscape, as it was interpreted in Southern California, was given definition in the 1920% and 1930's. Small outdoor spaces were filled with tropical plants such as bird of paradise, hibiscus, and various lilies. Citrus trees and palms were planted in courtyards and yards. Flowering vines clung to stucco walls and ivy geraniums cascaded from window boxes. Broad lawns were planted in front of public buildings and residences.

All of these plantings were watered by a significantly higher water supply than we will have in the future. The lush character of the early gardens can be interpreted with drought tolerant plantings used in profusion. For example, fruitless olive trees can replace citrus in courtyards. Lawn areas should be planted with discretion. Lawns can be replaced with drought tolerant ground covers and shrubs. Flowering vines such as bougainvillea use minimal water and soften stucco walls or wood trellises. The effect of the lush landscape can be achieved without significant water use.

Landscape guidelines in this section are discussed for two primary areas of use:

Street Trees in public rights-of-way, and Site Spaces within private properties and public places.



Appendix A at the end of this document provides recommended plant species for use in the city. The plant lists include:

- Street trees - for view corridor and nonview corridor streets.
- Trees for general site conditions – evergreen, deciduous and flowering.
- Trees for small site spaces such as courtyards, terraces, and tight yard areas.
- Trees for parking lots - canopies and perimeters.
- Trees for difficult sites such as school yards.
- Trees for high fire hazard areas.
- Trees for coastal slopes and inland manufactured slopes.
- Shrubs for a variety of uses.

### **1. Street Trees**

The Founder's vision of "buildings within a landscape" is reinforced by ample planting of street trees in all districts of the city. A wide variety of trees will create a rich plant palette typical of a community garden setting.

Many streets already have dominant tree species planted in rights-of-way. If the existing tree species are well suited to the site, subject to the discretion of the City, the species may be continued in new development.

#### **a. Commercial and Mixed-Use Streets**

All commercial areas will benefit from street trees. Trees provide shade, a softening of buildings, and aesthetic contributions of beauty, form, and color. Height and density of leaf canopy are important considerations within commercial districts. Pedestrians should be able to walk freely among street tree plantings.

#### **b. Industrial Area Streets**

Street trees in industrial areas can screen building walls, parking and storage areas, and other undesirable views. The form of the trees selected for these purposes is very important. Large trees with broad canopies are best to screen blank walls.

#### **c. Residential Streets**

Trees in residential neighborhoods should be chosen primarily for their form. Aesthetic characteristics such as texture of leaves, flowering habits, and color of foliage are important considerations. Existing street tree patterns should be continued in new development. Where no patterns exist, the dominant trees of the area should be repeated along the street.

#### **d. Street Tree Selection**

- Refer to Appendix A and the City's Landscape Plan for Scenic Highways for recommended street trees to be used in the city's public right-of-way spaces.
- Select trees from the lists after considering whether or not the location is a View Corridor area, and if there is a predominant street tree species in evidence on the block of the new development.
- All street tree selections are subject to City approval.
- Significant public view corridors should be preserved.
- Street trees should be installed with all new development, planted at rhythmic intervals of approximately 30 feet, except where driveway or utility locations prohibit. Trees should be a minimum 24 inch box size. Special consideration for smaller initial plant size may be given for fast growing species. In the case of Palms, they should be at least 10 feet high. Existing street trees that are retained may substitute for the street tree requirement.

- The City's Parks and Recreation Department has plans for a comprehensive street tree inventory and planting plan. When this project is completed, a list of City endorsed
- tree selections will be available and will substitute for the street tree selections of Appendix A.
- Specific trees should be used on the following streets:

**El Camino Real:** Washingtonia robusta, 30 feet on center, both sides of the street.

**West El Portal and El Prado, Avenida Aragon, Calle Puente, and Avenida del Poniente** (facing Max Berg Park): Cupaniopsis anacardioides and Washingtonia robusta, planted along with the Cupaniopsis.

**Camino Estrella:** Phoenix canariensis.

**Camino de Los Mares** (outside the Forster Ranch Specific Ranch Area): Medians - Phoenix carariensis or Arecastrum romanzoffica  
Parkways - Podocarpus gracilior.

**Avenida Del Mar:** Cupaniopsis anacardio.  
Metrosideros excelsus, accent tree.



## 2. Site Spaces

Courtyards are located within sites, either behind garden walls or between buildings. Courtyards should be pleasant pedestrian oriented spaces with opportunities for outdoor activities.

Trees may be planted within courtyards to create shade and define spaces. Perimeter plants may be used with lush plant foliage to soften the union between paving and buildings. Where it is not possible to plant trees, trellises and arbors should be used to provide shade and pedestrian scale. Site walls may have blooming vines covering elevations. Courtyard fountains with seating areas nearby are encouraged.

Paving within courtyards that reflects the "Spanish Colonial Revival" tradition is encouraged. Tile pavers are typical of San Clemente's earliest paving patterns and may be incorporated either as trim for concrete slabs or used to pave entire surfaces.

Site walls and planters should blend with the development's architecture so they appear to be extensions of the buildings. The materials used on the face of buildings may be used to face courtyard walls.



## II.E. Parking Facilities

### 1. Location

Guidelines for the location of off-street parking facilities are described in Section III according to each Development Type.

### 2. Access

- Limit curb cuts for driveways opening to public streets. Locate access driveways for corner properties with more than one street frontage on the street with the least traffic volume, as determined by the City Engineer.

- Access for service vehicles, trash collection, and storage areas should be located on alleys where alleys exist. When no alley exists, the access should be located on the street with least traffic volume.

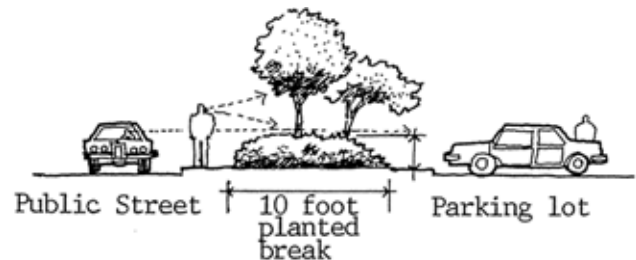
### 3. Parking Lot Perimeters

- Visually screen off-street parking lots from street view by planting or a combination of planting and low walls or earth berms.

A continuous screen at least 30 inches high should be formed by a solid wall or planting. If a wall is used to create the screen, it should not be greater than 42 inches high if located within the front yard setback. If shrubs are used, the shrubs should be a minimum of 30 inches in height after two years growth. Space shrubs in massed plantings so that branches intertwine. Solid walls used for screening should be accompanied by a minimum 5-foot wide landscaped edge between the property line and the wall, facing the street.

- Planted perimeter areas should be 10 feet deep along public streets and 5 feet deep along interior property lines. At least one tree (minimum 24-inch box size) should be provided for each 300 square feet of perimeter area between the property line edge and the parking lot.

- Parking lots should be set back at least 5 feet from the face of a building. The 5-foot area between the parking lot and building should be fully landscaped, unless used as a pedestrian walkway.

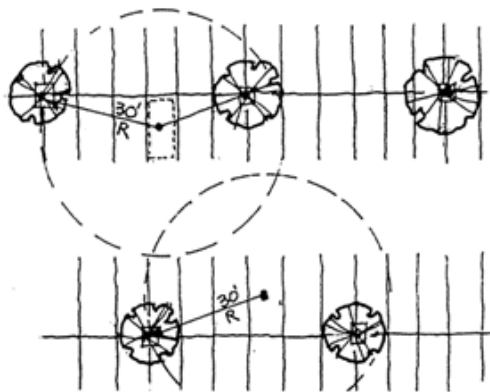


**Parking Lot Edge Planting**

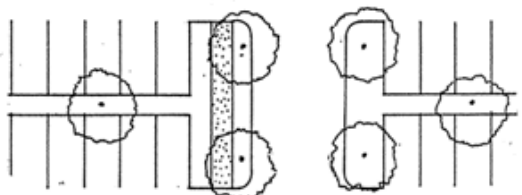
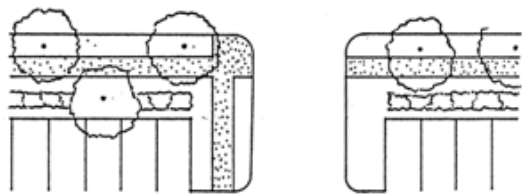
#### 4. Internal Parking Lot Planting

- Internal planting within parking lots should provide tree canopies that soften the visual impact of the lot and provide relief from heat build-up. If palm trees are used to landscape parking lots, other tree species with large canopies should also be used.

For all parking lots greater than 5,000 square feet, an internal area of at least 10 percent of the total parking area should be planted with a combination of trees and shrubs. Tree spacing should be such that every designated parking space is within 30 feet of the trunk of a tree (minimum 24-inch box size). Landscaped fingers and/or "planted breaks" may be used. This Guideline does not apply to industrial projects. (See Section In. C for industrial project guidelines.)



30 Foot Parking Radius



Parking with Planted Break

#### 5. Parking Structures

- Structured parking is encouraged. If not feasible in the immediate development program for the site, consideration should be given to a longer term master plan for the site that would eventually convert surface parking areas to structured parking.

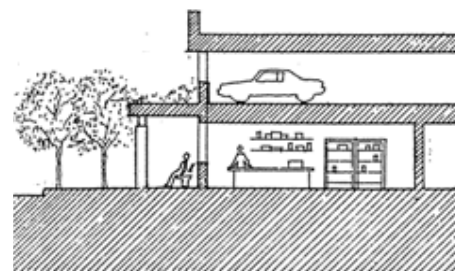
- Minimize the visual impact of parking structures by locating them at the rear or interior portions of the property when possible.

- Parking structures which must be located on public street frontages should:

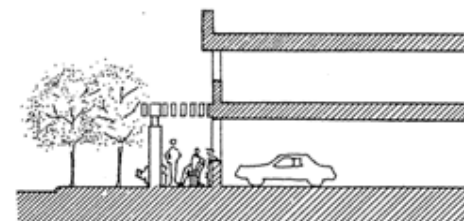
--- Minimize the street frontage of the structure by placing its short dimension along the street edge when possible.

--- Develop activities such as shops, offices or other commercial space along the ground level of street frontage.

--- When this is not possible, provide



Parking structure with ground floor shop.



Parking structure with planted patio space.

## II.F. Building: Equipment and Services

### **Locate and design building equipment to minimize visual impact on public streets and neighboring properties.**

- Trash containers and outdoor storage areas should be screened from public streets, pedestrian areas and neighboring properties. The screen for the trash containers should be designed to be compatible with the architectural character of the development and be of durable materials.
- When feasible in larger commercial developments, separate service and loading areas from main circulation and parking areas.
- Locate utility meters in screened areas.
- Mechanical equipment, solar collectors, satellite dishes, communication devices, and other equipment should be concealed from view of public streets, adjacent properties, and pedestrian areas.
- Roof plans should designate equipment zones on roof tops. View shed analysis should be provided where appropriate.
- Roof-mounted equipment should be screened from view from adjacent streets, properties, and pedestrian areas. Give special attention to buildings whose roofs are viewed from higher elevations. Integrate the rooftop equipment into the design of the roof. It is often possible to create a "cell" within the structure so that the equipment is surrounded by pitched roof forms.
- Roof-mounted equipment should be painted so as to minimize its visibility.
- Skylights should blend with roofing material colors. Top or exterior lens colors should not contrast with roof colors.
- Ground utilities such as transformers, fuse boxes, telephone equipment, gas meters, water meters, landscape irrigation controls, stand pipes, fire sprinkler connectors and other elements should not be located within the front yard building setback area and should be screened with a minimum 3 feet of planting and/or a low decorative wall.
- Trash enclosures should not be located within the front yard building setback. They should coordinate with the buildings in color, design, and material, and should be completely enclosed by a permanent structure. The structure's doors should not open into the required driveway aisle.
- Where possible, utilities and trash enclosures should be grouped together.
- Where solar panels are attached to buildings, they should be integrated into the architectural design of the building. Solar panels which are not attached to buildings should be integrated into the landscape design by using berms, natural slopes, or similar devices. Where solar panels cannot be integrated into the landscape design they should be screened from view with fences and/or planting. All plumbing and storage tanks associated with solar panels should be concealed from view.

- Consider the following elements when designing screening devices (rooftop and ground level):

- Architectural screens should be an extension of the development's architectural character.
- Screen was should be constructed for low maintenance and durable materials which are consistent with the building's architecture.
- Landscaping should be used in conjunction with building materials to compliment ground level screening devices.

### **III. Additional Design Guidelines for Development Types**

This section lists additional Design Guidelines for specific development types in the city. In addition to the General Guidelines of Section II, use the Guidelines from one of the following three sections. In the case of projects containing combinations of uses, more than one section may need to be consulted. Developers and their designers are encouraged meet with City Community Development staff to clarify questions of application.

The development types listed are:

Section III.A. Commercial and Mixed-Use Development

Section III.B. Multi-Family Residential Development

Section III.C. Industrial Development



Restaurant with Outdoor Terrace. El Camino Real.



## III.A. Commercial and Mixed-Use Development

Design Guidelines for commercial and mixed use development in the city are organized in three distinct categories:

**1. Pedestrian districts.** Commercial districts with small-scale businesses oriented primarily to the public sidewalk.

**2. Mixed pedestrian-automobile districts.** Commercial districts with a mix of small and larger-scale businesses oriented to the public sidewalk, street and on-site parking areas.

**3. Automobile-oriented districts.** Commercial areas with a mix of large and small businesses catering primarily to patrons arriving by automobile. Shops and other businesses are oriented to public streets and on-site parking areas.

Table 1 on the following page identifies the city's commercial district locations and types.

Figure 1 following shows the general location of the commercial districts.

For each district, Design Guidelines are given for:

- **Streetscape.** The three-dimensional space of the public right-of-way between the planned street curb line and property line. The Guidelines recommend details for street trees, street lighting, and sidewalk paving.

- **The Building-Street Edge.** The configuration of buildings and open spaces along the street frontage of the site. The Guidelines recommend principles for building form and scale,

the building profile at the street, and the relationship of on-site pedestrian spaces to the public sidewalk.

- **Parking.** Recommended configuration for parking and access.

- **Pedestrian Spaces.** Outdoor open space for pedestrian activity on the site.

It is recognized that, within each commercial district category, certain project types such as service stations may not be able to meet all of the Guidelines for the district. Where this is the case, the project should meet as many of the guideline provisions as possible.

Special Guidelines for automobile service stations are illustrated at the end of Section III.A3. "Automobile-Oriented Districts." These Guidelines should be used for service station that may be located in other districts.

**Table 1.**  
**Commercial Districts**

- Use the Design Guidelines for the District type listed for commercial and mixed-use development in the following locations: (See Figure 1 on the following page for a map of the general location of the city's commercial districts.)

<b>Location</b>	<b>District Type</b>
The Del Mar Commercial District, defined by the boundaries of the City's C-1 (Central Commercial) zone. (Figure 2.)	Pedestrian District
El Camino Real, between Avenida Palizada and Avenida Aragon (properties in the C-2 zone).	Pedestrian District.
El Camino Real, between Avenida Aragon and Calle Lago-Boca de la Playa (properties in the C-2 zone).	Mixed Pedestrian - Automobile District.
El Camino Real, North Beach, between Calle Lago-Boca de la Playa and Avenida Estacion-El Camino Real intersection (properties in the C-2 zone). (Figure 3.)	Pedestrian District.
El Camino Real, between Avenida Presidio-Avenida Rosa and East Avenida Magdalena (properties in the C-2 zone).	Mixed Pedestrian - Automobile District.
Camino Capistrano - Pacific Coast Highway -Avenida Vaquero district (all properties in the C-1-N zone).	Mixed Pedestrian - Automobile District.
Avenida Pico and Calle de Industrias.	Automobile District.
Camino Estrella, from the Dana Point city limit to the Interstate 5 Freeway (properties in the C-2 zone).	Automobile District.
Camino de Los Mares, from the Interstate 5 Freeway to Camino Chapala (properties in the C-2, C-3, and C-3-H zones).	Automobile District.
Avenida Pico, from El Camino Real to Calle Del Cerro, excluding the Specific Plan areas.	Automobile District.
Avenida del Presidente at Avenida Calafia, southern corner, including Avenida Esplandian (all properties in the C-2 Zone).	Automobile District.

Note: Projects in the C-3 (Heavy Commercial) zone of the Los Molinos industrial area should follow the Guidelines of Section III.C. Industrial Development.

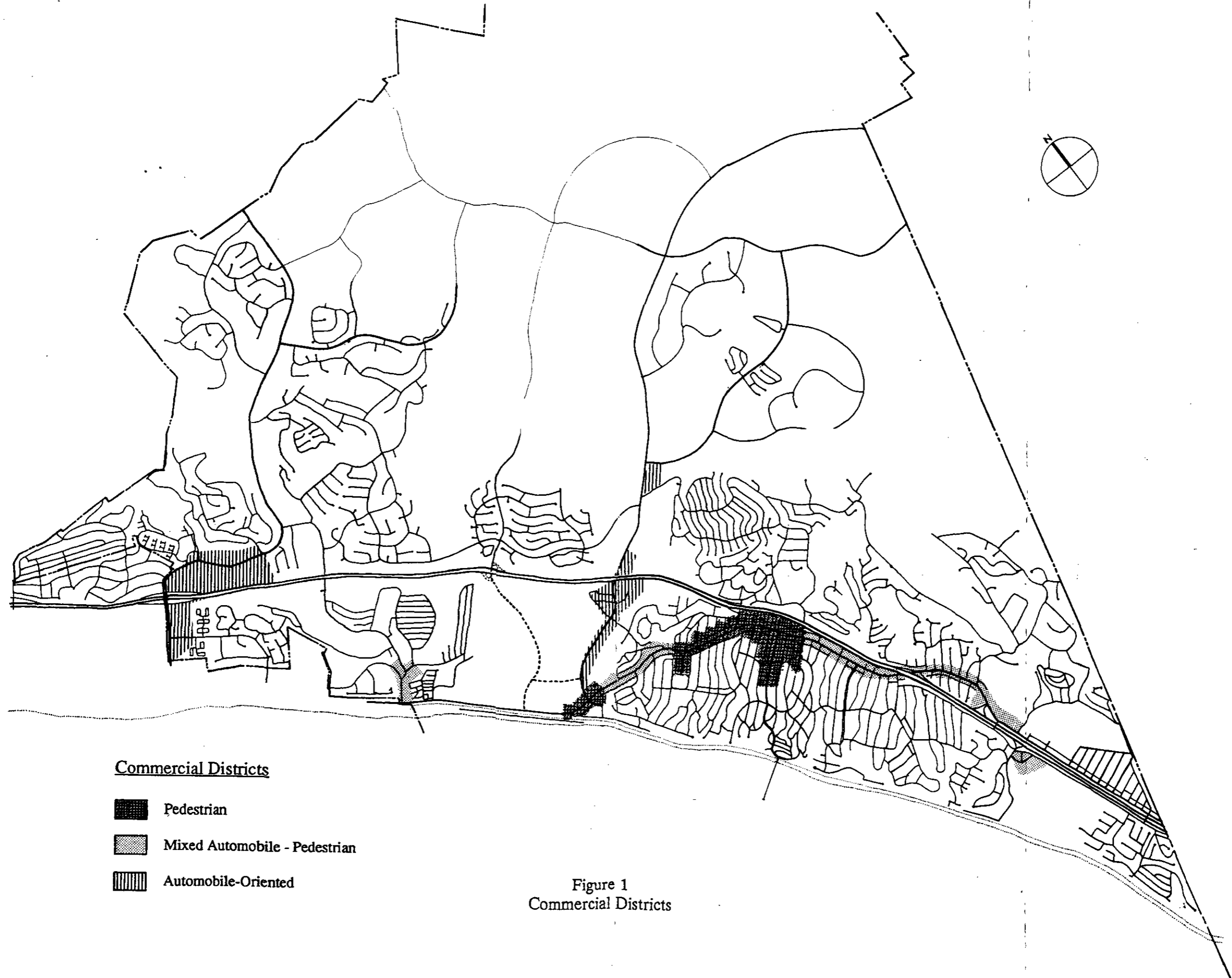
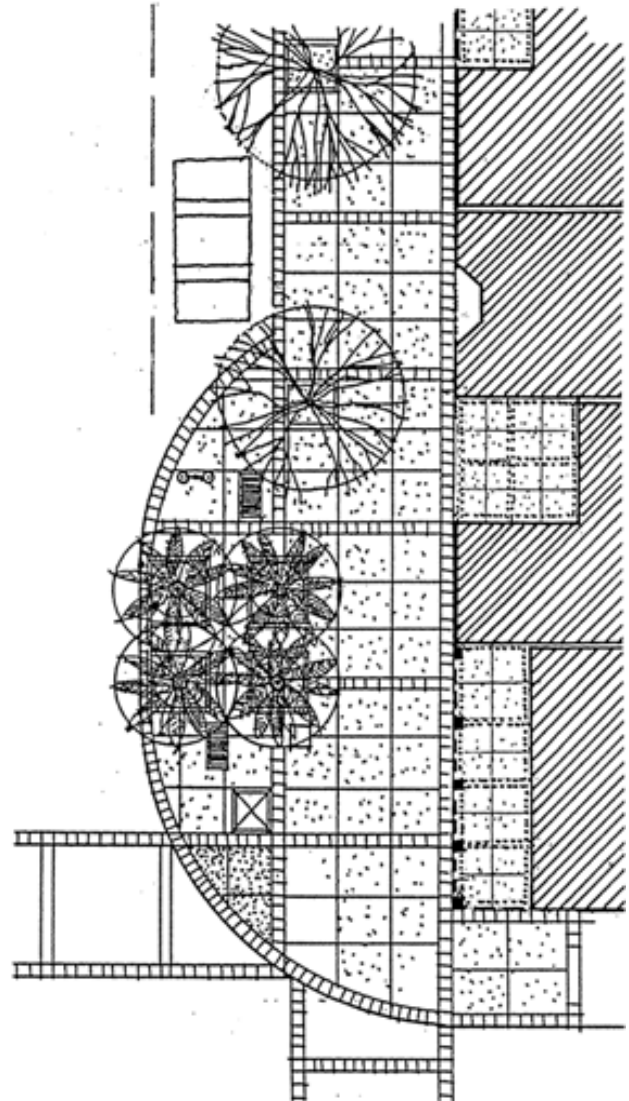


Figure 1  
Commercial Districts

## A1. Pedestrian Districts

### Summary of Design Principles for Pedestrian Districts

- Place as much of the ground level front elevation of the building as possible on or near the front property line to maintain the continuity of the street edge.
- Create continuous pedestrian activity in an uninterrupted sequence. Avoid blank walls and other "dead" spaces at the ground level.
- Provide active building frontages with large window openings at ground level.
- Provide frequent street-facing pedestrian entrances.
- Provide pedestrian open spaces such as covered walkways, courtyards, and plazas.
- Locate parking to the rear of buildings or to the side when rear parking is not possible.
- Minimize spatial gaps created by parking or other non-pedestrian areas.
- Provide a 12 foot public sidewalk space with street trees planted in a rhythmic pattern.
- At select corner and mid-block locations, widened sidewalk spaces may be provided for street furniture and planting.
- Create small-scale building frontages by dividing building facades into smaller parts.
- The building wall at the street should be no more than two stories. Step back the upper story of three story buildings at least 10 feet.



**Illustrative Plan  
Pedestrian District**

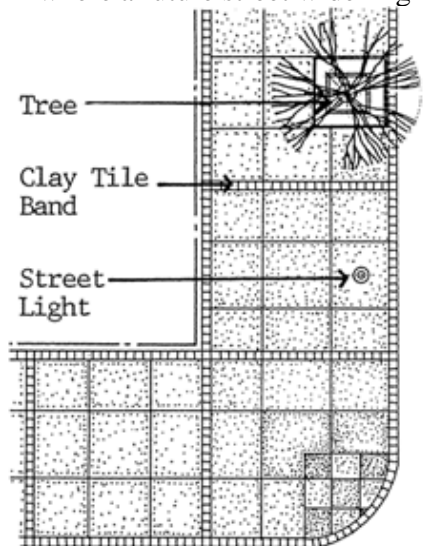
## 1. Objective

The urban design objective in Pedestrian Districts is to create a high quality, compact and walkable area with a traditional Downtown atmosphere. Address pedestrian needs and develop creative approaches to improving pedestrian interest, access, and enjoyment through site and building design.

## 2. Streetscape

### a. Sidewalk Space.

A 12-foot public sidewalk should be provided, measured from the front property line to the planned curb. This may require a public dedication or easement where the existing sidewalk is less than 12 feet, or where a future street widening is planned.



### b. Sidewalk Paving.

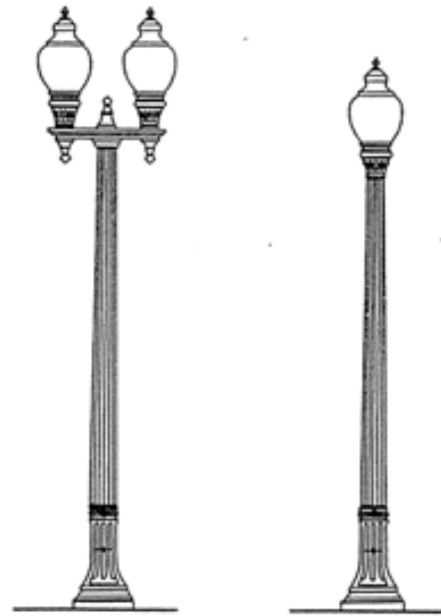
Sidewalk paving should be continuous from the street curb to the property line, interrupted only by tree planting spaces and street furniture.

Except on Avenida Del Mar, the sidewalk surface should be broom-finished concrete with a Sunset Red clay tile decorative trimcourse.

On Avenida Del Mar, the sidewalk surface should continue the use of red interlocking pavers that now exist.

### c. Street Lighting.

The street lighting standard for the pedestrian district is the "San Diego" series manufactured by Western Lighting Standards, Fountain Valley, California (or equal). The single lamp fixture should be used on all streets except El Camino Real. The double lamp fixture should be used on El Camino Real.



Street Light Fixture

### d. Street Trees.

Street trees should be provided at a regularly-spaced interval of approximately 30 feet, except where driveway or utility locations prohibit. Select from the tree species listed in Appendix A.

A 4 foot x 4 foot planting space or well under the tree should be provided. The ground surface of the planting space or well should be level with the sidewalk. Use stone blocks or steel grates as approved by the City.

**e. Widened Sidewalk Spaces.**

Widened sidewalk spaces for pedestrian seating and planting may be provided at select mid-block and corner locations. These improvements may be implemented by a future City streetscape program, or individually with new developments. Developers should work with the City to determine if the project location is suitable for this type of improvement.

**f. Street Furniture.**

Most street furniture should be located in the widened sidewalk spaces. Except for trash containers and other small elements, street furniture should not be located in the designated sidewalk space. All designs and locations of public street furniture must be approved by the City, and may include public art, benches, fountains, planting pots, trash containers and other appropriate elements.

**3. The Building-Street Edge**

**a. Objective.**

The Pedestrian Districts should offer continuous pedestrian activity and interest in an uninterrupted sequence. Place as much of the ground level front elevation of the building at or near the front property line.

**b. Configurations.**

The following building-street edge configurations at the ground level should be used:

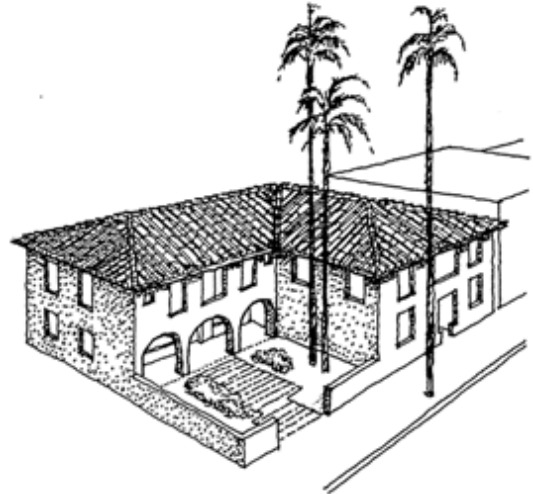
- Continuous building edge at the side walk.



- Continuous building edge with a recessed or projected covered walkway built to the sidewalk. Covered walkways over the public side walk are not permitted.

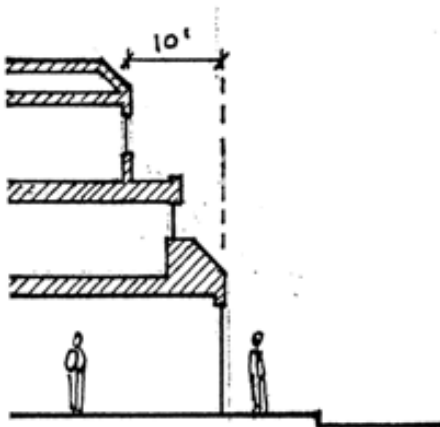
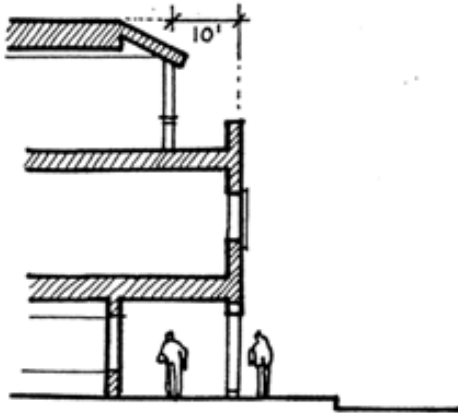


- A shallow courtyard adjacent to the public sidewalk; or a courtyard located deeper in the site, connected to the sidewalk by a visible passage.
- A pedestrian plaza adjacent to the public sidewalk.



### c. Building Profile

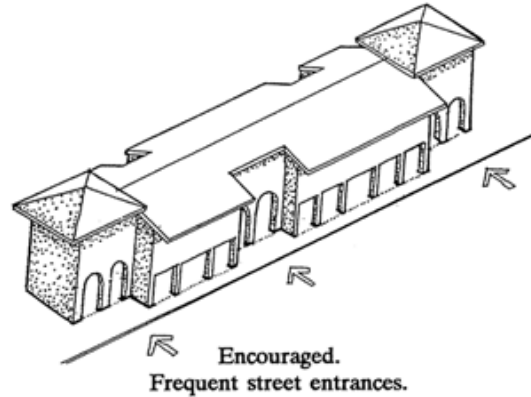
Building profile. All building elements within 10 feet of street-facing property lines should be limited to two stories in order to reduce apparent building height. If a building contains a third story, the third story should be set back at least 10 feet from the street-facing property line. A uniform third story stepback is not intended - a variety of methods to achieve the stepback may be used.



### d. Building Entrances.

Provide frequent building entrances along the street for commercial buildings with long frontages. Accompany side or rear building entrances with a front, street facing entrance.

- Recess entry ways to stores for visual interest and to minimize doors swinging into the sidewalk right-of-way.

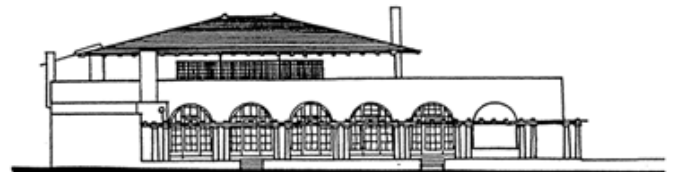


### e. Building Form and Scale.

- Divide the elevations of long building frontages and storefronts into smaller parts. This may be accomplished by a change of plane, projection, recess, or by varying a cornice or roofline.

- See Guideline II.C. "Architectural Character" for general principles relating to building mass, scale, and proportion.

- Avoid large or long continuous wall planes without visual interest.



**f. Storefront Transparency.**

Provide attractive street-facing elevations that add pedestrian variety and interest for all new buildings and renovations.

Historically, storefronts in Downtown San Clemente were well-integrated with the rest of the building. Doorways, windows, signs, awnings were balanced and complemented the building above, including the second story windows, parapet walls and cornices.

- Provide views into shops, offices, and restaurants to encourage pedestrian activity.

- At sidewalk level, buildings with commercial uses should be primarily transparent. First floor facades with street frontage should consist of pedestrian entrances, display windows, or windows affording views into retail, office, and gallery or lobby space.

- All glass in windows and doorways should be clear for maximizing visibility into stores. A minimal amount of neutral tinting of glass to achieve sun control is acceptable if the glass appears essentially transparent when viewed from the outside. Opaque and reflecting glass should not be used.

- Buildings and establishments where goods and services are not offered should contain at least passive elements focused to the pedestrian. These may include architectural detailing, art work, landscaped areas, or windows for public service use.



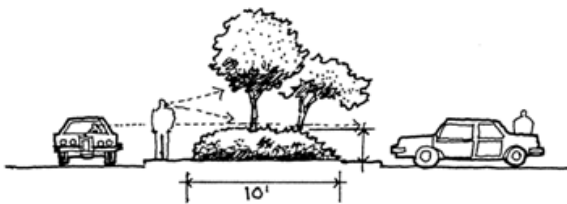
**Avenida Del Mar Storefront**



#### 4. Parking and Automobile Access

##### a. Location.

- Locate parking areas to the rear of the property, using alley access where an alley exists.
- Do not locate off-street parking between the front elevation of a building and the public street, or at the corner of two public streets.
- Where site conditions prevent a parking area from being located to the rear of the property, locate it to the interior side. Keep the dimension of the parking area along the public street to a minimum.
- Parking areas should be set back at least 10 feet from street-facing property lines and 5 feet from the face of buildings. The setback area should be fully-landscaped with a combination of trees and shrubs.



##### b. Access.

- Where alley access exists, ingress and egress from the property should be from the alley.
- When alley access is not possible, keep driveway openings along public streets to a minimum, and place them on the public street of least traffic volume.

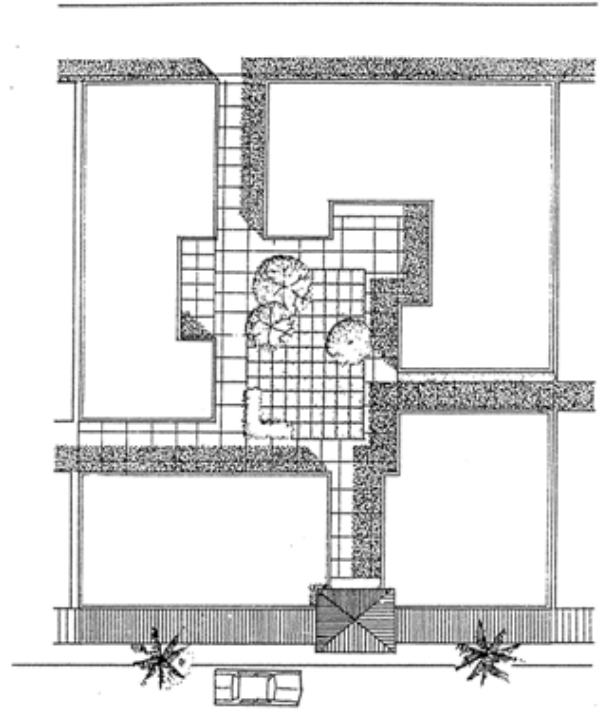
##### c. Design.

- The design, screening and landscaping of parking areas should follow the general principles of Guideline II.E.

## 5. Pedestrian Spaces

San Clemente has potential to develop more outdoor activity spaces and courtyard buildings that take advantage of the city's exceptional climate. Buildings in the Pedestrian Districts should provide courtyards, patios, plazas, and gardens which accommodate outdoor activities.

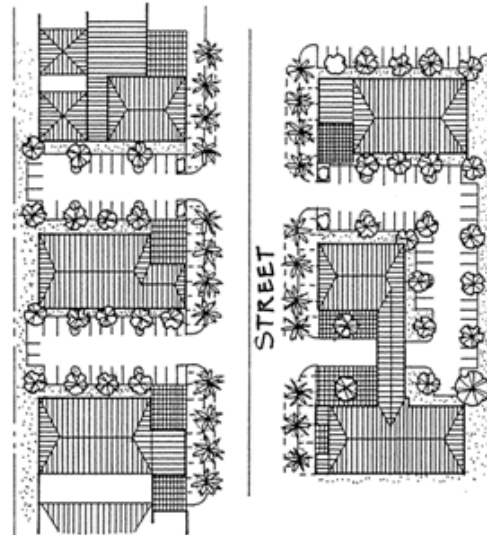
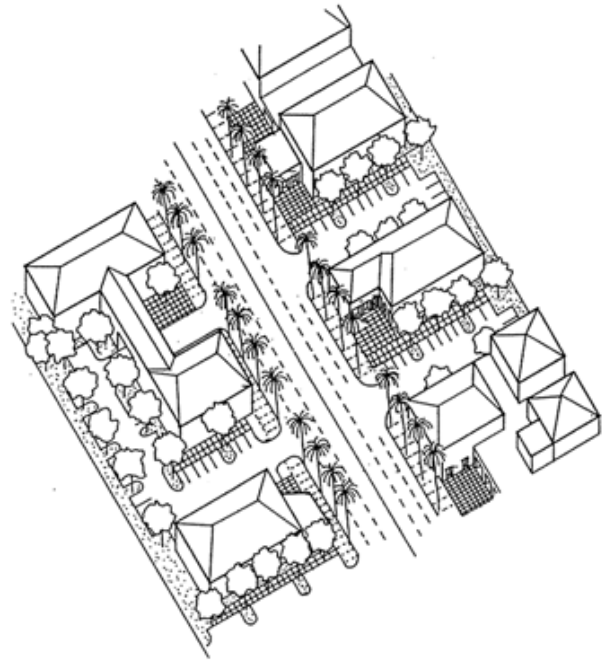
- For new building projects, a minimum of 10% of the total lot area should be used for outdoor pedestrian or garden spaces. Covered walkways, patios, courtyards, plazas and garden areas may be counted toward this total. Perimeter parking setback areas, internal landscaped areas of parking lots, landscaped areas screening parking lots and sidewalks do not count toward this requirement.
- Courtyards should supplement, rather than detract from, street activity.
- It is preferable that courtyards be partially visible from the street or linked to the street by a clear circulation element; such as an open passage or covered arcade.
- Provide retail shops, restaurants, offices or other activities at the edges of courtyard spaces. Minimize blank walls and "dead" spaces without pedestrian interest.
- The design of the courtyard may provide a choice of sunny and shaded areas, variety of texture and color, movable seating and tables, sculpture or fountain as a focus.



## A2. Mixed Pedestrian - Automobile Districts

### Summary of Design Principles for Mixed Pedestrian-Automobile Districts

- Create a unified street edge of buildings and landscaping.
- Provide a 10 foot public sidewalk space with street trees planted in a rhythmic pattern.
- Provide a continuous building edge, or a combination of building and pedestrian open space at the sidewalk.
- Place parking areas to the rear or side of buildings.
- Provide small-scale parking courts instead of large parking lots.
- Limit parking area widths to 65 feet (one double row) along the front street edge. Set back parking areas at least 10 feet from the sidewalk and provide a landscaped screen of trees and shrubs.
- Provide frequent street-facing building entrances.
- Use pedestrian open spaces such as covered walkways, courtyards, and plazas.
- Minimize the number of curb cuts for driveways. Locate access driveways on the street with least traffic volume.



**Illustrative Plan.**  
**Mixed Pedestrian-Automobile District.**

## 1. Objective

The urban design objective in the Mixed Pedestrian-Automobile Districts is to create commercial areas scaled to both the pedestrian and automobile. While convenient automobile access and visibility of businesses and parking areas from the street is important, give equal consideration to the pedestrian experience, from both the public sidewalk and within the site.

## 2. Streetscape

### a. Sidewalk Space.

A 10 foot public sidewalk, measured from the front property line to the planned curb, should be provided. This may require a public dedication or easement where the existing sidewalk is less than 10 feet, or where a future street widening is planned.

### b. Sidewalk Paving.

Sidewalk paving should be continuous from the street curb to the property line, interrupted only by tree planting spaces. The walking surface should be concrete finish in accord with the City standard. On El Camino Real, all locations should use the Design Guidelines for sidewalk paving specified for Pedestrian Districts (Section IIIA1.2a and 2b).

### c. Street Lighting.

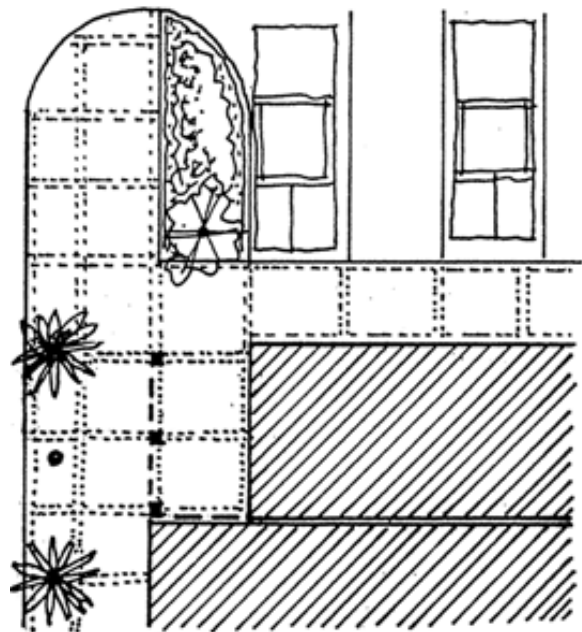
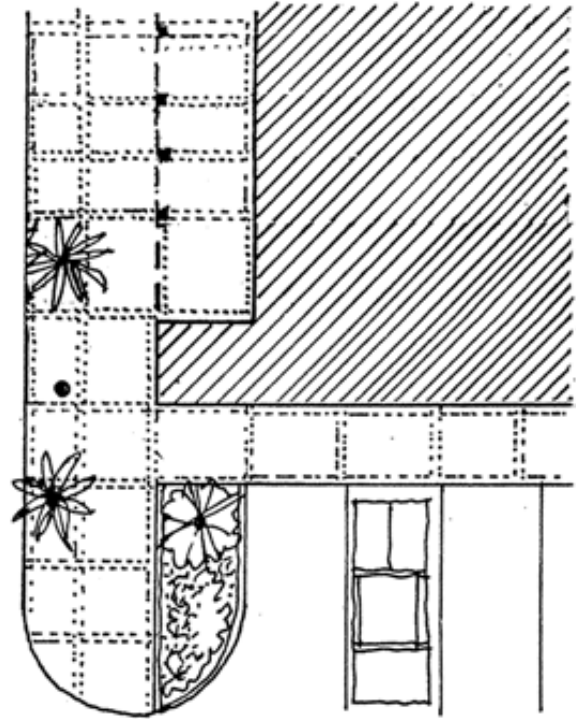
Street lighting should be provided as per City Standard. For locations on El Camino Real, the double-lamp El Camino Real fixture specified in Section 11IA1.2f should be used.

### d. Street Trees.

See Design Guidelines for Pedestrian Districts - Street Trees (Section III.A1.24.

### e. Street Furniture.

See Section IIIA1.2f.



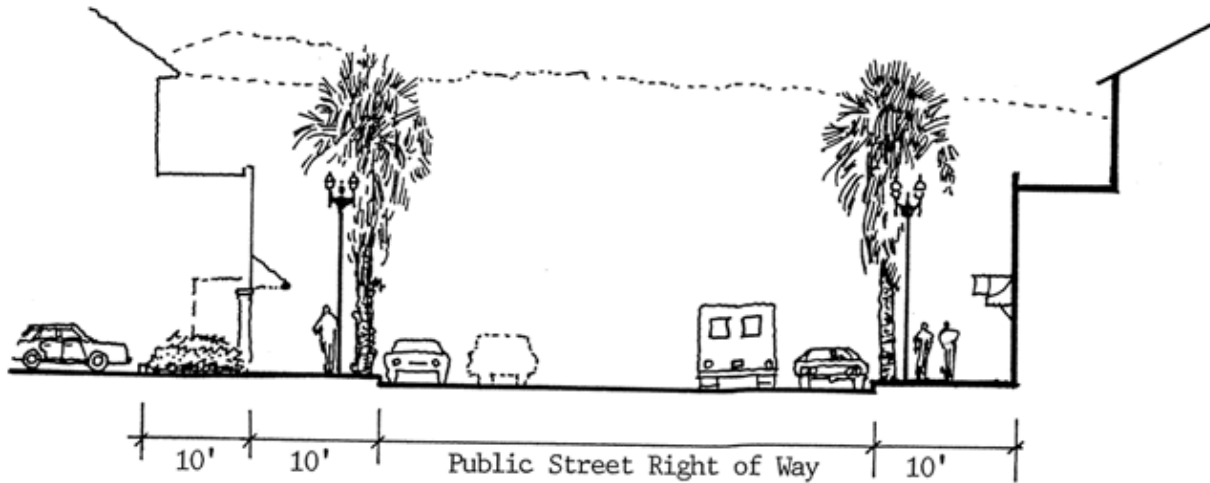
### 3. The Building-Street Edge

#### a. Objective.

The Mixed Pedestrian-Automobile Districts should create a unified street edge composed of buildings and landscaping.

Use the following street edge conditions, in order of preference:

- First preference is a continuous building edge at the sidewalk, a continuous building edge set back from the sidewalk by a covered walkway or pedestrian plaza, or a street edge combining a building and pedestrian open space.

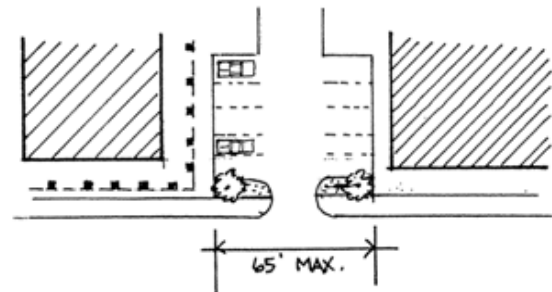


- Second preference is a combination of building, pedestrian open space, and parking, with the parking frontage held to a minimum dimension along the street. As a general rule, the street-frontage of a single parking area should be limited to one double row with circulation aisle (65 feet). A building or building element should occur before an additional parking row is added. All parking areas should be setback at least 10 feet from front and side street property lines, with the setback area fully landscaped. This second preference should be used if the first preference is not feasible due to site characteristics.

#### b. Design Guidelines.

The following Design Guidelines for the Building-Street Edge listed for Pedestrian Districts should be followed in the Mixed Pedestrian-Automobile Districts:

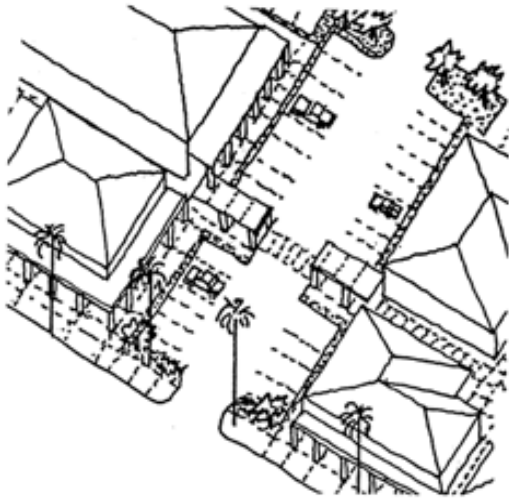
- Building profile (Section III.A1.3c.).
- Building entrances (Section III.A1.3d.).
- Building form and scale (Section III.A1.3e.).
- Storefront transparency (Section III.A1.3f.).



#### 4. Parking and Automobile Access

##### a. Location.

The primary objective of parking design in this district is to create small-scale parking courts, rather than large parking lots. To achieve this objective, separate parking areas into smaller parts by building placement, landscaping, or pedestrian spaces.



- The preferred location of parking areas is to the rear or sides of buildings. Do not locate parking areas between the front elevation of the building and the street, except in multi-building projects.

- When a parking area is located along the front sidewalk of a project, limit its maximum dimension measured parallel to the sidewalk to 65 feet. All parking areas should be setback at least 10 feet from front and side street property lines, with the setback area fully landscaped. Adjustments to this guideline may be made as deemed appropriate for small and shallow lots.

##### b. Access.

- Minimize the number of driveway openings on public streets.

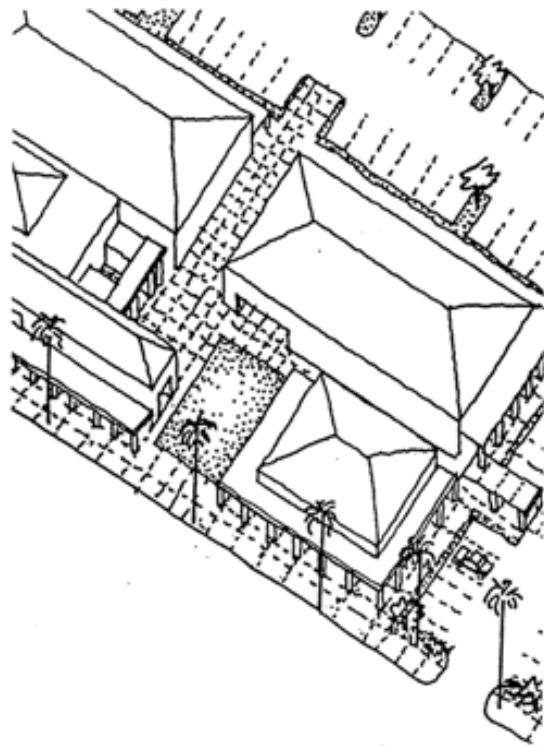
- Use the street with least traffic volume for ingress and egress for properties with frontage on more than one street.

##### c. Parking Area Design.

See Section 11.E. "Parking Facilities."

#### 5. Pedestrian Spaces

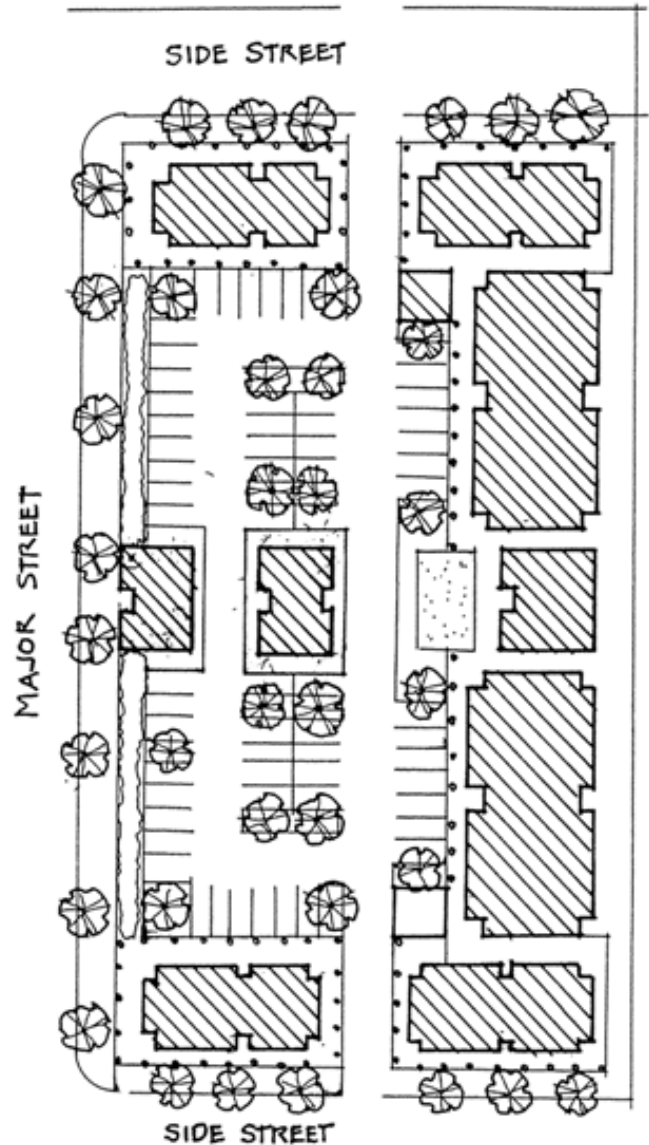
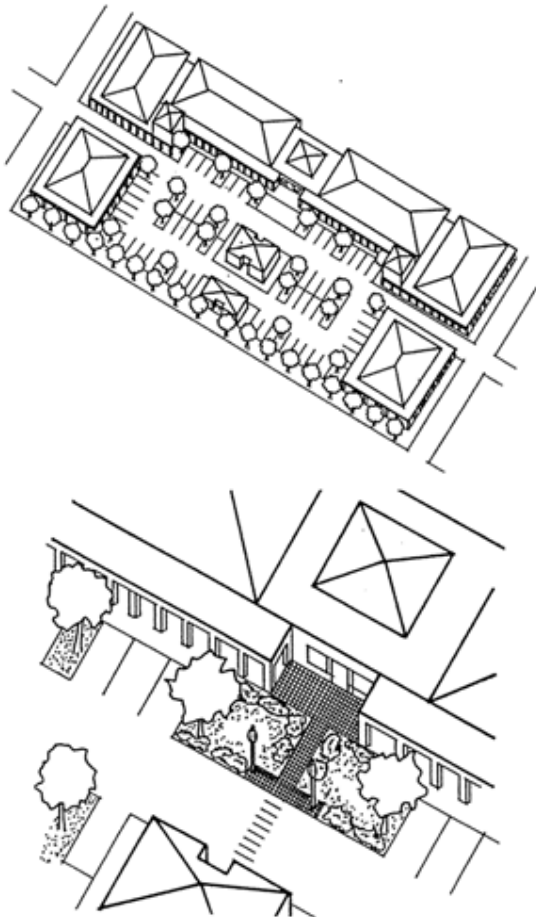
Provide outdoor pedestrian spaces as specified for Pedestrian Districts. See Section IILA1.5.



### A3. Automobile-Oriented Districts

#### Summary of Design Principles for Automobile-Oriented Districts

- Create a unified street edge of buildings and landscaping.
- Provide a 10 foot public sidewalk space with street trees planted in a rhythmic pattern.
- Pedestrian open spaces such as covered walkways, courtyards, and plazas should be provided where possible.
- Minimize the number of curb cuts for driveways. Locate access driveways on the street with least traffic volume.



## 1. Objective

The urban design objective of the Automobile-Oriented Districts is to accommodate automobile access with minimal impact on public streets, neighboring properties and the visual character of the surrounding neighborhood. The landscaped street edge and regular street trees are important means of unifying separate developments into a coherent district.

## 2. Streetscape

See the Streetscape Design Guidelines for Mixed Pedestrian-Automobile Districts (Section IIIA2.2.).

## 3. The Street Edge

### a. Objective.

The Automobile-Oriented Districts should create a unified street edge composed of buildings and landscaping.

It is preferable that the street edge be a combination of buildings and landscaping, although all buildings may be set back on the site.

### b. Design Guidelines.

Automobile-related uses such as service stations, car washes, etc., should locate bay or door openings to service areas away from, or be screened from, streets and residential uses.

See the following Design Guidelines for the Building-Street Edge listed for the Pedestrian Districts:

- Building profile (Section III.A1.3c.).
- Building form and scale (Section III.A1.3e.).

## 4. Parking

### a. Parking Courts.

Divide parking lots into smaller parking courts with landscaping and clear pedestrian linkages to buildings (See Section IIIA1.4a).

### b. Access.

See Design Guidelines for Access in Mixed Pedestrian-Automobile Districts (Section III.AZ.4b.).

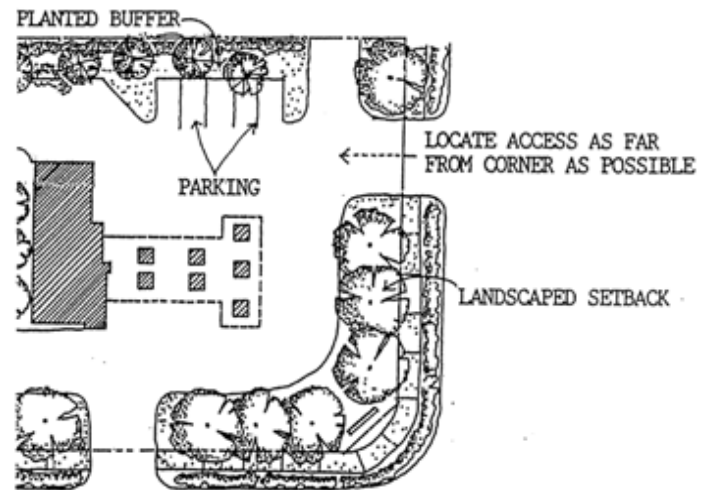
### c. Parking Area Design.

See Section 11.E. "Parking Facilities."

## 5. Pedestrian Spaces

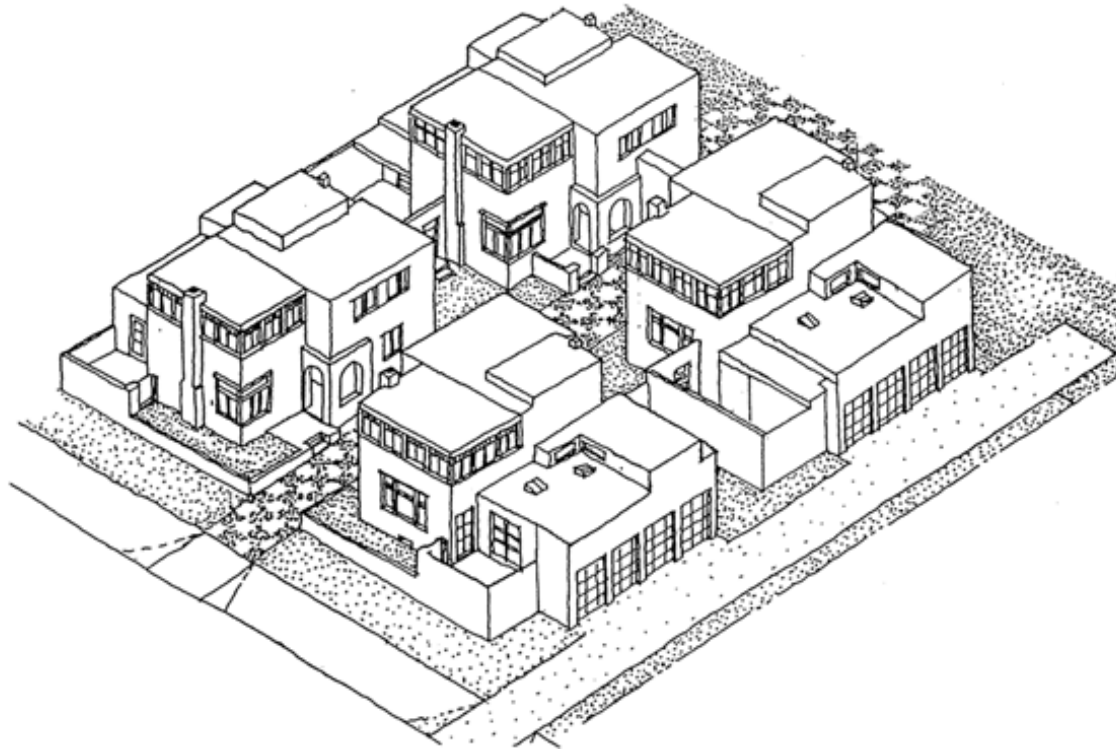
Outdoor pedestrian spaces should be provided as specified for Pedestrian Districts. See Section III.A1.5.

## 6. Illustration of Automobile Service Station





### III. B. Multi-Family Residential Development



**Multi-family buildings should contribute to the sense of community in their neighborhoods by carefully relating to the open spaces, scale and form of adjacent properties, and by designing street frontages that create architectural and landscape interest for the pedestrian and neighboring residents.**

- **Orient dwelling unit entrances to both the street and outdoor courtyards or gardens.**
- **Minimize the adverse visual impacts of parking areas and garage openings on the residential character of the street.**

#### Introduction

Southern California has a well-established tradition of smaller apartment buildings focused on beautiful intimate courtyards and gardens. These buildings provide reasonable density while giving their residents open space and a sense of identity in an attractive residential setting.

The courtyard buildings have simplicity of design and a friendly scale.

Although other building types are possible, small courtyard groupings and larger developments divided into clustered dwelling groups are encouraged in San Clemente.

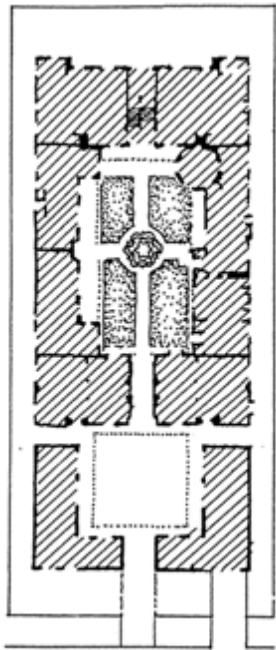
The building types described suggest a pattern that is consistent with San Clemente's "Spanish Colonial Revival" architecture. Protected courtyards, arcades, verandas, porches and overhangs all had purpose and gave buildings character and meaning. The potential remains to work with these basic elements to create developments expressive of the city's special character.

## B1. Site Planning Principles

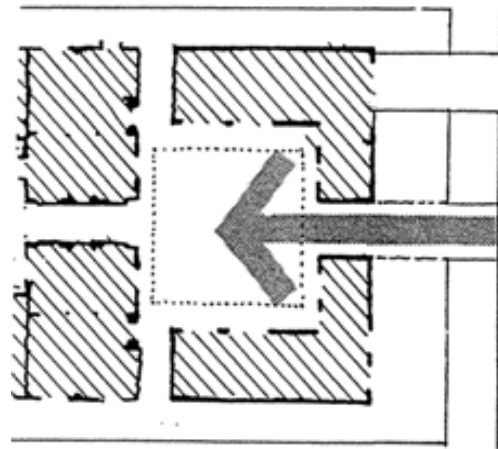
### **1. Clear Site Organization and Sense of Address**

The site's organization should provide direct relationships between buildings, streets, and sidewalks.

- Orient buildings and individual dwelling units to either the street or to interior courtyard or garden spaces on the site. If most of the dwellings are oriented to open spaces within the site, it is preferable that some units be oriented directly to the public street and sidewalk.



- When an outdoor courtyard or garden is used as an entrance to dwellings, the courtyard or courtyard entry should open directly to the street and sidewalk at the front of the site. If a courtyard door or gate is used at the entry, it should be attractively designed as an important architectural feature of the building.



- Minimize blank walls, garage doors, parking facilities and driveway openings along street frontages.

- Each dwelling should have a "sense of address," either toward the street or directly to an interior open space on the site. Hidden units to the rear of buildings, or units opening to parking lots, are discouraged.

- Buildings that use interior corridors as primary entrances to dwelling units are discouraged. Use verandas, open passages and other outdoor entry means, unless no other feasible alternative exists.

## 2. Site Planning of Larger Developments

- Larger multi-family developments that create private circulation streets should carefully integrate street and sidewalk location with existing neighboring properties. The intent is to create a clearly-organized circulation system that links new development to the existing neighborhood fabric. Avoid creating new projects as an enclave or "complex" apart from the neighborhood.

--Align new streets and sidewalks with existing streets and sidewalks, when feasible.



- Design larger multi-family developments with private drives to include public street frontages with architectural and landscape interest. The inclusion of private streets does not lessen the degree of design emphasis on public street frontages.

- All streets of larger developments should provide attractive streetscape and building frontages. Private drives serve as important entry sequences to dwellings and should be treated with the same design concern as frontages along public streets.

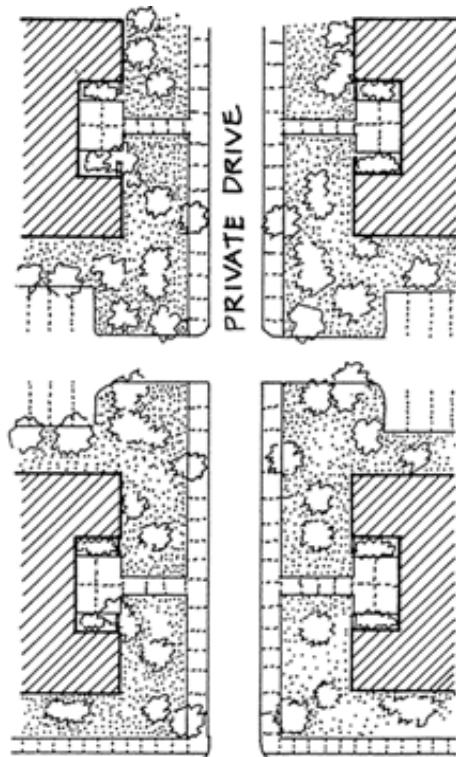
-- Provide a sidewalk on at least one side of a private drive.

-- Create landscaped yard spaces between the buildings and the private drive.

-- Orient buildings and some building entrances toward the private drive.

-- Minimize the visual impact of garage doors; refuse containers and other service facilities along private drives.

- Refer to Paragraph B4. "Parking" of this Section for guidelines relating to parking lot location and garages.



## B2. Open Space

### 1. Private Open Space

San Clemente's climate is ideal for outdoor living. The character of new residential development should take advantage of this special opportunity by providing usable private open space for each dwelling.

Multi-family residential development projects should incorporate the following elements into their design:

- Provide at least 100 square feet of private open space directly accessible to each dwelling unit. This may be a garden, courtyard, terrace, roof deck, or other space which allows residents to have their own territory outdoors.
- Private open space on the ground should be a minimum of 8 feet in each dimension (width and length) and should be screened from public view by planting, courtyard walls, or other methods.
- Balconies and verandas used for upper level private open space should have a minimum dimension of 3'-6" in each direction.
- Common open space may be substituted for up to 64 of the 100 square feet of private open space per dwelling.
- Consider the following in providing private outdoor space:
  - Site terracing for sloped sites.
  - Open living spaces of the house directly to an outdoor space at or near the same floor elevation.
  - Orient private outdoor spaces to views and to receive good sun penetration.

### 2. Group Open Space

Provide Group Open Space for common use by occupants of a development, which may include swimming pools, recreation courts, gardens, courtyards, patios, open landscaped areas and playgrounds. Parking, driveways, sidewalks, and loading areas are not considered Group Open Space.

- In addition to the Private Open Space requirement, all Multi-family development projects should provide at least 100 square feet of Group Open Space per dwelling unit.
- To qualify for the Group Open Space requirement, each area of open space should be a minimum of 15 feet in each dimension.
- Use a combination of hard and soft surfaces in order to accommodate a variety of activities.
- Provide common outdoor spaces usable in all seasons. Plantings should be selected to allow for shade, spatial definition, and aesthetic considerations.
- At least one designated children's play area of at least 400 square feet should be provided for all projects of 15 or more dwelling units. This Guideline does not apply to senior citizen residential developments.

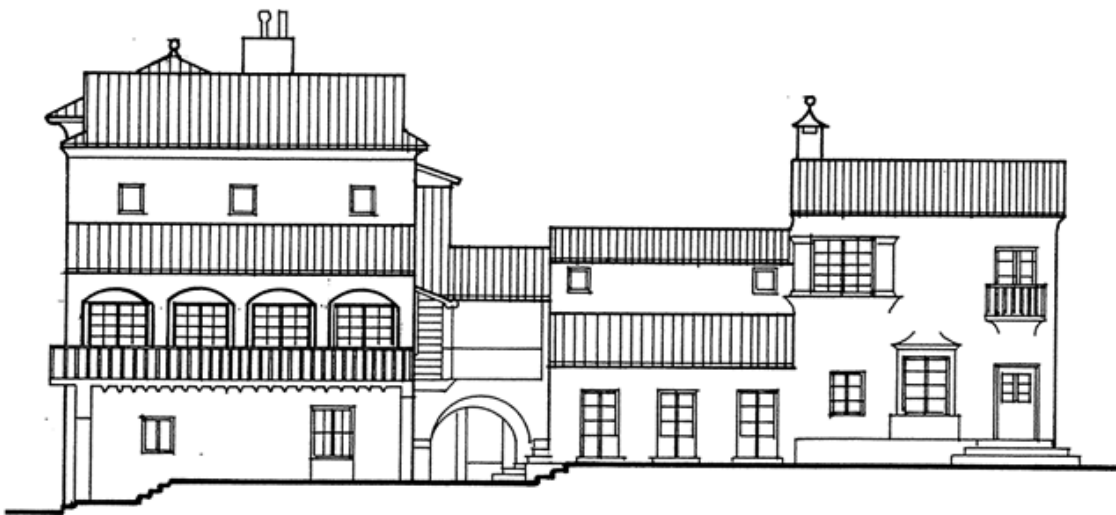


### B3. Building Facades

Divide the bulk and mass of larger buildings into smaller parts. Consult Guideline II.C. "Architectural Character."

All building elevations visible from public streets, adjacent properties, or internal courtyards should incorporate the following elements into their design:

- **Top Story Setback.** Buildings over 2 stories in height should have their third story set back at least 10 feet from the interior side property line and at least 10 feet from all street-facing setback lines, or 5 feet from the building face, whichever setback is greater.
- Buildings over two stories in height that have frontages on a common open space or courtyard should have their top story set back at least 5 feet from the building face at the courtyard.
- Building frontages on public streets should include elements such as bays, bay windows, recessed or projecting balconies, verandas and other elements that add scale and character to the street.



**Illustration. Multi-Family Building Elevation.**

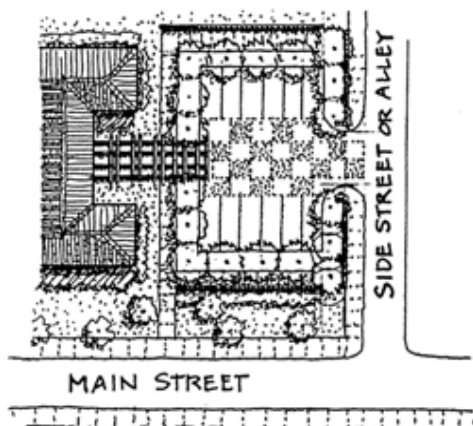
## B4. Parking and Garages

### 1. Parking Location and Access.

- Parking lots should not be located in required yard setback spaces, nor should they be located between the front or side elevation of a building and a public street. Place parking lots to the rear, interior side, or internal locations on the property.

- Keep the number of driveway openings to public streets to a minimum. When access is possible on more than one public street, use the street with least traffic volume. If alley access is available, and if feasible, only the alley should be used for access.

- Parking Courts. On larger projects that may include a large number of surface parking spaces, separate parking areas into smaller "parking courts" of 16 or fewer spaces. Parking Courts should be separated from each other by at least 30 feet in each direction using building elements, landscaped areas, or pedestrian spaces.



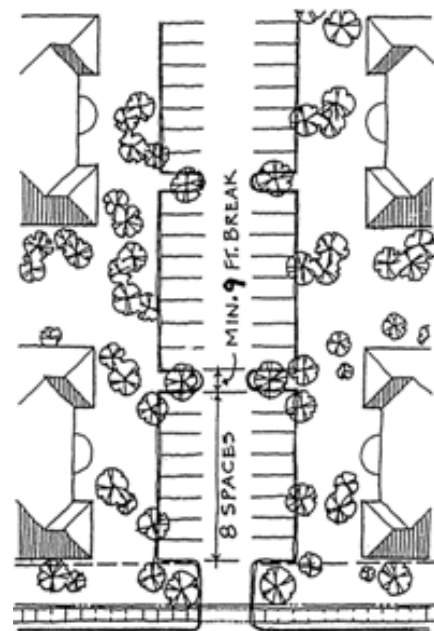
Parking Court

- Parking Drives. A less satisfactory solution to Parking Courts is to use Parking Drives that incorporate open parking spaces, carport or garage doors along their length. Parking Drives are discouraged if they provide the primary means of circulation within a development, or if there is a significant number of dwelling units fronting the Parking Drive. They may be used as secondary circulation, however, similar to traditional alleys.

If Parking Drives are used, the following guidelines should be followed:

- Arrange parking in bays. Separate each eight spaces of continuous perpendicular or angled parking from others by planting areas not less than one parking space wide.

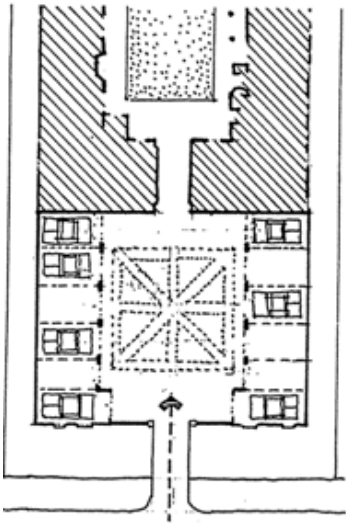
- In Multi-family projects over 30 dwelling units, the location of Parking Drives around the periphery of the project is discouraged. This type of edge condition isolates the development from the neighborhood.



Internal Parking Drive

## 2. Garages

- Use covered parking by means of garages, carports, and trellised canopies.
- Keep the number of garage door openings to the street to a minimum.
- Carports and garages should be compatible with the architecture of the principal buildings.



Garage off of Alley

## B5. Planting

- **Street Trees.** New streets in residential developments should plant street trees at rhythmic intervals throughout the development. Consult Appendix A "Plant Selection Guide."

- **Yard Planting.** Required Front, Side, and Rear Setback spaces, and required Group Open Spaces, should be fully-landscaped with trees and shrubs. Decoratively-paved pedestrian spaces such as courtyards, as well as playground spaces, are an acceptable substitute for planted space. At least one tree, minimum 15 gallon size, should be used for each 300 square feet of required landscaped area.

- **Parking Lot Screening.** Screen views to surface parking lots from public streets, adjacent properties, and Private and Group Open Spaces by using a combination of trees and shrubs.

- Screen perimeters of parking lots with low walls or shrubs that reach a minimum height of 30 inches and two years growth. The planted perimeter should be at least 5 feet wide and should not exceed maximum allowable heights within front setback areas.

- When walls are used for screening parking areas, a planted edge at least 5 feet wide (measured between the property line and the wall) should be used along all street-facing sides of the walls.

- **Plant Selection.** See Section 11.D. "Landscape Character."

## III.C. Industrial Development

**Industrial development should be carefully sited and designed with concern for views from public streets, public places, and neighboring commercial and residential districts.**

The Design Guidelines of this section apply to the M-2 and C-3 zones of the Los Molinos industrial area west of Interstate 5. Within these zones, the guidelines of this Section should be followed in place of Section II.C. "Architectural Character."

### **1. Landscaped Street Edge**

Provide an area of Landscaped Street Edge along all front and side street property lines. The Landscaped Street Edge should be composed of plantings, earth berms, and/or low walls. Storage yards, loading areas, parking, or similar uses should not be located in this area

### **2. Screening**

- Screen storage yards and service areas from view using plantings alone or in combination with fences and walls.
- Roof top equipment should be screened from view. Where this is not possible due to grade changes, the roof top equipment should be enclosed in a housing which is compatible with the architecture of the main building; or it should be organized on the roof to give an orderly, uncluttered appearance, with painting to match roof color. Due to the amount of roof top equipment that may exist in industrial projects, it may be necessary to provide a roof top equipment layout plan for proper evaluation of roof top screening during the Design Review process.
- For all screening, special considerations should be made where changes in grade occur. If adjacent streets or neighboring commercial and residential properties are higher than the developing industrial site, consider more stringent measures to accomplish the screening goal.

### **3. Architecture**

- Exterior wall materials that contain integral color and texture such as precast concrete, brick, split faced block and ribbed metal wall systems are encouraged. Bright colors and highly-reflective wall surfaces are discouraged. Earth-tones and warm, light colors are preferable.
- Locate entrances at street frontages when possible. Avoid placing long blank walls on the street.
- When long walls are necessary and are visible from off-site locations, provide visual relief through pilasters, reveals, color and material change, or small offsets in plan.
- Vary building heights and setbacks to define different functions such as offices and ware housing.
- Give careful attention to the appearance of large flat roof surfaces from off-site properties. Built-up roofs should be accompanied by parapets; roof aggregate should be earth tone color and applied dense enough to completely cover the roof surface.
- Metal roofing systems with integral color (earth tone) may be used; however, bright colored and highly reflective roof surfaces, including unpainted galvanized metal roofing, are strongly discouraged.



**a. Landscaped Street Edge**

- Planting Requirements for the Landscaped Street Edge.

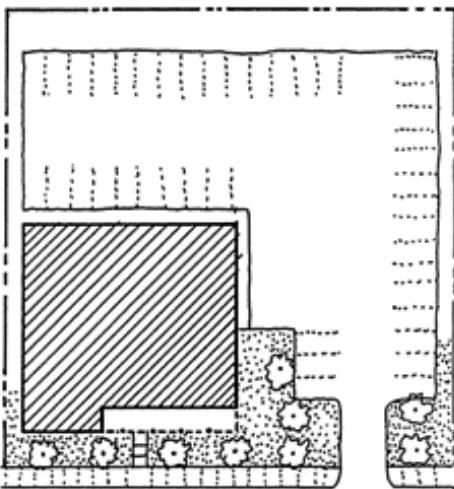
Trees: At least one tree should be provided for each 300 square feet of total area of the Landscaped Street Edge. Trees should be 15 gallon minimum size. See Appendix A. "Plant Selection Guide."

Shrubs: Use shrub planting for screening and ornamental purposes.

When shrubs are used for screening, they should provide a visual screen of a minimum height of 5 feet after 2 years growth. Shrubs and walls should not obstruct views of oncoming traffic at driveways. Species with branches that intertwine after two year's average growth should be used.

**b. Internal Parking and Service Areas**

Where the total square footage of a parking or service area exceeds 6000 square feet, in addition to all other Guidelines, an internal area equivalent to a minimum of 5 percent of the total area should be planted with a combination of trees and shrubs.



**Illustration.**  
**Industrial Property Site Plan.**

## **IV. Additional Design Guidelines for Special Districts and Sites**

This section provides a reference checklist for applicable Design Guidelines that are to be consulted for projects within the following Special Districts and locations of the city:

A. The Del Mar Commercial District.

B. El Camino Real.

C. North Beach.

D. The "Pier Bowl."

E. Historically Significant Sites.

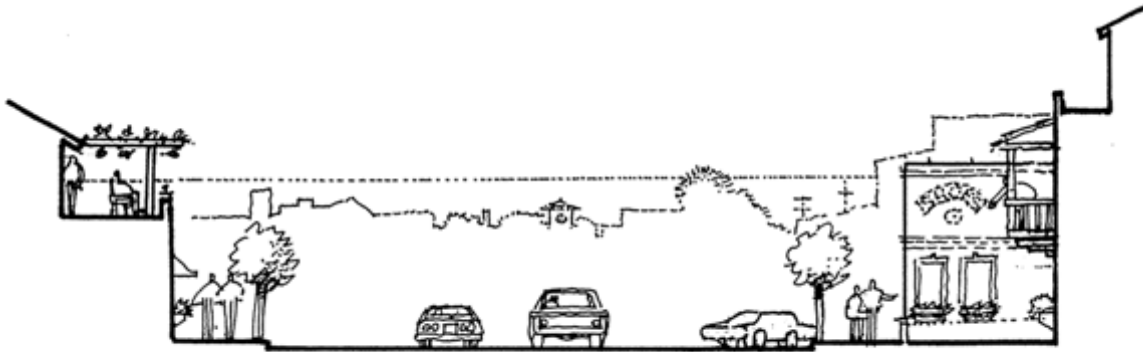
F. Locations Within 300 Feet of a Historically Significant Site.

G. "Spanish Colonial Revival" Districts.

- A map showing the boundaries of Districts A, C and D is included in the respective District section.
- The following are designated as "Spanish Colonial Revival" Districts. Consult Section IV.G. for architectural Guidelines that apply to these Districts.
  - The Del Mar Commercial District
  - The "Del Mar Extension." The properties fronting Avenida Del Mar from the Del Mar Commercial District to the "Tier Bowl."
  - North Beach
  - The "Pier Bowl"

The architectural Guidelines of Section IV.G. also, apply to Historically-Significant Sites, if the site contains a structure of "Spanish Colonial Revival" architecture as defined by the *City of San Clemente Zoning Ordinance*.

## IV.A. The Del Mar Commercial District



Section. Avenida Del Mar.

- |   |   |
|---|---|
| 1. Boundaries   | <ul style="list-style-type: none"> <li>• All properties within the City G1 (Central Commercial) Zone. See Figure 2 on the next Page.</li> </ul>   |
| 2. Design Guidelines  | <ul style="list-style-type: none"> <li>• Follow all Design Guidelines for "Pedestrian Districts" listed in Section III.A1. of this document.</li> </ul>   |
| 3. Architecture   | <ul style="list-style-type: none"> <li>• Follow the Design Guidelines for "Spanish Colonial Revival" locations listed in Section IV.G. of this document.</li> <li>• Also, follow the General Guidelines listed in Section II.C, "Architectural Character."</li> </ul> |
| 4. Street Trees   | <ul style="list-style-type: none"> <li>• Plant at 30 feet on center, except where driveways or utility conditions prohibit.</li> </ul>  |
| Avenida Del Mar   | <ul style="list-style-type: none"> <li>• Cupaniopsis anacardioides (Carrot wood), boulevard tree; Metrosideros excelsus (New Zealand Christmas Tree), accent tree</li> </ul>  |
| El Camino Real  | <ul style="list-style-type: none"> <li>• Washingtonia robusta - MEXICAN FAN PALM</li> </ul>   |
| 5. Mixed-Use projects on Small Lots<br>(Lots 12,000 square feet or smaller) | <ul style="list-style-type: none"> <li>• Follow Appendix E</li> </ul>   |

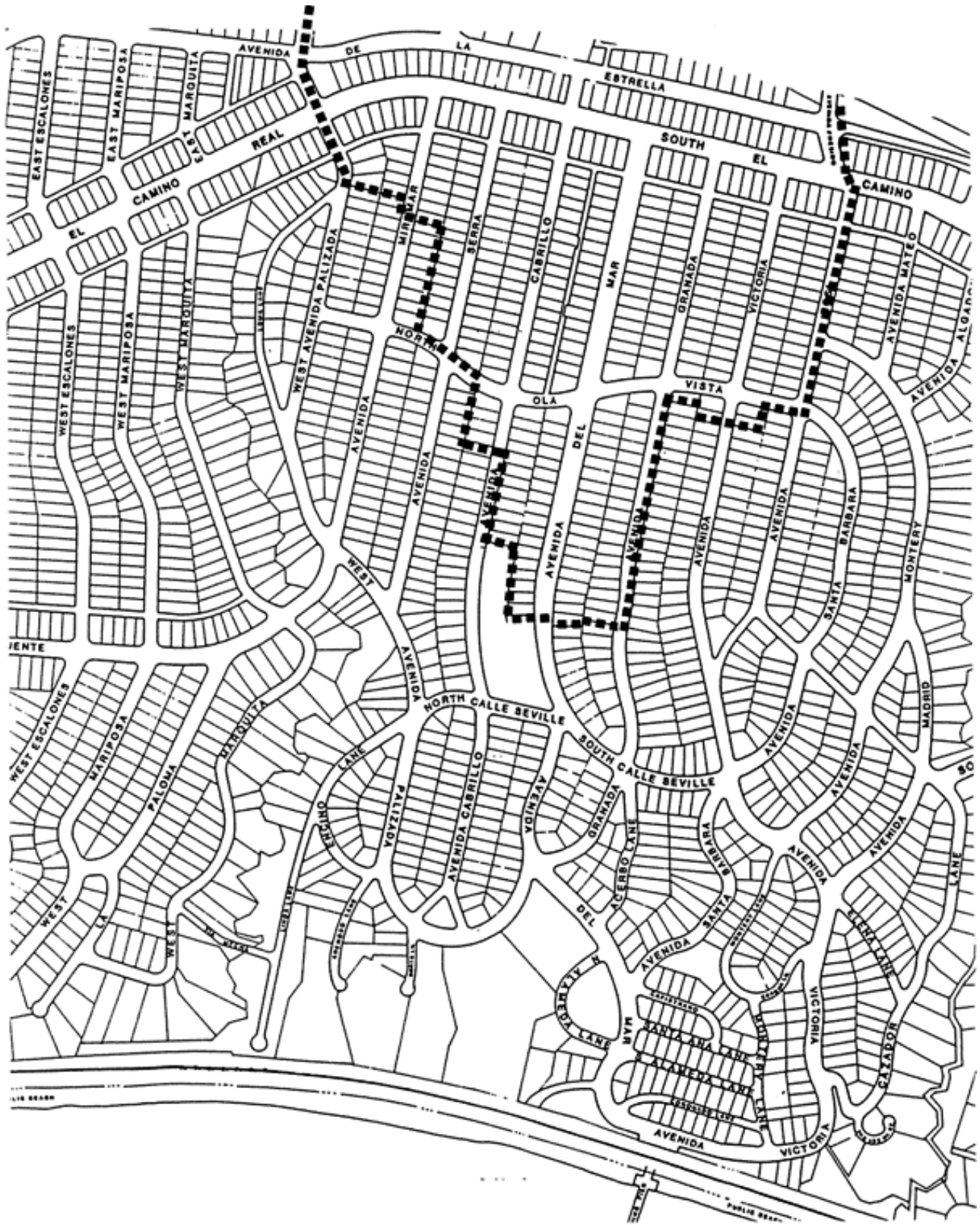


Figure 2. Del Mar Commercial District.

## IV.B. El Camino Real



### 1. Boundaries

All properties with frontage on El Camino Real.

### 2. Design Guidelines

- Properties in the following locations on El Camino Real should follow the Design Guidelines listed for the corresponding Commercial and Mixed Use Districts listed in Section IIIA1. and III.A2.

#### Location

#### District Type

The Del Mar Business District, defined by the boundaries of the City's C-1 (Central Commercial) zone.

Pedestrian District.

El Camino Real, between Avenida Palizada and Avenida Aragon (properties in the C-2 zone).

Pedestrian District.

El Camino Real, between Avenida Aragon and Calle Lago-Boca de la Playa (properties in the C-2 zone).

Mixed Pedestrian-Automobile District.

El Camino Real, North Beach, between Calle Lago-Boca de la Playa and Avenida Estacion- El Camino Real intersection (properties in the C-2 zone).

Pedestrian District.

Location

District Type

---

El Camino Real, between Avenida Presidio- Avenida Rosa and East Avenida Magdalena (properties in the C-2 zone).

- Properties in the C-A zone south of East Avenida Magdalena should follow the Design Guidelines of Section III.B "Multi-Family Residential Development."

### 3. Architecture

- Properties in the Del Mar Commercial District and North Beach District of El Camino Real should follow the architectural Guidelines for "Spanish Colonial Revival" locations listed in Section IV.G. of this document. Other locations may follow the General Guidelines for the City listed in Section II.C.

### 4. Street Trees

Washingtonia robusta - MEXICAN FAN PALM, 30 feet on center.

### 5. Street Lighting

- Supplement City overhead street lighting with the following street lighting standards at locations specified by the City:

"San Diego" series manufactured by Western Lighting Standards, Fountain Valley, CA (or equal). Use the double-lamp fixture on El Camino Real and the Pacific Coast Highway.



**El Camino Real Lighting Fixture.**

### 6. Sidewalk Paving

- See the "Sidewalk Paving" Guidelines in Sections III.A1. and III.A2.

## IV.C. North Beach

### **1. Boundaries**

All properties on El Camino Real, between Calle Lago-Boca de la Playa and Avenida Estacion-El Camino Real intersection (properties in the C-2 zone).

All properties in the triangle defined by Calle Deschecha, Boca de la Playa and the Beachfront.

See Figure 3 on the following page.

### **2. Design Guidelines**

- Follow all Design Guidelines for the "Pedestrian Districts" Listed in section III.A1. of this document with the following exceptions:
  - a. Projects on Avenida Pico east and west of El Camino Real, and on the northwest side of Boca de la Playa, should observe a minimum 30 foot yard setback from the street-facing property line. The setback area should be fully landscaped with shrubs, Palms and other plantings following the example of the Ole Hanson Beach Club grounds.
  - b. All development in the District should consider the cone of vision established by the Avenida Pico public view corridor toward the ocean. All development proposals in the District should carefully study and document their visual impact on public view corridors. Projects should observe setbacks and building height reductions, as needed, so as not to project into public view corridors.

### **3. Architecture**

- Follow the Design Guidelines for "Spanish Colonial Revival" locations listed in Section IV.G.

### **4. Street Trees**

- Plant at 30 feet on center, except where driveways or utility conditions prohibit.
- El Camino Real and the Pacific Coast Highway:  
Washingtonia robusta - MEXICAN FAN PALM.
- Avenida Pico, west of El Camino Real, and Boca de la Playa;  
Phoenix canariensis.
- Avenida Pico, east of El Camino Real:  
Eucalyptus ficifolia, parkway tree.  
Washingtonia robusta, median tree.

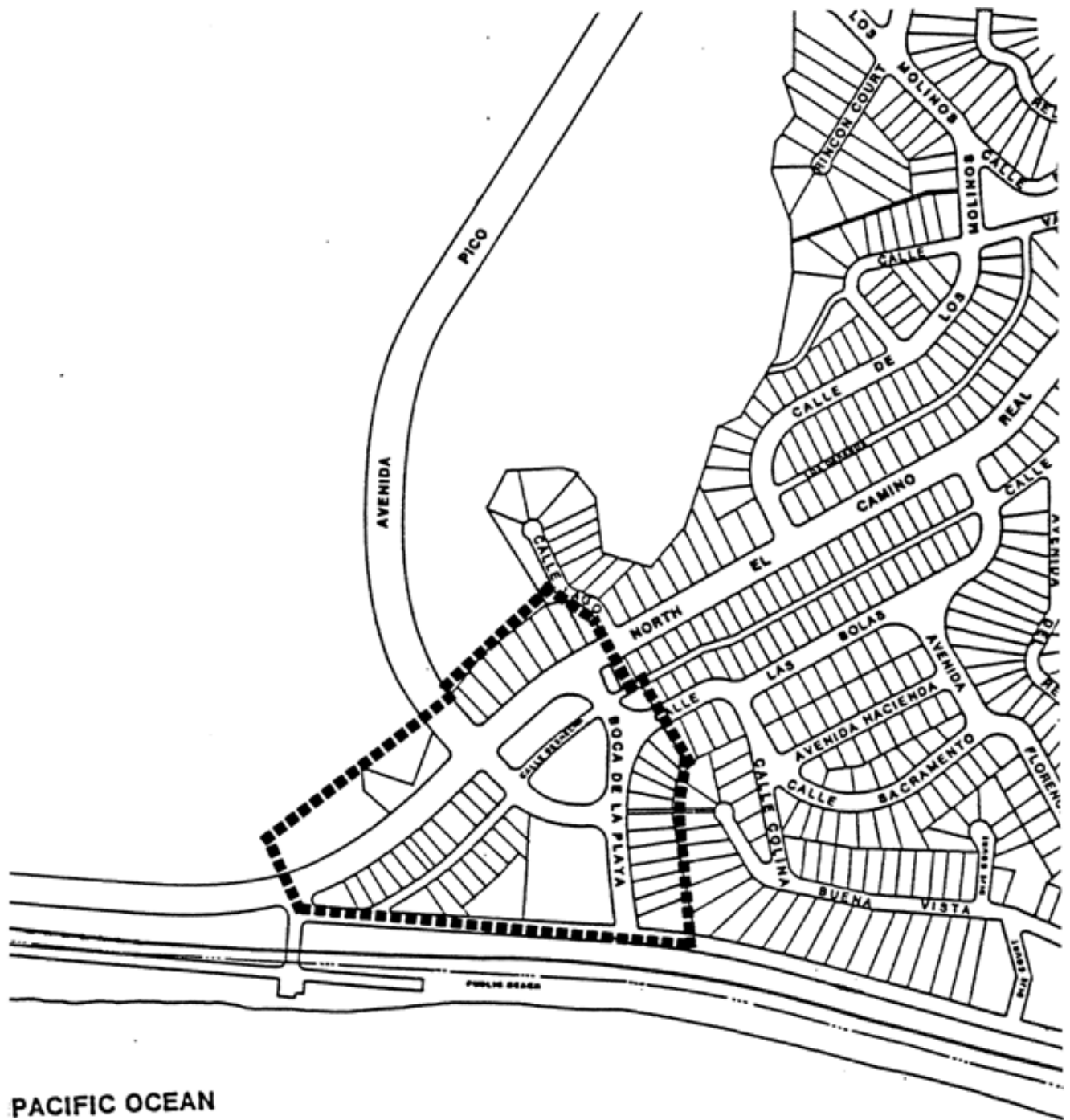
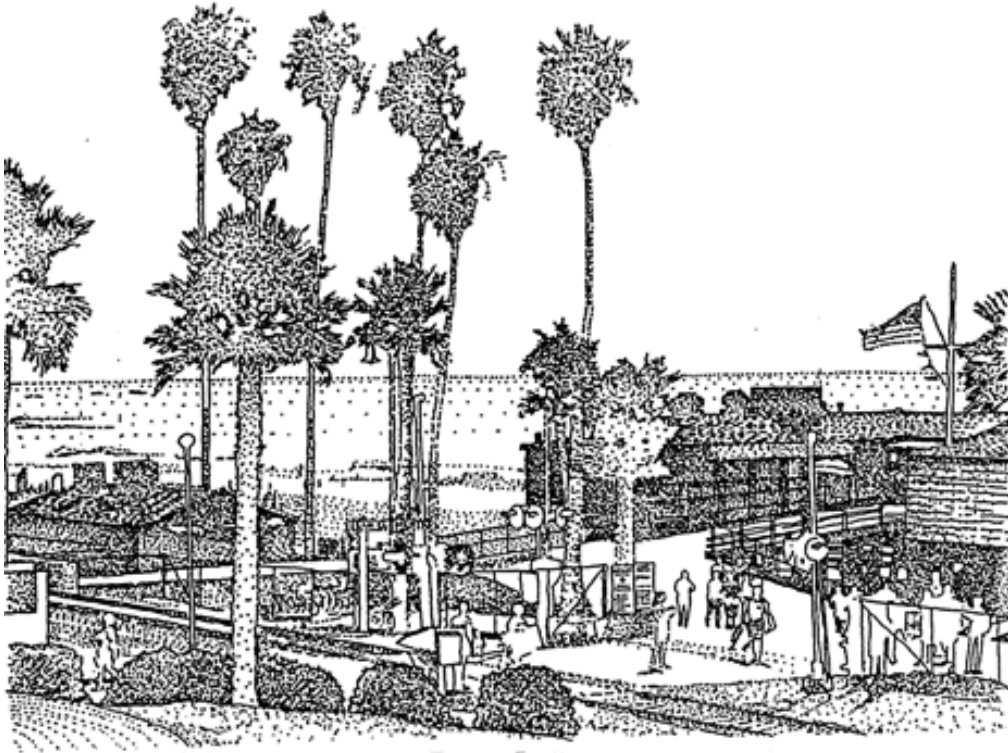


Figure 3. North Beach.



#### IV.D. "The Pier Bowl"



All projects in the "**Pier Bowl**" *Redevelopment Project Area* defined by the boundaries in Figure 4 below should use the General Guidelines of Section II and the "Spanish Colonial Revival" District Design Guidelines of Section IV.G.

The Design Guidelines of Section III. "Additional Design Guidelines for Development Types" do not apply to the "**Pier Bowl**" *Redevelopment Project Area*.

Special Design Guidelines for the "Pier Bowl" will be incorporated into the *Pier Bowl Master Plan* and will apply to the area after their adoption by City Council.

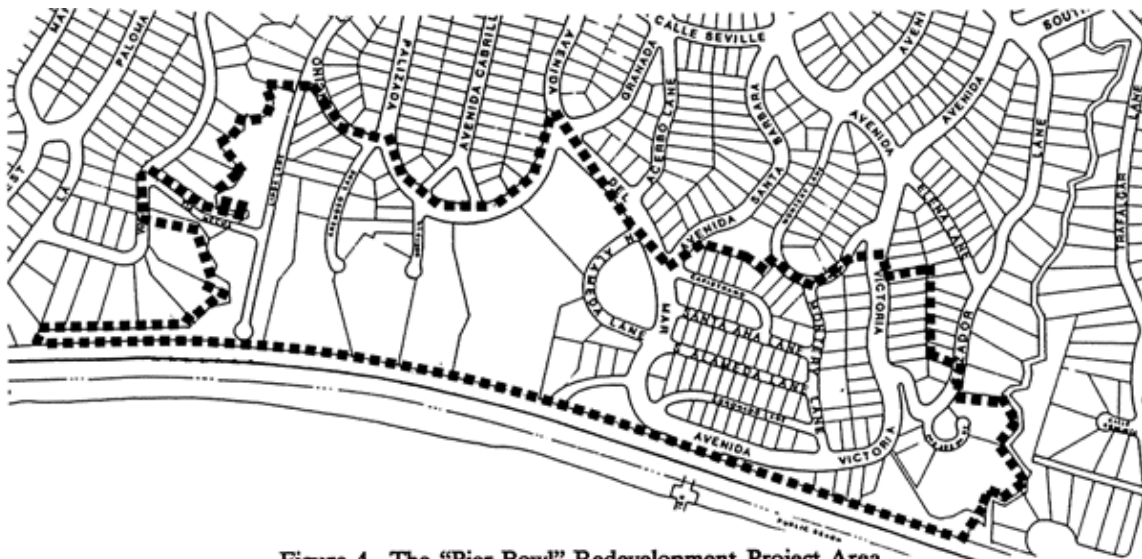


Figure 4. The "Pier Bowl" Redevelopment Project Area.

## IV.E. Historically Significant Sites



Hotel San Clemente

- All designated Historically Significant Sites should follow the Guidelines of this Section, in addition to all other Guidelines of this document.
- In addition, Historically Significant Sites that contain an existing "Spanish Colonial Renewal" structure should follow the Guidelines of Section IV.G. "Spanish Colonial Revival Districts."
- San Clemente has a rich variety of historic architectural resources dating from the city's founding period.
- An historic building or site which retains the historic character from the period in which it was created can substantially contribute to a new development and the community.

The City of San Clemente maintains a list of Historically Significant Sites.

The following Guidelines should be used for designated Historically Significant Sites. Designs are also encouraged to follow the guidelines for compatibility listed in Section II.B. "Relationship to Neighboring Development."

**1. Compatibility With Historic Resources.** New development should preserve and be compatible with existing historic resources. Particular emphasis should be placed on achieving an intimate scale, and a concern for craftsmanship.

New developments which are built on designated historic sites or additions to older buildings of substantial historic character should be respectful of the historic building or site. While not

mimicking the older structure, the development should consider the compatibility of size, form, scale, materials, details, textures, colors, and landscape features.

**2. Diligent Effort to Rehabilitate.** New improvements to renovate or alter an historic site should demonstrate a diligent effort to retain and rehabilitate the historic resource.

- It is recognized that, in some instances, the location or condition of an historic building may be such that it is not feasible to preserve and rehabilitate. When the location of a building is such that retention on its existing site is not feasible, an effort should be made to move the structure to another suitable location within the City of San Clemente. When structural, cost or construction considerations do not make retention of an historic building feasible; consideration should be given to retaining a part of the structure.
- Historic buildings which are renovated are encouraged to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* published by the U.S. Department of the Interior, National Park Service. A copy of the Standards and Guidelines is available at the City of San Clemente Department of Community Development.

*The Secretary of the Interior's Guidelines are too lengthy to repeat here, but the Standards for Rehabilitation are as follows. Please note that the word "shall," when used in the following Standards does not require the particular Standard to be followed. The use of the Secretary, of the Interior's Standards is encouraged by the City.*

- 1) Every reasonable effort shall be made to provide a compatible use for a property which requires a minimal alteration of the building structure, or site and its environment, or to use a property for its originality intended purpose.*
- 2) The distinguishing original qualities or character of a building structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- 3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to mate an earlier appearance shall be discouraged*
- 4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*
- 5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.*
- 6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be*

*based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural design or the availability of different architectural elements from other buildings or structures.*

*7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.*

*8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.*

*9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.*

*10) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.*

The City and San Clemente Historical Society and/or other local historical or cultural groups will offer advice to owners remodeling Historically Significant buildings. It is hoped a strengthened appreciation of our heritage will take place in San Clemente. This will enable future generations to enjoy the city's historic resources and reinforce San Clemente's Urban Design Goals.

Preservation and careful rehabilitation of a designated historic building may be able to take advantage of special allowances of the State Historic Building Code as well as Federal tax incentives.

#### IV.F. Locations Within 300 Feet of a Historically Significant Site

The City of San Clemente requires Discretionary Design Review for some development proposals located within 300 feet of a designated Historically Significant Site. (See Section 5.21 of the City Zoning Ordinance.)

Applicable projects in these locations should follow the "General Guidelines" listed in Section II, the applicable "Additional Design Guidelines for Development Types " listed in Section III, and any "Additional Guidelines for Special Districts" that may apply (Sections IV.A through IV.D).

## IV.G. "Spanish Colonial Revival" Districts



Casa Romantica

### **1. Application**

This Section contains architectural Design Guidelines that should be used for the following locations which have been designated as "Spanish Colonial Revival" Districts of the city:

- The Del Mar Commercial District
- The "Del Mar Extension" (see Figure 5)
- North Beach
- The "Pier Bowl" Redevelopment Project Area

The maps contained in the respective previous Sections delineate the boundaries of each District.

- Projects located on Historically Significant Sites that contain an existing "Spanish Colonial Revival" building should follow the Design Guidelines of this section.
- All projects subject to the Design Guidelines of this Section should also follow the applicable Guidelines of Sections II, III, and IV.A. through IV.F.

## 2. Design Guidelines

Review Section II.C.2. "Basic principles of the "Spanish Colonial Revival" Architecture.

The Design Guidelines of this Section recognize that contemporary interpretation of the city's "Spanish Colonial Revival" Architecture is possible if the interpretation incorporates the basic principles of the design vocabulary. Especially important are the provision of defined outdoor spaces, the integration of architecture and landscape, the design of buildings with small-scaled parts, and the inclusion of detail and ornament that is an integral part of the architecture.

There is opportunity for creativity and variety within the "Spanish Colonial Revival" tradition, achieved by the way the basic elements are interpreted, and the degree of contemporary or traditional values used. Use the basic elements creatively.

### a. Elements

Excessive use of architectural elements or ornament *can* detract from the overall appearance of a building. The beauty of San Clemente's original architecture can be attributed to the satisfying proportions and scale of the buildings, plantings, and spaces around them.

Buildings in "Spanish Colonial Revival" districts should incorporate the following architectural and landscape elements into their designs:

- Plain whitewashed smooth wall surfaces.
- Low pitched red tile roofs.
- Cornice bands and moldings.
- Entrance and internal courtyards.
- Thick walled recesses for windows and doors.
- Second story balconies and recessed or rooftop verandas.
- Arcades, loggias and patios.
- Porches and vine covered arbors.
- Outdoor stairs with delicate metal rails and grillwork
- Accent towers, turrets and chimneys, where appropriate for silhouette.
- Bay windows.
- Low garden walls.

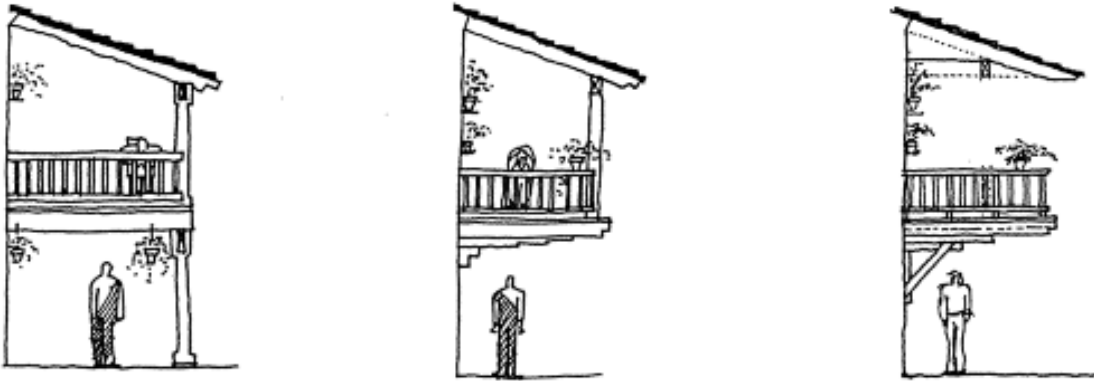
Appropriate architectural elements, surface detail, and treatments that enrich architectural character are encouraged, especially in areas of high pedestrian activity.

## b. Balconies and Verandas

Balconies provide usable outdoor space for upper floors.

Balconies are normally one of three distinct types:

- Balcony with supporting posts from ground to roof.
- Cantilevered balcony with posts supporting the roof.
- Cantilevered balcony and cantilevered roof with no supporting posts.



## c. Windows

Much of the refinement of "Spanish Colonial Revival" architecture is due to the beautifully proportioned windows and door openings. Special ornament or treatment of these openings at important locations gives identity and personality to buildings and the spaces around them.

- Examples of windows in the "Spanish Colonial Revival" architecture are:
- Rectangular wooden casement frames with *small* panes of glass.
- Large arched windows with wrought-iron metal grill work.
- Small round or octagonal windows with concrete or stone molded borders used for accent.

Examples of window treatments are:

- Tile, concrete or painted borders used for accent.
- Carved, wooden headers or lintels over windows.
- Wood shutters or canvas awnings.
- Window boxes and ledges for plantings.



## d. Doors

Exterior doors in the "Spanish Colonial Revival" architecture are constructed of heavy wooden planks or of wooden paneled design. They are typically recessed to express the

thickness and mass of the wall. Doors that open onto patios and balconies are typically wooden double doors.

Examples of door treatments are:

- Doors framed by planes or decorated moldings.
- Border treatments of tile, molded concrete, or paint.
- Doors set back in deeply recessed arched openings (Casa Romantica).



#### e. Walls and Fences

Walls of buildings, as well as low garden walls, are traditionally expressed as thick and massive. The wall finish is typically smooth irregular cement plaster with rounded corners and edges.

Sculptural qualities can enhance the design of walls through the use of:

- Openings for light and air.
- Cornices.
- Stone or concrete moldings.
- Tile or brick borders.

Fences are typically made of wood or wrought iron and of open design to contrast with the main structure.



Building and Garden Walls



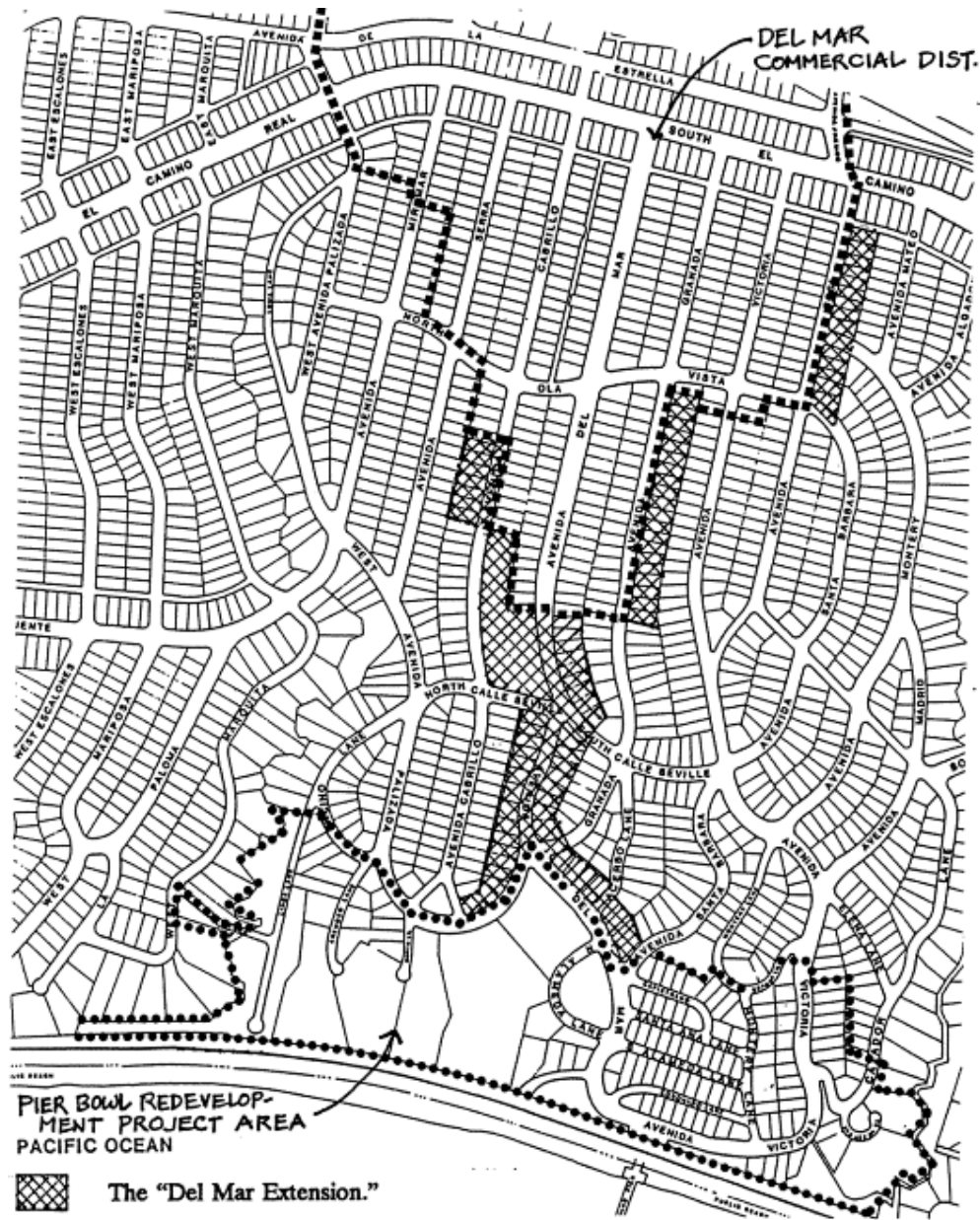


Figure 5. The "Del Mar Extension."

The "Del Mar Extension" is intended to comprise those properties fronting Avenida Del Mar located between the "Del Mar Commercial District" and the "Pier Bowl Redevelopment Area" as defined by the A-D, Architectural Overlay District. The "Del Mar Extension" also, includes those properties directly adjacent to or across the street from the properties in the Del Mar Commercial A-D, Architectural District. The "Del Mar Extension" area currently requires discretionary review per Section 5.21 of the San Clemente Zoning Code. Development within the "Del Mar Extension" shall be subject to applicable sections in the Design Guidelines, including the "Spanish Colonial Revival" guidelines. The "Del Mar Extension" is not a part of the "Del Mar Commercial District." The boundary of the "Del Mar Extension" shall follow the rear property line boundary of those properties within the extension area (see above map).

## Appendix A. Plant Selection Guide

Tree and shrub selections listed in this Appendix are a reflection of the Design Guidelines described in Section II.D. "Landscape Character." Other trees and shrubs may accomplish the same objectives and may be used with discretion, as approved by the City. Select drought-tolerant species.

The *Sunset Western Garden Book* should be consulted for information about each plant.

In this Appendix, a Tree List is given first. Trees are categorized by planting location:

1. Trees for General Site Conditions
2. Trees for Confined Planting Spaces
3. Trees for Parking Lots
4. Trees for Difficult Sites
5. Trees for High Fire Hazard Areas
6. Street Trees
  - 6a. View Corridor Streets
  - 6b. Non-View Corridor Streets
  - 6c. Trees for Specific Streets
7. Trees for Slopes
  - 7a. Coastal Slopes
  - 7b. Inland Manufactured Slopes

Following the Tree List is a Shrub List. Shrubs are listed for general use and for use in High Fire Hazard Areas.

# Trees

## 1. Trees for General Site Conditions

Trees in this section are appropriate for ornamental planting purposes in yards, open spaces, and planted setbacks. They need supplemental irrigation compatible with low water using shrubs and ground covers.

### la. Evergreen and Deciduous, (D), Non-Flowering Trees

Agonis flexuosa - PEPPERMINT TREE  
Agonis juniperina - JUNIPER MYRTLE  
Arecastrum romanzoffianum - QUEEN PALM  
Brachychiton populneus - BOTTLE TREE  
Brahea armata - MEXICAN BLUE FAN PALM  
Brahea brandegeei - SAN JOSE HESPER PALM  
Brahea edulis - GUADELUPE PALM  
Calocedrus decurrens - INCENSE CEDAR  
Casuarina equisetifolia - HORSETAIL TREE  
Casuarina stricta - COAST BEEFWOOD  
Cedrus atlantica - MT. ATLAS CEDAR  
Cedrus deodara - DEODAR CEDAR  
Cedrus libani - LEBANON CEDAR  
Ceratonia siliqua - CAROB (male only)  
Cinnamomum camphora - CAMPHOR TREE  
Cordyline indivisa - BLUE DRACAENA  
Cupaniopsis anacardioides - CARROTWOOD  
Cupressus sempervirens - ITALIAN CYPRESS  
Eucalyptus camaldulensis - RED GUM  
Eucalyptus citriodora - LEMON SCENTED GUM  
Eucalyptus cladocalyx - SUGAR GUM  
Eucalyptus lehmannii - LEHMAN'S GUM  
Eucalyptus leucoxydon - WHITE IRONBARK  
Eucalyptus polyanthemus - SILVER DOLLAR GUM  
Eucalyptus rudis - FLOODED GUM  
Eucalyptus spathulata - SWAMP MALLEE  
Eucalyptus viminalis - MANNA GUM  
Ficus rubiginosa - RUSTY-LEAFED FIG  
Fraxinus velutina "Modesto" - MODESTO ASH (D)  
Geigeria parviflora - AUSTRALIAN WILLOW  
Ginkgo biloba "Fairmount" - MAIDENHAIR TREE (male only) (D)  
Juglans californica - SOUTHERN CALIFORNIA BLACK WALNUT (D)  
Ligustrum lucidum - GLOSSY PRIVET  
Lithocarpus densiflorus - TANBARK OAK  
Melaleuca linariifolia - FLAXLEAF PAPERBARK  
Olea europaea (fruitless varieties) - OLIVE  
Parkinsonia acureata - MEXICAN FAN PALM  
Phoenix canariensis - CANARY DATE PALM  
Phoenix reclinata - SENEGAL DATE PALM  
Pinus species - PINE

*Pistachia chinensis* - CHINESE PISTACHE (D)  
*Pittosporum phillyraeoides* - WILLOW PIITOSPORUM  
*Platanus racemosa* - CALIFORNIA SYCAMORE (D)  
*Podocarpus gracilior* - FERN PINE  
*Quercus agrifolia* - COAST LIVE OAK  
*Quercus ilex* - HOLLY OAK  
*Quercus kelloggii* - CALIFORNIA BLACK OAK (D)  
*Quercus subra* - CORK OAK  
*Rhus lancea* - AFRICAN SUMAC  
*Schinus molle* - CALIFORNIA PEPPER  
*Schiius terebinthefolius* - BRAZILIAN PEPPER  
*Trachycarpus fortunei* - WINDMILL PALM  
*Tristania conferta* - BRISBANE BOX  
*Umbrellularia californica* - CALIFORNIA BAY  
*Washingtonia filifera* - CALIFORNIA FAN PALM  
*Washingtonia robusta* - MEXICAN FAN PALM  
*Zizyphus jujuba* - CHINESE DATE (D)

## **1b. Evergreen and Deciduous, Flowering Trees**

*Acacia* species - ACACIA  
*Arbutus unedo* - STRAWBERRY TREE  
*Arbutus menziesii* - MADRONE  
*Brachychiton acerifolius* - FLAME TREE (D)  
*Callistemon* species - BOTTLEBRUSH  
*Chorisia speciosa* - FLOSS SILK TREE (D)  
*Cotinus coggygria* - SMOKE TREE (D)  
*Eriobotrya deflexa* - BRONZE LOQUAT  
*Eriobotrya japonica* - LOQUAT  
*Eucalyptus sideroxylon* - RED IRONBARK  
*Jacaranda acutifolia* - JACARANDA (D)  
*Koelreuteria bipinnata* - CHINESE FLAME TREE (D)  
*Lagerstroemia indica* - CRAPE MYRTLE (D)  
*Lagunaria patersonii* - PRIMROSE TREE  
*Lyonothamnus floribundus* var.- CATALINA IRONWOOD  
*Melaleuca nesophila* - PINK MELALEUCA  
*Melaleuca quinquenervia* - CAJEPUT TREE  
*Melaleuca styphelioides* - BOTTLE BRUSH  
*Metrosideros excelsus* - NEW ZEALAND CHRISTMAS TREE  
*Metrosideros kermadecensis* - NCN  
*Prunus caroliniana* - CAROLINA CHERRY  
*Prunus cerasifera* "Atropurpurea" - PURPLE LEAFED PLUM  
*Prunus ilicifolia* - CATALJNA CHERRY  
*Pyrus calleryana* 'Bradford' - BRADFORD PEAR (D)  
*Robinia ambigua* - PINK LOCUST (D)  
*Robinia pseudoacacia* - BLACK LOCUST (D)

## **2. Trees for Confined Planting Spaces.**

Trees in this section could be planted in courtyards, terraces, beside sidewalks and buildings. They need supplemental irrigation compatible with low water using shrubs and ground covers.

Agonis flexuosa - PEPPERMINT TREE  
Agonis juniverina - JUNIPER MYRTLE  
Arecastrum romanzoffianum - QUEEN PALM  
Brachrhiton populneus - BOTTLE TREE  
Brahea armata -MEXICAN BLUE FAN PALM  
Brahea brandegeei - SAN JOSE HESPER PALM  
Brahea edulis - GUADELUPE PALM  
Cordyline indivisa - BLUE DRACAENA  
Eucalyptus citriodora - LEMON SCENTED GUM  
Geigera parviflora - AUSTRALIAN WILLOW  
Melaleuca nesophila - PINK MELALEUCA  
Melaleuca quinquenervia - CAJEPUT TREE  
Melaleuca styphelioides - BOTTLE BRUSH  
Metrosideros excelsus - NEW ZEALAND CHRISTMAS TREE  
Metrosideros kermadecensis - NCN  
Pyrus calleryana 'Bradford' - BRADFORD PEAR (D)  
Trachycarpus fortunei - WINDMILL PALM

### **3. Trees for Parking Lots**

Trees planted within parking lots or on parking lot perimeters must have a clearance between the paving and lateral branches of at least 8'. The trees on this list either are naturally high branching or can be pruned successfully to become high branching.

Arecastrum romanzoffianum - QUEEN PALM  
Cupaniopsis anacardioides - CARROTWOOD  
Platanus racemosa - CALIFORNIA SYCAMORE (D)  
Podocarpus gracilior - FERN PINE  
Pyrus calleryana 'Bradford' - BRADFORD PEAR (D)  
Washingtonia filifera - CALIFORNIA FAN PALM  
Washingtonia robusta - MEXICAN FAN PALM

### **4. Trees for Difficult Sites.**

Trees listed here are for areas which might have high foot traffic and adverse conditions such as school yards, park fringes, and beside dirt paths.

Eucalyptus leucoxyton - WHITE IRONBARK  
Pterocarya stenoptera - CHINESE WINGNUT TREE (D)  
Schinus molle - CALIFORNIA PEPPER  
Schinus terebinthefolius - BRAZILIAN PEPPER

### **5. Trees for High Fire Hazard Areas**

Trees listed here have low fuel capacities; therefore, they are useful for planting in areas which border native sites. These trees survive with limited supplemental irrigation.

Arbutus unedo - STRAWBERRY TREE  
Ceratonia siliqua - CAROB TREE  
Pittosporum pjillyraeoides - WILLOW PITTOSPORUM  
Prunus caroliniana - CAROLINA CHERRY

Prunus ilicifolia - CATALINA CHERRY  
Schinus terebinthefolius - BRAZILIAN PEPPER

## **6. Street Trees**

Trees listed here are divided into three categories: 6a) Those trees suitable for planting along streets which are view corridors; 6b.) Trees suitable for planting along streets without ocean views; and 6c.) trees for specific streets.

### **6a View Corridor Trees**

These trees have slender silhouettes and are short to moderate in height. One is deciduous (D) which is an extremely desirable characteristic.

Arbutus unedo - STRAWBERRY TREE  
Arecastum romanzoffianum - QUEEN PALM  
Brahea armata - MEXICAN BLUE PALM  
Brahea brandegeei - SAN JOSE HESPER PALM  
Brahea edulis - GUADALUPE PALM  
Callestemon species - BOTTLEBRUSH  
Geigera parviflora - AUSTRALIAN WILLOW  
Melaleuca quinquenervia - CAJEPUT TREE  
Pyrus calleryana 'Bradford' - BRADFORD PEAR (D)  
Trachycarpus fortunei - WINDMILL PALM  
Washingtonia filifera - CALIFORNIA FAN PALM  
Washingtonia robusta - MEXICAN FAN PALM

### **6b. Non-view Corridor Trees**

These trees have broader crowns than the trees listed above but are still within the same height limits. Deciduous (D) habits are not preferable as they are on View Corridors. All of the View Corridor Trees may be used on Non-view Corridors.

Agonis flexuosa - PEPPERMINT TREE  
Brachychiton populneus - BOTIZE TREE  
Cupaniopsis anacardioides - CARROTWOOD  
Eucalyptus sideroxylon - RED IRONBARK  
Jacaranda acutifolia - JACARANDA (D)  
Koelreuteria bipinnata - CHINESE FLAME TREE (D)  
Ligustrum lucidum - GLOSSY PRIVET  
Metrosideros excelsus - NEW ZEALAND CHRISTMAS TREE  
Metrosideros kermadecensis - NCN  
Olea europaea - OLIVE  
Pistachia chinensis - CHINESE PISTACHE (D)  
Tristania conferta - BRISBANE BOX

### **6c Trees for Specific Streets**

El Camino Real and the Pacific Coast Highway: Washingtonia robusta - MEXICAN FAN PALM, 30 feet on center.

El Portal: Cupaniopsis anacardioides, to approximate the existing Ficus trees near the park Washingtonia robusta, planted along with the Cupaniopsis.

Camino Estrella: Phoenix canariensis, boulevard tree.

Camino de los Mares: Washingtonia robusta, boulevard tree; Platanus acerifolia, boulevard tree.

Del Mar: Cupaniopsis anacardioides, boulevard tree; Metrosideros excelsus, accent tree.

## **7. Trees for Slopes**

Trees listed here are taken from *Scenic Corridors Master Plan*.

### **7a. Coastal Slopes**

Agonis flexuosa - PEPPERMINT TREE  
Arecastrum romanzoffianum - QUEEN PALM  
Cupressus macrocarpa - MONTEREY CYPRESS  
Eucalyptus torquata- CORAL GUM  
Melaleuca nesophila - PINK MELALEUCA  
Pinus torreyana – TORREY PINE

### **7b. Inland Slopes**

Acacia baileyana - BAILEY ACACIA  
Acacia decurrens - GREEN WATTLE  
Agonis flexuosa - PEPPERMINT TREE  
Arbutus unedo - STRAWBERRY TREE  
Eucalyptus lehmannii - BUSHY YATE  
Eucalyptus leucoxylon - WHITE IRONBARK  
Eucalyptus sideroxylon - RED IRONBARK  
Eucalyptus torquata - CORAL GUM  
Geijera parviflora - AUSTRALIAN WILLOW  
Heteromeles arbutifolia - TOYON  
Melaleuca nesophila - PINK MELALEUCA  
Metrosideros excelsus - NEW ZEALAND CHRISTMAS TREE  
Pinus halepensis - ALEPPO PINE

## Shrubs: General Use

Drought resistant shrubs for General Site Conditions.

Shrubs in this section are appropriate for ornamental planting purposes in yards, open spaces, and planted setbacks. They need supplemental irrigation compatible with drought resistant trees and ground covers.

Abelia grandiflora - GLOSSY ABELIA  
Acacia - NCN  
Agapanthus species - LILY OF THE NILE  
Aloe species - NCN  
Arbutus unedo - STRAWBERRY TREE  
Bougainvillea species - NCN  
Buxus microphylla japonica - JAPANESE BOXWOOD  
Caesalpinia gilliesii – BIRD OF PARADISE BUSH  
Caesalpinia pulcherrima - BARBADOS PRIDE  
Calliandra eriophylla - FAIRY DUSTER  
Calliandra tweedii - BRAZILIAN FLAME BUSH  
Callistemon citrinus - BOTTLEBRUSH  
Calothamnus quadrifidus - NET BUSH  
Carissa grandiflora - NATAL PLUM  
Cassia armata - CANDLE BUSH  
Cassia artemisioides - FEATHERY CASSIA  
Cassia coquiembensis - NCN  
Cassia didymobrya - NCN  
Cassias sturtii - NCN  
Catha edulis - KHAT  
Ceanothus species - CALIFORNIA LILAC  
Cercis occidentalis - WESTERN RED BUD  
Cercocarpus betuloides - MOUNTAIN IRONWOOD  
Chamaerops humilis - MEDITERRANEAN FAN PALM  
Chamelaucium uncinatum - GERALDTON WAX FLOWER  
Cistus species - ROCKROSE  
Comarostaphyllis diversifolia - SUMMER HOLLY  
Convolvulus cneorum - BUSH MORNING GLORY  
Coreopsis verticillata - NCN  
Cotinus coggygria - SMOKE TREE  
Cotoneaster species - NCN  
Crassula species - JADE PLANT  
Dendromecon harfordii - ISLAND BUSH POPPY  
Dietes species - AFRICAN IRIS  
Dodonaea viscosa - HOPSEED BUSH  
Echium fastuosum - PRIDE OF MADEIRA  
Elaeagnus pungens - SILVER BERRY  
Encelia californica - BUSH SUNFLOWER  
Erigonum giganteum - ST. CATHERINE'S LACE  
Escallonia species - NCN  
Euryops pectinatus - NCN  
Fallugia paradoxa - APACHE PLUME  
Feijoa sellowiana - PINEAPPLE GUAVA



Galvezia speciosa - BUSH SNAPDRAGON  
Grevillea noellii - NCN  
Hakea laurina - PINCUSHION TREE  
Hakea saligna - WILLOWLEAF HAKEA  
Hakea suaveolens - SWEET HAKEA  
Halimocistus sahucii - NCN  
Helianthemum nummularium - SUN ROSE  
Helianthemem scoparium - BUSH ROSE  
Helianthemem valgare - PROSTRATE SUN ROSE  
Heteromeles arbutifolia - TOYON  
Hibiscus syriacus - ROSE OF SHARON  
Hypericum patulum henryi - NCN  
Ilex species - HOLLY  
Jasmine parkeri - DWARF JASMINE  
Jasmine mesneyi - PRIMROSE JASMINE  
Lantana species - NCN  
Lavandula species - LAVANDER  
Leptospermum laevigatum - AUSTRALIAN TEA TREE  
Leptospermum scoparium - NEW ZEALAND TEA TREE  
Lupinus arboreus - BUSH LUPINE  
Lysiloma thornberi - FEATHER BUSH  
Mahonia species - OREGON GRAPE  
Melaleuca species - NCN  
Metrosideros excelsus - NEW ZEALAND CHRISTMAS TREE  
Metrosideros kermadecensis - NCN  
Mimulus puniceus - RED MONKEY BUSH  
Myoporum species - NCN  
Myrtus communis - TRYE MYRTLE  
Nandina domestica - HEAVENLY BAMBOO  
Nerium oleander - OLEANDER  
Nolina longifolia - NOLINA  
Ochna serrulata - MICKEY MOUSE PLANT  
Pennisetum setaceum - FOUNTAIN GRASS  
Photinia species - NCN  
Pittosporum species - MOCK ORANGE  
Plumbago auriculata - CAPE PLUMBAGO  
Portulacaria afra - ELEPHANTS' FOOD  
Prunus species - CHERRIES  
Psidium cattleianum - STRAWBERRY GUAVA  
Punica granatum - POMEGRANATE  
Pyracantha species - FIRETHORNE  
Raphiolepis species - HAWTHORNE  
Rhamus species - COFFEEBERRY  
Rhus species - LAUREL SUMAC  
Ribes species - CURRENTS AND GOOSEBERRIES  
Rosmarinus officinalis - ROSEMARY  
Ruscus hypoglossum - NCN  
Salvia species - SAGE  
Simmondsia chinensis - JOJOBA  
Solanum suecies - VINES  
Sollya heterophylla - AUSTRALIAN BLUEBELL CREEPER

Spartium junceum - SPANISH BROOM  
Tecomaria species - HONEYSUCKLE  
Teucrium fruticans - BUSH GERMANDER  
Thevetia peruviana - YELLOW OLEANDER  
Thevetia thevetiodes - GIANT THEVETIA

### Shrubs: High Fire Hazard Areas

These shrubs may be used in other locations but are particularly suited to fire hazard areas.

Arctotheca calendula - CAPE WEED  
Baccharis pilularis - PROSTRATE COYOTE BUSH  
Coprosma kirkii - CREEPING COPROSMA  
Lippia canescens - LIPPIA  
Myoporum parvifolium - MYOPORUM  
Nerium oleander - OLEANDER  
Pyracantha species - FIRETHORNE  
Rhamnus alaternus - BUCKHORN  
Ribes species - CURRENTS, GOOSEBERRIES

## Appendix B. Glossary

**Arcade:** A row of arches, either free-standing or attached to a wall.

**Cornice:** Any projecting ornamental molding along the top of a building or wall.

**Courtyard:** An outdoor area spatially defined by a building, wall, planting or other elements.

**Gable Roof:** A sloping roof with a triangularly shaped end wall, with the slope on either side of a ridge.

**Group Open Space** (*In Multi-Family Residential*): An outdoor area for human activity that is shared by the occupants of two or more dwelling units. Examples include courtyards, patios, plazas, playgrounds, recreation fields, outdoor minimizing pools and other usable outdoor space. Parking areas, driveways, drop off areas or any other space used by automobiles shall not be considered Group Open Space.

**Hip Roof:** A roof having a line where two adjacent upward slopes meet.

**Historically Significant Sites:** A property designated as significant for historical or architectural purposes by the City of San Clemente, County of Orange, State of California., or listed on the National Register of Historic Places.

**Loggia:** A gallery open on one or more sides, usually at the edge of a structure along a garden.

**Patio:** An outdoor area that adjoins a building, and is usually paved with decorative materials.

**Pergola:** A covered walk in a garden, usually formed by a double row of posts with joists above and covered by climbing plants.

**Plaza:** An open air area for public gathering and activity. In the Spanish tradition, a public square in a town.

**Private Open Space** (*In Multi-Family Residential*): A spatially defined outdoor area for the exclusive use by occupants of one dwelling unit.

**Shed Roof:** A roof with a single slope in one direction. A building may contain several "shed" roofs, each over a part of the building.

**Streetscape:** The three-dimensional space of the public right-of-way between the planned street curb line and property line. The Streetscape area normally includes the public sidewalk and landscaped areas along the sidewalk.

**Veranda:** An open gallery or balcony with a roof, usually supported by light structural members.

## Appendix C. Recommended Reading

D. Hannaford and R. Edwards, *Spanish Colonial or Adobe Architecture of California*. 1800-1850. Architectural Book Publishing Co., Inc. 1990.

H. Philip Staats, *California Architecture in Santa Barbara*. Architectural Book Publishing Co., Inc. 1990.

Sally B. Woodbridge, *California Architecture*. Historic American Buildings Survey. 1988.

S. Polyzoides, *Courtyard Housing in Los Angeles*. University of California Press. 1982.

A. Clark, Wallace Neff, *Architect of California's Golden Age*. Capra Press, Santa Barbara 1986.

Doris Walker, *Dana Point Harbor/Capistrano Bay: Home Port for Romance*. See Pages 110-116, "San Clemente-Spanish Village by the Sea" To-The-Point Press, Dana Point. 1981, 1987.

## **Appendix D. City Council Resolution of Adoption**

### **RESOLUTION NO. 91-128**

#### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ADOPTING NEGATIVE DECLARATION NO. 91-60 AND ADOPTING THE DESIGN GUIDELINES FOR SAN CLEMENTE**

WHEREAS, the City Council directed staff and appointed an Urban Design Citizen Advisory Committee to prepare draft Design Guidelines to apply to new development requiring discretionary review in San Clemente, outside of the areas of the City covered by adopted specific plans, and

WHEREAS, the draft Design Guidelines were formulated with extensive input from the Citizen Advisory Committee and the general public at three City-wide public workshops, and

WHEREAS, the purpose of the Design Guidelines is to, among other things, aid the development design review process in San Clemente by providing written, qualitative design standards by which to judge and/or design development projects in the City, and

WHEREAS, the Design Guidelines are to be utilized by project applicants, staff and the decision making bodies responsible for discretionary review of development projects, and

WHEREAS, the principles and standards set forth in the Design Guidelines inherently allow for flexibility and creative design solutions and are to be used in conjunction with the San Clemente Municipal Code and other applicable design and safety related regulations, and

WHEREAS, the Code of the City of San Clemente and other applicable design and safety related regulations may supersede the Design Guidelines where appropriate, and

WHEREAS, the draft Design Guidelines were circulated for a 108 day public review and comment period from July 22,1991, to November 6,1991, and

WHEREAS, pursuant to CEQA Guidelines Section 15063, an initial study was prepared for the draft Design Guidelines and it was determined that the Design Guidelines would have no significant impact on the environment and, therefore, draft Negative Declaration No. 91-60 was prepared, duly advertised and posted and circulated for a twenty-one day period, and

WHEREAS, on September 9 and September 24, 1991, the Community Design Commission held duly-noticed public hearings and on October 1 and October 15 the Planning Commission held duly-noticed public hearings on the draft Design Guidelines and considered comments presented by City staff and other interested parties and forwarded a recommendation to City Council, and

WHEREAS, on November 6,1991, the City Council held a duly-noticed public hearing on the Design Guidelines for San Clemente and considered evidence presented by staff, and other interested parties.

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

Section 1: After reviewing the initial study, the proposed negative declaration and all comments received during the public review process, the City Council has determined that the Design Guidelines for San Clemente - July, 1991 will not have a significant impact upon the environment. As a result of its review of the aforementioned documents, the City Council hereby adopts Negative Declaration 91-60 and finds that a Notice of Determination pursuant to CEQA Guidelines Section 15705 should be issued.


Pursuant to Title 14, California Code of Regulation Section 753.5(c)(1), the City Council has determined that, after considering the record as a whole, there is no evidence that the proposed Design Guidelines will have the potential for any adverse effect on wildlife resources or the habitat upon which the wildlife depends. Furthermore, on the basis of substantial evidence, the City Council hereby finds that any presumption of adverse impact has adequately been rebutted. Therefore, pursuant to Fish and Game Code Section 711.2 and Title 14, California Code of Regulations Section 753.5(a)(3), the project is not required to pay Fish and Game Department filing fees.

Section 2: The City Council hereby adopts the Design Guidelines for San Clemente - July 1991 (Exhibit A) attached hereto, to be utilized and implemented immediately.

PASSED AND ADOPTED this 6th day of November, 1991.

ATTEST:

  
CITY CLERK of the City of  
San Clemente, California

  
Mayor of the City of  
San Clemente, California


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

I, MYRNA ERWAY, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. 91-128 was adopted at a regular meeting of the City Council of the City of San Clemente held on the 6th day of November, 1991, by the following vote:

AYES: BENEDICT, HAGGARD, MAYOR DIEHL  
NOES: LORCH  
ABSE: ANDERSON

  
CITY CLERK of the City of  
San Clemente, California

Approved as to form:

  
City Attorney  
L:\ms\110691\cmo Rev: 10/31

## **Appendix E. Architectural Guidelines: MU3 Zone—Mixed-use Projects on Small Lots (12,000 square feet or smaller)**

### **1. Purpose**

The purpose of these guidelines is to augment the City’s Design Guidelines to address the design challenges (see Background below) that arise when mixed-use projects are constructed on small lots in the MU3 zone. (For the purpose of these guidelines, “small lots” shall mean lots of 12,000 square feet or less.) These guidelines reflect the City’s acknowledgement that small-lot development presents specific design challenges requiring special attention.

These guidelines, in tandem with the main principles and guidelines in the City’s Design Guidelines, are meant to maintain and enhance the unique “Spanish-Village-by-the-Sea” character of the MU3 zone (referred to in the City’s Design Guidelines as The Del Mar District). The intent is to encourage site and structural development that exemplifies the Ole Hanson era. At the same time, creative interpretation of Spanish Colonial Revival architecture should be permitted, where appropriate.

### **2. Application and Amendment of Guidelines**

These guidelines will be used in the design review processes called for in the City’s Zoning Ordinance for the following types of projects on small lots in the MU3 zone:

- New mixed-use development; and/or
- Exterior modifications, alterations, or additions to buildings remaining as mixed-use and/or converting to mixed-use.

These guidelines may also be used, in conjunction with the City’s Zoning Ordinance, to assist with a determination of whether mixed-use projects on small lots are eligible for staff, Zoning Administrator, or Planning Commission waivers from design review.

For the purposes of these design guidelines, the projects described in this section shall be referred to as “mixed-use projects on small lots.” Please refer to the City Zoning Ordinance for details on the design review and waiver processes.

The removal or addition of pictures in these guidelines by City staff for the purpose of further clarifying the guidelines does not require amendment of these guidelines. The amendment of principles in these guidelines requires the approval of the City Council, with recommending authority resting with the Planning Commission. The public review process for amendments shall be that followed for the original adoption of the Design Guidelines and this Appendix.

### 3. Use of Design Guidelines

These guidelines are to be used in conjunction with the Design Guidelines of the City of San Clemente. To use these design guidelines, first consult the City's Design Guidelines and then refer to these supplemental guidelines.

These guidelines are intended to serve as a guide to property owners, business persons, developers, and/or builders of mixed-use projects on small lots in the MU3 zone. These guidelines will also provide a framework for design review by City staff, the Planning Commission Design Review Subcommittee, the Planning Commission, and the City Council, as well as input from community members. The guidelines shall serve as the basis for the decision-makers to formulate the necessary findings for their design-related decisions.

### 4. Background/Design Challenges and Objectives

The vision for Downtown San Clemente provided in the City's General Plan (1993) is one of a vibrant and relatively urban pedestrian atmosphere. The maximum height (3 stories) and floor area (2.0) allowed for mixed-use projects in this district support this vision. It can be particularly challenging to accommodate this intensity of development on small lots, which by their nature have less room to offset, buffer, and/or mitigate dense projects than large lots have. The limited amount of space on a small lot can make it difficult to achieve both the goal of relatively urban development and development that complies with the City's Spanish Colonial Revival design guidelines.

The following potential design challenges have been identified with regard to mixed-use development on small lots:

- **Massing, scale, and height: “Overly massive” buildings, buildings that appear “top heavy,” and/or buildings that appear too tall and narrow** – This type of massing is directly contrary to the low-scale and relatively limited massing typically found on small lots in Spanish Colonial Revival districts and neighborhoods and encouraged in the City's Design Guidelines. Massing problems on small lots can result from a number of factors. Given Downtown San Clemente's “village”-like scale, currently (2001) one to two stories in height, three-story structures can seem imposing and “out-of-scale” or “out of character” to the Downtown pedestrian. The ocean views from upper stories and the limited building footprints possible at the street level (because of the size of the lot and the parking required) can result in significant amounts of square footage being proposed for upper stories. The relatively narrow street frontage of most small lots can intensify the tall and narrow appearance of three story structures;
- **Massing, scale, and elevation: Long and/or tall unbroken (without openings, stepbacks, or setbacks) side and/or rear elevations** – The limited amount of space for floor area and parking on small lots is the primary contributor to this design challenge. In order to achieve desirable interior spaces and to accommodate parking, buildings almost certainly need to be located at a zero setback from rear and side property lines. When buildings are located along a side property line, public safety concerns prohibit openings for doors and



windows and balcony materials. In addition, the parking spaces and driveways required for projects limits the amount of floor area that can be built on the street level of the project. This means that additional floor area is pushed into upper stories, competing for space that could be used for balconies and setbacks;

- **Long driveways that can appear “cavernous” and “architecturally uninteresting”** – On small lots, driveways, which require a minimum width to provide adequate circulation, take up a relatively bigger proportion of the lot than on larger lots. This means that a driveway can be particularly problematic for a small lot, which by its nature, has less room to accommodate the required driveway and development that can offset the aesthetic impacts of driveways;
- **Limited landscaping and outdoor spaces** – Landscaping and outdoor spaces are two design elements that can address some of the previously discussed design challenges. The limited size of small lots can mean fewer street level opportunities for landscaping and outdoor spaces. The need for outdoor spaces and landscaping on upper stories can compete with need for interior floor area.

The specific design objectives established here for mixed-use projects on small lots, which accompany other design objectives set forth in the main body of the City’s Design Guidelines, are as follows:

- Massing, proportion and scale appropriate to Spanish Colonial Revival style;
- Compatible scale with and/or sensitive scaling toward existing neighborhood development;
- Side and rear elevations that are visually interesting from public and pedestrian spaces;
- Driveways that are designed to be as visually interesting to the pedestrian as possible;
- High density, high-quality and pedestrian-oriented landscaping and materials chosen and placed to enhance public and pedestrian views of projects.

The guidelines provided in the following section are intended to provide specific suggestions to help achieve the objectives described in the main body of the City’s Design Guidelines and previously in this appendix.

## 5. Design Guidelines

Along with the guidelines provided in the main body of the City’s Design Guidelines, mixed-use projects on small lots should comply with the following guidelines:

1. “Box-like” building forms and long unbroken and/or blank elevations are discouraged, particularly when visible from the street. The building volume or mass should be broken up into smaller units to better relate to the physical scale of the MU3 zone. Additional design techniques that should be used to break up unacceptable bulk and mass include, but are not limited to:
  - Setbacks within stories and between stories, thereby creating elevations with varied planes;



- Setbacks from side and/or rear property lines so that doors and windows may be provided to break up elevations;
- Use of varied rooflines and/or a combination of gabled, hip, and shed roofs;



- Use of a combination of horizontal and vertical elements, e.g. pilasters, columns, exterior stairways, towers;



2. Stepbacks of at least 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 building mass.
3. Third stories should be setback at least 20 feet from the front property line and 10 feet from lower stories, particularly on front and side elevations toward the street.

4. Areas of maximum height and the building's highest points should be setback from neighboring structures. Crowding or overwhelming neighborhood buildings should be avoided. The general building form should not contrast greatly with neighboring structures. If the neighboring structure is one or two-stories, then it will be particularly important to consider: 1) Significantly limiting the size of the 3<sup>rd</sup> story of the project or eliminate it entirely; and 2) Significantly stepping back the 2<sup>nd</sup> and 3<sup>rd</sup> story elements from the first story to reduce massing incompatibilities between neighboring properties.
5. Where existing or approved neighboring projects have side walls located at zero setback, proposed projects are encouraged to be located along these side walls.
6. When a street slopes, a project is encouraged to be located on the side of the lot that minimizes the differences in height between adjacent projects.
7. The appearance of vertical canyons between structures and/or between a building and the neighboring property, including those created by driveways, should be minimized. A variety of design techniques can be used to minimize the appearance of canyons, including, but not limited to:
  - Stepping back upper stories along the side elevations to increase the distance between structures as building height increases and to minimize the vertical appearance of elevations;
  - Providing a variety of planes along side elevations to create visual interest;
  - Providing setbacks from the property line along side elevations, particularly toward the street and in upper stories, to provide visual interest and to allow for doors and windows and other openings that create visual interest;

The construction of port cocheres, gates, arbors, and residential and commercial spaces above the driveway to add interesting architectural elements to the project and to shield the view of the rear portions of the project from the street;



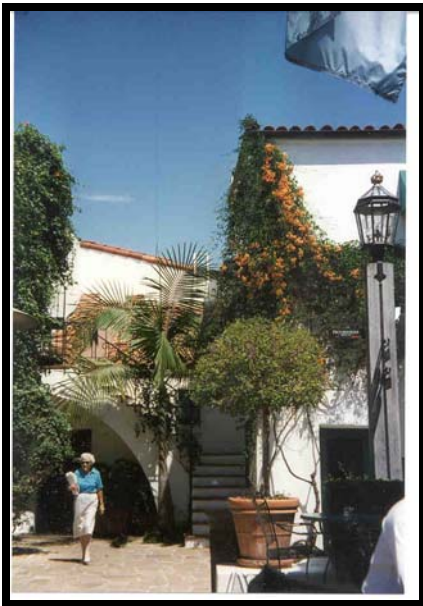


- The use of interesting and varied paving materials in the driveway including pavers, bricks, stone, stamped concrete, and combinations of these materials;
- The use of landscaping along driveways and in upper stories to buffer the massing of buildings;
- Providing significant visual interest in buildings located at the rear of the driveway and visible from the street.

8. Buildings on sloping lots should step down with the topography of the lot.
9. The minimization of curb cuts and other spatial gaps along streets is encouraged and is particularly important given the narrow street frontages of small lots. Shared parking and accessways are strongly encouraged. During the review process, applicants should attempt to make legal arrangements to share driveways and parking, where appropriate. Conditions of approval that relate to shared parking and access should be considered as part of the project review process.
10. Pedestrian linkages to other projects and streets is encouraged to encourage pedestrian circulation and minimize the need for additional parking and access to parking.
11. Materials should be used to reduce the apparent mass and/or scale of a building. Please refer to the City's Design Guidelines and particularly the Guidelines for Spanish Colonial Revival Districts for guidelines regarding materials. Complementary colors on window mullions, building trim and other design elements is encouraged to reduce a building's perceived scale.

12. Landscaping and outdoor spaces such as balconies, niches, and small courtyards should be used to reduce the apparent height, massing, and scale of buildings. The following uses of landscaping are encouraged:

- At least one canopy form tree should be provided along the front elevation, either at ground level or on a second story balcony to buffer massing impacts on the street. For the purposes of this guideline, a palm tree is not considered a canopy tree. A canopy form tree may be defined as a tree that has a width dimension similar to the height of the tree. A canopy form tree's overhead plane provides fuller density, which results in an improved screening effect. (Please refer to the attached list of recommended canopy trees);
- Landscaping on the street level and on upper stories that is chosen to maximize pedestrian interest and to buffer and/or compliment massing and scale, including the use of hanging baskets, planters and/or pots containing trees, shrubs, hedges, ornamental plants, and climbing vines. (Please refer to the attached list of recommended plants for pots);
- Selections of plant materials that provide contrast through texture and color variation (i.e., screening in multiple levels). Screening types of plant material (plants that are primarily evergreen) include plants that have a high foliage density. The following is one example of multiple level landscaping: 1) Foreground plant—*Pittosporum variegata*; 2) Midground plant—*Phothia Fransei*; and 3) Background plant—*Prunus caroliniana* 'compacta'.



Attachments:

List of Recommended Canopy Trees  
List of Recommended Plants for Pots

## Trees

C- Canopy, P- Pots

(Categories from Design Guidelines)

(1. Trees for General Site Conditions)

(1a. Evergreen and Deciduous, (D), Non-Flowering Trees)

- C – *Ceratonia siliqua* – CAROB (male only)
- C – *Cinnamomum camphora* – CAMPHORA TREE
- P – *Cordyline indivisa* – BLUE DRACENA
- C – *Cupaniopsis anacardeioides* – CARROTWOOD
- P – *Cupressus sempervirens* – ITALIAN CYPRESS
- C – *Ficus rubiginosa* – RUSTY-LEAFED FIG
- C – *Juglans californica* – SOUTHERN CALIFORNIA BLACK WALNUT (D)
- P – *Ligustrum lucidum* – GLOSSY PRIVET
- C – *Olea europaea* (fruitless varieties) – OLIVE
- C – *Platanus racemosa* – CALIFORNIA SYCAMORE (D)
- P – *Podocarpus gracilior* – FERN PINE
- C – *Quercus agrifolia* – COAST LIVE OAK
- C – *Rhus lancea* – AFRICAN SUMAC
- C – *Schinus molle* – CALIFORNIA PEPPER
- C – *Schinus terebinthifolius* – BRAZILIAN PEPPER

(1b. Evergreen and Deciduous, Flowering Trees)

- P – *Arbutus unedo* – STRAWBERRY TREE
- C – *Jacaranda acutifolia* – JACARANDA (D)
- C – *Kolreuteria bipinnata* – CHINESE FLAME TREE (D)
- P – *Melaleuca nesophila* – PINK MELALEUCA
- P – *Metrosideros excelsus* – NEW ZEALAND CHRISTMAS TREE
- P – *Prunus caroliniana* – CAROLINA CHERRY

(2. Trees for Confined Planting Spaces)

- P – *Arecastrum romanzoffianum* – QUEEN PALM
- P – *Cordyline indivisa* – BLUE DRACAENA

(3. Trees for Parking Lots)

- C – *Cupaniopsis anacardioides* – CARROTWOOD
- C – *Platanus racemosa* – CALIFORNIA SYCAMORE (D)

(4. Trees for Difficult Sites)

C – *Schinus molle* – CALIFORNIA PEPPER  
C – *Schinus terebinthifolius* – BRAZILIAN PEPPER

(5. Trees for High Fire Hazard Areas)

P – *Arbutus unedo* – STRAWBERRY TREE  
P – *Prunus caroliniana* – CAROLINA CHERRY

(6. Street Trees)

(6a. View Corridor Trees)

P – *Arbutus unedo* – STRAWBERRY TREE  
P – *Callistemon species* – BOTTLEBRUSH

(6b. Non-view Corridor Trees)

C – *Cupaniopsis anacardioides* – CARROTWOOD  
C – *Jacaranda acutifolia* – JACARANDA (D)  
P – *Ligustrum lucidum* – GLOSSY PRIVET  
P – *Metrosideros excelsus* – NEW ZEALAND CHRISTMAS TREE  
C – *Olea europaea* – OLIVE

## **Shrubs: General Use**

C- Canopy, P- Pots

P – *Arbutus unedo* – STRAWBERRY TREE  
P – *Callistemon citrinus* – BOTTLEBRUSH  
P – *Chamaerops humilis* – MEDITERRANEAN FAN PALM  
P – *Dodonaea viscosa* – HOPSEED BUSH  
P – *Escallonia species* – NCN  
P – *Feijoa sellowiana* – PINEAPPLE GUAVA  
P – *Hakea suaveolens* – SWEET HAKEA  
P – *Leptospermum laevigatum* – AUSTRALIAN TEA TREE  
P – *Leptospermum scoparium* – NEW ZEALAND TEA TREE  
P – *Metrosideros excelsus* – NEW ZEALAND CHRISTMAS TREE  
P – *Photinia species* – NCN  
P – *Prunus species* – CHERRIES  
P – *Thevetia peruviana* – YELLOW OLEANDER



RESOLUTION NO. 15-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SAN CLEMENTE, CALIFORNIA, ADOPTING INTERIM  
MIXED USE 3.2 DESIGN GUIDELINES

WHEREAS, on February 4, 2014, the City Council adopted the Centennial General Plan; and

WHEREAS, The Centennial General Plan contains an implementation measure to update the City's Design Guidelines (Urban Design Element Implementation Measure No. 13). A work program and schedule for the updating of the City's Design Guidelines will be determined at a date uncertain, upon direction by the City Council; and

WHEREAS, on February 3, 2015, the City Council initiated a General Plan Amendment (GPA) 15-049 to address cleanup items, make clarifications, and make land use changes; and

WHEREAS, through the review and processing of GPA 15-049, the Planning Commission recommended the adoption of design guidelines in conjunction with amended development standards for the Mixed Use 3.2 zone, and that such design guidelines be folded into a future update of the City's Design Guidelines; and

WHEREAS, the proposed "Interim Guidelines", attached hereto as Exhibit A, are used to evaluate the architectural design and site planning of projects proposed in the Mixed Use 3.2 zone, through a discretionary process, as a supplement to the City's Design Guidelines. The proposed guidelines inform City staff, decision making bodies, and public which design practices are encouraged. The interim guidelines are to be used until the City's Design Guidelines are updated; and

WHEREAS, the Planning Division completed an environmental assessment of the proposed zoning amendments for compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 21065, the proposed Interim Guidelines do not meet the definition of a "project" as it does not have the potential to cause physical changes in the environment as they are guidelines, not development standards, that are meant to identify and clarify encouraged design practices for projects separately reviewed on a case-by-case basis for compliance with CEQA; and

WHEREAS, on September 2, 2015, the Planning Commission considered a preliminary draft of the proposed guidelines, considered a staff presentation and public testimony, and provided direction; and

WHEREAS, on September 16, 2015, the Planning Commission held a duly noticed public hearing on the proposed Interim Mixed Use 3.2 Design Guidelines, considered evidence presented by City staff including a draft 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 November 3, 2015, 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; and

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

Section 1: CEQA Findings. The proposed Interim Guidelines are not a "project" as defined in California Environmental Quality Act (CEQA) Guidelines Section 21065; therefore, they are not subject to CEQA and no further environmental review is required.; and

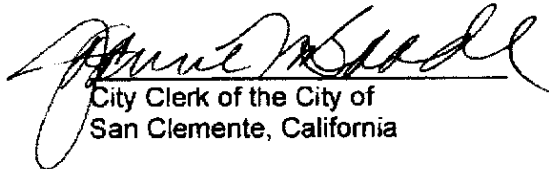
Section 2: Adoption of Interim MU3.2 Design Guidelines. The City Council of the City of San Clemente hereby adopts the Interim Mixed Use 3.2 Design Guidelines, attached hereto as Exhibit A.

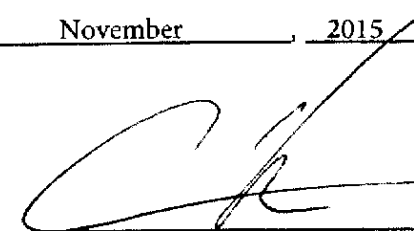
Section 3: Effective Date. The Design Guidelines shall become effective on the thirtieth day after passage of this resolution.

Section 4: City Clerk Certification. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED this 3rd day of November, 2015.

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. 15-49 was adopted at a regular meeting of the City Council of the City of San Clemente held on the 3<sup>rd</sup> day of November, 2015, by the following vote:

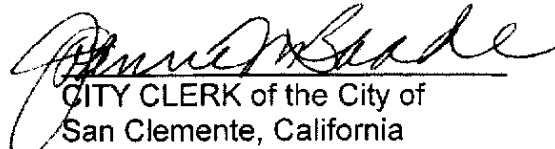
AYES: BAKER, WARD, MAYOR HAMM

NOES: NONE

ABSTAIN: BROWN

ABSENT: DONCHAK

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Clemente, California, this 11<sup>TH</sup> day of Nov., 2015.

  
CITY CLERK of the City of  
San Clemente, California

Approved as to form:

  
City Attorney

## EXHIBIT A

### INTERIM MU3.2 DESIGN GUIDELINES

Urban Design Element Implementation measure No. 13 of the Centennial General Plan calls for an update the City Design Guidelines. Until an update is complete, projects within the Mixed Use 3.2 zone should be reviewed for consistency with the following guidelines and the City Design Guidelines. The following design guidelines should be incorporated into the City's Design Guidelines when updated.

#### ***Alley setback and articulation***

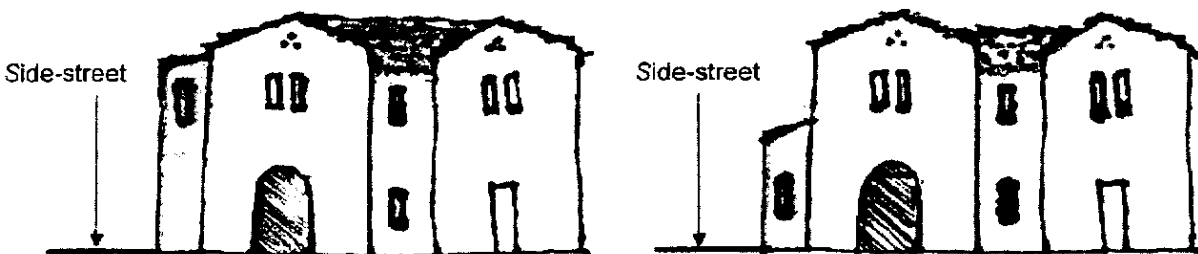
- Provide varied setbacks along the alley to break up building mass and add architectural interest, depth, and shading to the rear facing facade.

#### ***Minimize obstruction of freeway ocean views***

The following design guidelines are applicable when projects are sized or located in areas where freeway ocean views may be obstructed.

- Align roof ridgelines to be mostly perpendicular to S. El Camino Real (see figure 1 below).
- On corner lots, step building mass and rooflines down to side streets in instances where this will maximize freeway ocean viewpoints between blocks (see figure 1 below).
- For larger sites, cluster buildings or divide larger building mass into smaller modules to provide freeway ocean viewpoints within a block (see figure 2 below).

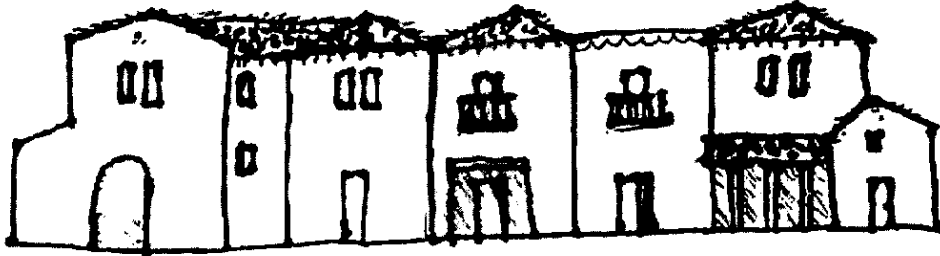
***Figure 1 – Corner lot step and perpendicular rooflines***



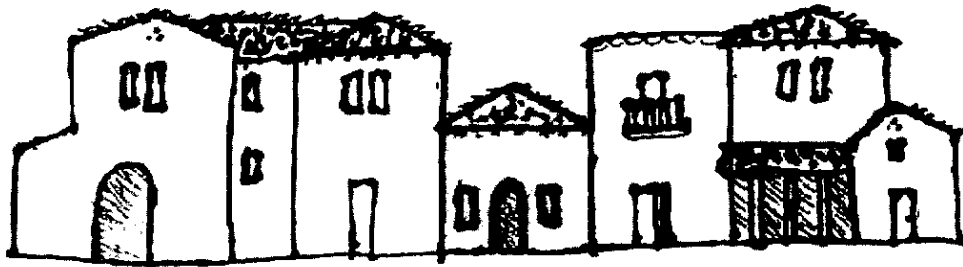
*Discouraged.* Highest roof ridgeline (hip) is parallel, not perpendicular, to S. El Camino Real. The building mass (left side) doesn't step down to side-street. This reduces potential for freeway ocean viewpoints between blocks.

*Encouraged.* Highest roof ridgelines (gables) are mostly perpendicular to S. El Camino Real to minimize building obstruction of freeway ocean views. Building mass transitions down to side-street to maximize freeway ocean viewpoint between blocks.

**Figure 2 – Large lot building clustering and mass divisions**



*Discouraged.* With more lot area, there is more flexibility to size and place building mass to provide freeway viewpoints of the ocean between the outer building envelope of the block.



*Encouraged.* Buildings mass is divided and spaced apart to provide freeway viewpoints within the outer building envelope of the block. This may involve a reduction of floor area to one-story in areas or a relocation and redesign of building mass to be tucked more into rear facing slopes or between S. El Camino Real and alley facing building area.

### **Landscaping**

- Incorporate landscape area between the building and alley with sufficient space for planting that softens the appearance of buildings.