



## Design Review Subcommittee (DRSC)

Meeting Date: March 23, 2022

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

**SUBJECT:** **Los Molinos Design Guidelines and Standards**, a request for input on updates to design guidelines and standards for Los Molinos as a General Plan Implementation Measure and the City project underway to update the West Pico Corridor Specific Plan.

### **BACKGROUND**

On March 16, 2022, the Planning Commission had a study session (“study session”) to get familiar with a City project underway to update the West Pico Corridor Specific Plan and expand the Architectural Overlay, initiated by the City Council on August 17, 2021. The project includes amendments to the City’s Centennial General Plan, Local Coastal Program Land Use Plan (LUP), West Pico Corridor Specific Plan (Specific Plan), and Title 17 Zoning to:

- Change the land use designation of two industrial parcels;
- Expand the Architectural Overlay District to include additional parcels;
- Update the Specific Plan to be consistent with the General Plan and Local Coastal Program Land Use Plan (LUP), as required by State law, and expand the Specific Plan area to include additional parcels. Additionally, this part of the project also includes an update to design guidelines and standards for Los Molinos that implement General Plan and LUP policies for the Los Molinos Focus Area. The design guidelines are the subject of this report.
- Update Title 17 Zoning to reflect and clarify the changes above.

To support staff’s work, this item has been scheduled to get DRSC input on Los Molinos design guidelines. Staff will draft amendments based on DRSC’s input, in addition to public comments received from community meetings and discussions with the Los Molinos Business Group (LBG). It is anticipated draft amendments will be available for public review in May or June 2022. The study session materials are provided as Attachment 1.

### **Los Molinos General Plan Focus Area**

The General Plan identifies Los Molinos as one of eight focus areas with the most potential for change. The Los Molinos focus area is described as a *“special industrial district in the community. It celebrates its history as the industrial center for the surfing industry, local arts and crafts, and as an area where business incubation is encouraged.”* The General Plan maps show the area includes Pico Plaza/Pico Corridor, the Los Molinos industrial park, and residential parcels on Avenida De La Estrella and Calle Bonita (see red outline on Attachment 3). While this defined area is named “Los Molinos” for policy setting, the community commonly understands Los Molinos to be the industrial park

bounded to the south by El Camino Real, to the west by the drainage channel and City treatment facility, Via Pico Plaza to the north, and residential neighborhoods along Calle Redondel.

## **DISCUSSION**

The following design topics are discussed in this report.

- Los Molinos Architectural District
- Architectural styles
- Building materials
- Roof materials
- Landscape and streetscape
- Parking

These topics have been a focus of public outreach and staff analysis to understand and draft design guidelines and standards that follow the intent of policies for Los Molinos. Each topic is described below and examples of draft amendments being considered. The examples are shown below for staff to get guidance on the general direction for the Los Molinos design guidelines. See Attachment 1, Exhibit A for excerpts of the General Plan and LUP that identify the goals and policies for Los Molinos. Attachment 2 includes existing Specific Plan design guidelines and standards.

### **Los Molinos Architectural District**

General Plan policies require new development and major remodels in the Specific Plan to have Spanish Colonial Revival or Spanish architecture, when proposed in gateway areas, Pico Plaza, Pico Corridor, and the Architectural Overlay district on Calle Lago and property frontage on North El Camino Real. The Los Molinos architectural district would include remaining Specific Plan area:

- Los Molinos industrial park,
- The west portion of Bonita Canyon Park. General Plan policy UD-5.09 allows public buildings to have architecture other than Spanish Colonial Revival if proposed in districts allowing different architectural styles, such as Los Molinos;
- Residential parcels on Avenida De La Estrella and Calle Bonita; and
- Rear of Neighborhood Commercial properties on North El Camino Real in the Architectural Overlay district. The properties slope down to and front Calle Valle and the Los Molinos focus area. The rear of the subject parcels are part of a Los Molinos street scene on Calle Valle. To ensure development of these properties is in character with El Camino Real and Los Molinos, staff proposes amendments that require Spanish architecture for improvements above the grade of El Camino Real, and Los Molinos architecture for improvements below the grade of El Camino Real.

Refer to Attachment 1, Exhibit G for a draft map of Specific Plan architectural districts. Staff reviewed this map with the LBG and received supportive comments on proposed boundary of the Los Molinos district and approach to through-lot properties on El Camino Real with rear frontage to Calle Valle and Los Molinos.

### **Architectural Style**

Below are General Plan and LUP policies specific to architecture in Los Molinos:

- General Plan Policy LU-9.06, Design Treatment, “We encourage an eclectic mix of architectural styles, colors, materials, landscaping and public art throughout the area, consistent with City Design Guidelines and the Urban Design Element.”
- LUP Policy LU-69, Architectural Styles, “Encourage the use of diverse architectural styles that reflect the eclectic character and local context of these areas. Emphasis shall be placed on quality design and building materials.”

On several occasions, staff has discussed these policies with the LBG to get their opinions on what architectural styles, materials, colors, details, etc.; are or aren't in character with Los Molinos. In summary, staff received the following comments:

- Consistent with policies above, the Specific Plan should allow a mix of architecture, colors, and materials. Therefore, while some architectural styles would clearly not fit well in Los Molinos, the City should not include a long list of architectural styles that are prohibited. However, there was consensus that Spanish architecture should not be allowed to distinguish Los Molinos from other areas of the City, given the area has its own character and heritage.
- There is desire to improve the condition of properties but emphasis was made on maintaining the area's character with high quality projects that contribute to the area's heritage as a flex-use industrial center for the surf community, commerce, business incubation, and arts and crafts. Projects should have a design that fits within the industrial architectural theme and function of the area but the Specific Plan update should provide added opportunities for public art, eclectic colors and materials, and visible building equipment that adds aesthetic value to a project, such as a windmill, water towers, and cisterns, etc.
- There is not a need to make large changes to design guidelines and standards. The LBG was averse to adding requirements but supported changes that provide more flexibility in terms of materials, credit for on-street parking, and public art.

**Architectural Vision Statement** – To implement policies and address public comments, staff proposes to add an architectural vision statement in the Specific Plan that encourages:

- Projects compatible with, maintain the architectural character of, and show case Los Molinos' heritage as a flex-use industrial center for the surf community, commerce, business incubation, and arts and crafts. Projects should have a high-

quality design that fits within the industrial architectural theme and function of the area. Spanish architecture and other classical ornate architectural styles (e.g. Victorian) should not be used that do not represent its heritage as a special industrial district.

- Design that prioritizes functionality and then design, considering Los Molinos is an industrial area and this design principle is common for styles within the umbrella of industrial architecture.
- Use of high-quality, raw rough materials are encouraged to accent building forms or cover walls and roof surfaces as a character defining feature. These materials may be have distressed or worked finish, as if they have years of heavy use and weathering. Examples include exposed brick walls, corrugated finished metal (e.g. acid wash or painted), concrete, stone, and steel beams, etc.
- Minimized ornamentation except for purposeful details, colors, public art, and other eclectic flourishes that contribute and highlight the area's heritage, such as a sign or wall with a tile mosaic that has a surf theme or Rainbow Sandals teak facade.
- Building equipment may be visible from public property if the equipment contributes to the architectural character of the site and industrial district, and the function of an industrial use, such as windmills and cisterns.

### **Building Wall Materials**

The Specific Plan encourages the following wall materials. Below are examples of proposed changes staff supports to implement architectural policies (changes below are in strikethrough and underlined text).

Exterior walls are encouraged to have raw rough exposed materials, where practical, ~~materials that contain~~ with integral color and texture such as pre-cast concrete, brick, split-faced block and ribbed finished corrugated metal wall systems ~~should be utilized~~. Avoid bright colors and highly-reflective wall surfaces. Colors should harmonize and provide contrast as needed to give Earth tones and warm light colors are preferable. ~~Visual relief should be provided~~ on long walls through pilasters, reveals, color and material changes, or small off-sets in plan view.

### **Roof Materials**

The Specific Plan encourages the following roof materials. Below are examples of proposed changes staff supports to implement architectural policies (changes below are in strikethrough and underlined text).

Careful attention should be given 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. Metal roofing systems with integral color (earth tone) may be used; however, bright-colors and highly reflective wall surfaces, including unfinished galvanized metal roofing, are strongly discouraged. Roof Equipment should be screened from public

view by being enclosed which is compatible with the architecture of the main building, unless equipment contributes to the architectural character of the site and industrial district, and the function of a permitted use, such as windmills, water towers, and cisterns. ~~If screening is appropriate, the equipment should be organized on the roof to give an uncluttered appearance and painted to match the roof color.~~

### **Landscape and Streetscape**

Below are General Plan and LUP policies specific to landscape in Los Molinos:

- General Plan Policy LU-9.06, Design Treatment, “We encourage an eclectic mix of architectural styles, colors, materials, landscaping and public art throughout the area, consistent with City Design Guidelines and the Urban Design Element.”
- General Plan Policy LU-9.08, Entryways/Corridor Landscaping, “We maintain entryways and an attractive, well-defined landscaped edge along Avenida Pico and Calle de Los Molinos to signify arrival to the City of San Clemente and the Los Molinos area.”
- LUP Policy LU-68, Entryways/Corridor Landscaping, “Maintain entryways and an attractive, well-defined landscaped edge along Avenida Pico and Calle de Los Molinos to signify arrival to the City of San Clemente and the Los Molinos area.”

### **Vertical Landscaping**

The Specific Plan requires landscaping coverage at either: 10 percent if planted at ground level, or 20 percent if provided in permanently affix landscape planters on the upper levels such as balconies. There is no option to count vertical landscaping such as plant walls or trellis' toward the 20 percent requirement for multiple levels. Staff supports changing this so industrial building facade can be softened by landscaping with credit towards requirements. Vertical planting would be counted based on wall surface area that is covered with plant material.

### **Plant Selection Criteria**

Currently, the Specific Plan states plant materials should be selected that reinforce the “Spanish Village By the Sea” theme with palm and citrus trees, tropical plants, fruitless olive trees, and bougainvillas. The project will update plant selection criteria and streetscape tree lists to be in character with Los Molinos, versus the City’s Spanish Colonial Revival theme, and for consistency with policies encouraging plants that are drought-tolerant, native species, and non-invasive. Additionally, the State Model Water Ordinance limits landscaping irrigation so there is other incentive for the design guidelines to encourage drought tolerant plant material.

These updates are being drafted in consultation with maintenance staff and informed by prior materials received from the City’s landscape to update the Pier Bowl Specific Plan and respond to various tree issues in the City. In addition to the Specific Plan, the City’s Design Guidelines include a more comprehensive list of recommended plant materials

that can be used to design a project; however those guidelines are also in need of an update for consistency with policies. An update of the City's Design Guidelines are part of the work program with work to begin in the future when directed by the City based on priorities and staff resources.

- For shrubs, groundcover, and vines, staff proposes for the Specific Plan to require landscaping to primarily consist of California native species to distinguish Los Molinos from other City areas. Alternate drought-tolerant species could be used if natives are not suitable to meet site conditions and needs for the function of the land use. This differs from other City areas that require a minimum of 60% of required landscaping to have native plants. Staff's position is that this would distinguish Los Molinos consistent with General Plan policy LU-9.06 above.
- For trees in parking lots or to provide shade canopy, Holly Oak trees would be preferred. Currently, no tree type is specified for this purpose.
- For street trees, staff recommends using Western Rosebuds as the primary street tree, a California native species, and Little Gem Magnolia as secondary trees, that are drought tolerant. These trees are suggested after considering Right-of-Way widths, maintenance needs, health observations in the field, water needs, etc. Currently, the Specific Plan recommends Nerium Oleander trees that is inconsistent with policies above.

## **Streetscape**

According to the policies above, Avenida Pico and Calle de Los Molinos are to have a well-defined landscape edge. Staff walked with Los Molinos businesses along the Calle De Los Molinos street scene and collector roads (e.g. Rincon Court) to take photographs to discuss the Specific Plan and existing conditions with maintenance and public works staff. Photographs are provided as Attachment 3. The following conclusions were made:

- There is eight feet of Right-of-Way (ROW) along Calle De Los Molinos. With eight feet of ROW behind the curb, this provides 3 feet 6 inches of ROW for a planter for native shrubs and groundcover.
- Generally, the ROW contains a two-foot wide planter behind the curb and mature palm trees the City did not plant. These palm trees are spaced within inches of the sidewalk, where four feet of separation between trees and the sidewalk is recommended to minimize damage to public improvements. Public works staff recommends for sidewalks to be curb adjacent, meaning the existing palm trees should be removed when projects are proposed. This also applies to collector roads with less ROW (approximately 10 inches) on streets such as Rincon Court.
- When street trees are planted, they should be installed on private property with mature trunks spaced a minimum four feet from the sidewalk. The Specific Plan states trees should be planted within 10 feet of sidewalk. If there is no sidewalk,

this distance is also 10 feet. Staff proposes to change this distance to 14 feet 6 inches from curb to maintain space to install sidewalk.

- On private property, additional planter areas should be provided with adequate plantings and space to support trees and screen parking areas. Trees are required at one tree per 25 feet of frontage. The Specific Plan calls for trees to be planted at least every 25 feet on center. Staff does not support the rigidity of this guideline, considering Los Molinos is an industrial area with higher needs to truck access so site function is a priority, then design. Therefore, staff proposes for tree spacing that is compatible with the function and access of each site, but ideally spaced 25 feet on center.

With regard to Avenida Pico, work is ongoing to identify what design guideline changes are needed to implement policies. To follow the project schedule, changes will be presented to the Planning Commission in the public review draft.

### **Parking**

Staff proposes to allow parking spaces to be credited as required parking spaces for a permitted or conditionally permitted use if located within adjoining street frontage of the lot and marked on-street. This provision was similarly incorporated into the Pier Bowl Specific Plan. It is expected this change would meet LUP policies to gain Coastal Commission support.

### **Conclusion**

Staff requests DRSC input on the above approaches for updating the Los Molinos guidelines according to policies and community comments.

### **Attachments**

1. March 16, 2022 Planning Commission Study Session Materials  
Exhibit A – Los Molinos General Plan and LUP Policies  
Exhibits B to F – Study Session Maps  
Exhibit G - Draft Architectural Styles Map for Specific Plan Area
2. Los Molinos Design Guidelines and Standards
3. Photographs of Calle De Los Molinos



# PLANNING COMMISSION STUDY SESSION MEMORANDUM

Date: March 16, 2022

To: Planning Commissioners  
 From: Christopher Wright, Associate Planner II  
 Subject: West Pico Corridor Specific Plan Update and Architectural Overlay Expansion

This study session is to familiarize the Planning Commission with a City-initiated project underway to update the West Pico Corridor Specific Plan and expand the Architectural Overlay.

## Background

On August 17, 2021, the City Council initiated amendments to the City's Centennial General Plan, Local Coastal Program Land Use Plan (LUP), West Pico Corridor Specific Plan (Specific Plan), and Title 17 Zoning to:

- Change the land use designation of two industrial parcels;
- Expand the Architectural Overlay District to include additional parcels;
- Update the Specific Plan to be consistent with the General Plan and Local Coastal Program Land Use Plan (LUP), as required by State law, and expand the Specific Plan area to include additional parcels; and
- Update Title 17 Zoning to reflect and clarify the changes above.

## Proposed Land Use Change

The project includes a General Plan Amendment (GPA) and Local Coastal Program Land Use Plan Amendment (LUPA) that would change the land use designation of two split-zoned industrial parcels located at 1510 Avenida De La Estrella, comprising approximately 132,552 square feet of land area. The Heavy Industrial (HI) and Light Industrial (LI) land use designations currently run across the two parcels, resulting in "split zoning" where approximately 48,720 square feet of property is designated Light Industrial, with frontage to Avenida De La Estrella, and the remaining area of the two parcels is designated Heavy Industrial. The two parcels would be redesignated from HI and LI to be entirely HI as shown on **Attachment 3**. This would result in the following two changes to the allowed development of the property at 1510 Avenida De La Estrella:

- **Density Increase.** The allowed Floor Area Ratio (FAR) would increase from a 0.50 FAR to 0.75 FAR, resulting in an allowable increase of approximately 12,180 square feet. The maximum allowed square footage of the two parcels would change from approximately 87,235 square feet to 99,415 square feet.

- **Make Existing Use Conforming.** The land use change would make the existing non-conforming automobile towing and salvage use on the subject parcels a conforming use. The Specific Plan allows two conditionally permitted uses in HI zones that are not permitted in LI zones: 1) towing and salvage yards, and 2) concrete batch plants. The Council direction was to exclude the concrete batch plants as a possible use on the two parcels.

In summary, the intent of the land use change is to eliminate split zoning on two properties and convert an existing non-conforming use into a conforming use. The land use change is not anticipated to intensify use of hazardous materials or generate significant environmental impacts.

### **Expansion of Architectural Overlay District**

Pursuant to Municipal Code Section 17.56.020, Architectural (-A) Overlay District, the intent of the Architectural Overlay District is to establish a visually distinct Spanish architectural district with a pedestrian orientation. The amendments would expand the Architectural Overlay District to include several properties that front primary circulation routes between the Downtown and Pier Bowl in order to integrate the architectural character of the visitor-serving districts, as shown on **Attachment 6**. The project will update maps for the General Plan, LUP, and Zoning to reflect the expanded Architectural Overlay boundaries. Existing land use designations and zoning underlying the overlay district would remain the same.

### **West Pico Corridor Specific Plan Update**

The project will update the development standards, permitted uses, design guidelines, and other content within the Specific Plan to be consistent with the Centennial General Plan and LUP, as required by State law, and to reflect the proposed land use change at 1510 Avenida De La Estrella. Additionally, the City Council supported an expansion of the Specific Plan area, as described below and shown on **Attachments 4 and 5**.

- **Entirety of Los Molinos Focus Area** - In the process of preparing the Centennial General Plan, the community identified the Los Molinos area as one of eight focus areas to have the most potential for change. Currently, a portion of the focus area is part of the Specific Plan. Several properties along the south and east boundaries are excluded. If expanded to include the entirety of Los Molinos, the Specific Plan will become a more useful and effective tool to implement General Plan goals and policies by establishing new zoning standards and design guidelines. See Attachment 1 for Los Molinos goals and policies.
- **Portion of Bonito Canyon Park and Industrial Parcels Outside Los Molinos** - The Specific Plan would also be expanded to include four industrial parcels at 1511 Avenida De La Estrella, 108 and 1607 Calle Lago, 1623 North El Camino Real; and include the west portion of Bonito Canyon Park. Currently,

these properties are zoned Light Industrial (LI) and the parcels on Calle Lago and North El Camino Real are also in the Mixed-Use (MU) Overlay District, where mixed use developments are allowed pursuant to Mixed Use 1 (MU 1) zoning standards. The Specific Plan's light industrial development standards and permitted uses would be applied to the industrial parcels added to the Specific Plan.

### **Architectural Design.**

The General Plan contains several architectural policies that apply to properties in the proposed boundary of the West Pico Corridor Specific Plan. Refer to Attachment 1 for these policies that require:

- Spanish Colonial Revival architecture in gateway areas adjacent to or opposite the Interstate-5 Avenida Pico off-ramp (Policy UD-2.01);
- Spanish Colonial Revival or other true form of Spanish architecture in the Pico Plaza/Pico corridor area;
- A mix of architecture in Los Molinos that is in character with the area's heritage (LU-9.05); and
- Spanish architecture on El Camino Real parcels in the Architectural Overlay (UD-5.07).

The project will update Specific Plan design guidelines according to these policies and include a map that defines which architectural style is required for a property. See Attachment 7 for a draft map, based on the following approach to implement the policies.

- **Gateway parcels/Pico Plaza/Pico corridor.** The Specific Plan currently requires Spanish architecture in Pico Plaza. The proposed amendments clarify Spanish Colonial Revival architecture is required on gateway parcels, Pico Plaza/Corridor, and the City's treatment facility site visible from Avenida Pico.
- **Los Molinos.** Staff is collaborating with Los Molinos Business Association on design guidelines for the focus area. The association's position is generally to maintain the area's character and allow space for varied design.
- **El Camino Real Properties.** The Architectural Overlay district includes 10 Neighborhood Commercial properties on North El Camino Real that slope down to and front Calle Valle and the Los Molinos focus area. General Plan Policy UD-5.07 requires new development and major remodels on these parcels to have a true form of Spanish architecture, such as Spanish Colonial Revival, Mission, Monterey, etc. However, policy LU-9.05 also encourages architecture in Los Molinos that fits the area's character and history as a special industrial center for the surf industry, local arts, and business development. The rear of the subject parcels are part of a Los Molinos street scene on Calle Valle. To ensure development of these properties is in character with El Camino Real and Los Molinos, staff proposes amendments that require:

- Spanish architecture for site improvements that exceed the grade of El Camino Real at the property line, and
- Architecture that follows Los Molinos design guidelines where improvements do not exceed the grade of El Camino Real.

**Status and Next Steps**

Since the project was initiated, the following progress has occurred:

- Three community meetings were held in 2021 on October 7th, November 8th, and December 14th.
- Staff has had meetings with the Los Molinos Business Association to discuss topics specific to Los Molinos such as design guidelines to implement General Plan policy for the focus area.
- Michael Baker and Associates (MBA) Consulting Firm was selected to prepare an Addendum to the General Plan’s Environmental Impact Report (EIR Addendum) to fulfill requirements of the California Environmental Quality Act (CEQA). An administrative draft is being prepared.
- Staff has been preparing a working draft of the amendments.

A Design Review Subcommittee (“DRSC”) meeting has been tentatively scheduled for March 23, 2022 to discuss the Los Molinos Design Guidelines.

Staff anticipates completing a public hearing draft of the amendments and EIR Addendum for public review in May or June 2022. Please see Table 1: Project Timeline that provides an overview of project completion. Moreover, the updated Specific Plan will be part of the Local Coastal Program Implementation Plan (IP) being processed concurrently with this project.

**Table 1: Project Timeline**

Action Items	Anticipated Date
PC Study Session (this meeting)	March 16, 2022
DRSC Meeting – Los Molinos design guidelines	March 23, 2022
Planning Commission Hearings	May-June 2022
City Council Hearings	July-August 2022

**Attachments:**

- A. General Plan Policies
- B. Current Land Use Map for Specific Plan Area
- C. Map of Proposed Land Use Change at 1510 Avenida De La Estrella
- D. Map of Proposed Specific Plan Expansion
- E. Proposed Land Use Map for Specific Plan
- F. Map of Proposed Architectural Overlay Expansion
- G. Draft Architectural Styles Map for Specific Plan Area

## General Plan Land Use Element, Los Molinos Goal and Policies

The Los Molinos Focus Area is a special industrial district in the community. It celebrates its history as the industrial center for the surfing industry, local arts and crafts, and as an area where business incubation is encouraged. At the same time, the area continues to allow successful small businesses to maintain and expand their operations. Los Molinos is primarily an industrial and commercial neighborhood located north of the western end of North El Camino Real, bounded on the east by Interstate 5, on the west by the Avenida Pico and Marblehead Coastal, on the north by Marblehead Coastal, and on the south by Los Obreros lane and residential neighborhoods.

The area generally west of Calle Industrias and southeast of Avenida Pico is primarily an industrial area. It is envisioned as the heart of a thriving, creative business incubator district that builds upon its industrial and surf heritage. Vehicle and marine sales and services are also accommodated in this Area. The largely commercial area east of Calle Industrias and adjacent to Interstate 5 is envisioned as an institution-anchored employment center offering learning, employment and housing opportunities.

### GOAL:

A vibrant business incubator district that respects, protects, and builds upon the area's eclectic character and land uses, and that provides new educational and employment opportunities for San Clemente's residents and employees.

### POLICIES:

- LU-9.01. ***Existing Industrial Property Owners and Businesses.*** Recognizing the industrial heritage of the area and its economic benefits to the community, we allow property owners and business to maintain and expand their operations, consistent with the General Plan and Zoning Code.
- LU-9.02. ***Los Molinos Public/Private Partnership.*** We routinely communicate and collaborate with existing property owners and businesses to understand their needs, identify strategies to improve their businesses and properties, and ensure compliance with City standards and regulations.
- LU-9.03. ***Institutional, Residential and Office Uses.*** We encourage the transition of the Pico Plaza commercial center through means of a [Professional/Office Overlay](#) that requires a master plan for employment and or educational/institutional uses. The Pico Plaza is also identified in the Housing Element as having potential for mixed, residential and commercial uses with an affordable housing component. Existing uses, including residential uses that are consistent with the underlying Community Commercial land use designation, will continue to be allowed.

LU-9.04. **Transit Opportunities.** As part of planning efforts to redevelop the existing Pico Plaza commercial center, we encourage the reservation of an adequate portion of the site to accommodate a transportation center in the event that coastal railroad tracks are relocated inland.

LU-9.05. **Bike and Pedestrian Environment.** We provide a high quality bicycle and pedestrian environment with “[living street](#)” designs, consistent landscaping, lighting, sidewalks, traffic calming measures, bikeways and trails, consistent with the Bicycle and Pedestrian Master Plan, Tree Ordinance and Design Guidelines.

LU-9.06. **Design Treatment.** We encourage an eclectic mix of architectural styles, colors, materials, landscaping and public art throughout the area, consistent with City Design Guidelines and the Urban Design Element.

LU-9.07. **Nearby Residential Neighborhoods.** We work with property owners, businesses and nearby residents to avoid, and where they possible, resolve conflicts between industrial operations and residents’ quality of life.

LU-9.08. **Entryways/Corridor Landscaping.** We maintain entryways and an attractive, well-defined landscaped edge along Avenida Pico and Calle de Los Molinos to signify arrival to the City of San Clemente and the Los Molinos area.

### General Plan Urban Design Element Policy

UD-5.08. **Los Molinos and the Surf Zone\*.** We encourage the use of diverse architectural styles that reflect the eclectic character and local context of these areas. Emphasis shall be placed on quality design and building materials per the Zoning Code and Design Guidelines.

### General Plan Implementation Measure 19 (from Strategic Implementation Program)

ELEMENT	GENERAL PLAN POLIC	IM #	PRIORITY LEVEL	IMPLEMENTATION MEASURE DESCRIPTION	LEAD DEPT.	STATUS
URBAN DESIGN (UD)	UD-5.08	19	MEDIUM PRIORITY	Update design guidelines in the West Pico Corridor Specific Plan to provide new design guidance for architecture and landscape character.	Community Development	Not started

## Coastal Land Use Plan Policies, Los Molinos Focus Area

- LU-64 Existing Industrial Property Owners and Businesses.** Recognizing the industrial heritage of the area and its economic benefits to the community, allow property owners and business to maintain and expand their operations, consistent with the General Plan and Zoning Code.
- LU-65 Los Molinos Public/Private Partnership.** The City will routinely communicate and collaborate with existing property owners and businesses to understand their needs, identify strategies to improve their businesses and properties, and ensure compliance with City standards and regulations.
- LU-66 Design Treatment.** Encourage an eclectic mix of architectural styles, colors, materials, landscaping and public art throughout the area.
- LU-67 Nearby Residential Neighborhoods.** Work with property owners, businesses and nearby residents to avoid, and where possible, resolve conflicts between industrial operations and residents' quality of life.
- LU-68 Entryways/Corridor Landscaping.** Maintain entryways and an attractive, well-defined landscaped edge along Avenida Pico and Calle de Los Molinos to signify arrival to the City of San Clemente and the Los Molinos area.
- LU-69 Architectural Styles.** Encourage the use of diverse architectural styles that reflect the eclectic character and local context of these areas. Emphasis shall be placed on quality design and building materials.

## Architectural Policies for West Pico Corridor

The following General Plan and LUP policies apply to architecture in the specific plan area (with proposed expansion).

### General Plan

**LU-9.06 Design Treatment.** We encourage an eclectic mix of architectural styles, colors, materials, landscaping and public art throughout the area, consistent with City Design Guidelines and the Urban Design Element. *(LU-9.06 also above for Los Molinos General Plan policies)*

**UD-5.16 Commercial Areas Outside of the Architectural Overlay.** Outside of the Architectural Overlay, new buildings and major remodels shall follow either Spanish Colonial Revival architectural style or shall follow the Design Guidelines for "Other Spanish" architectural styles. This includes new and existing commercial centers in these areas: 1) Pico Plaza/Pico Corridor, 2)

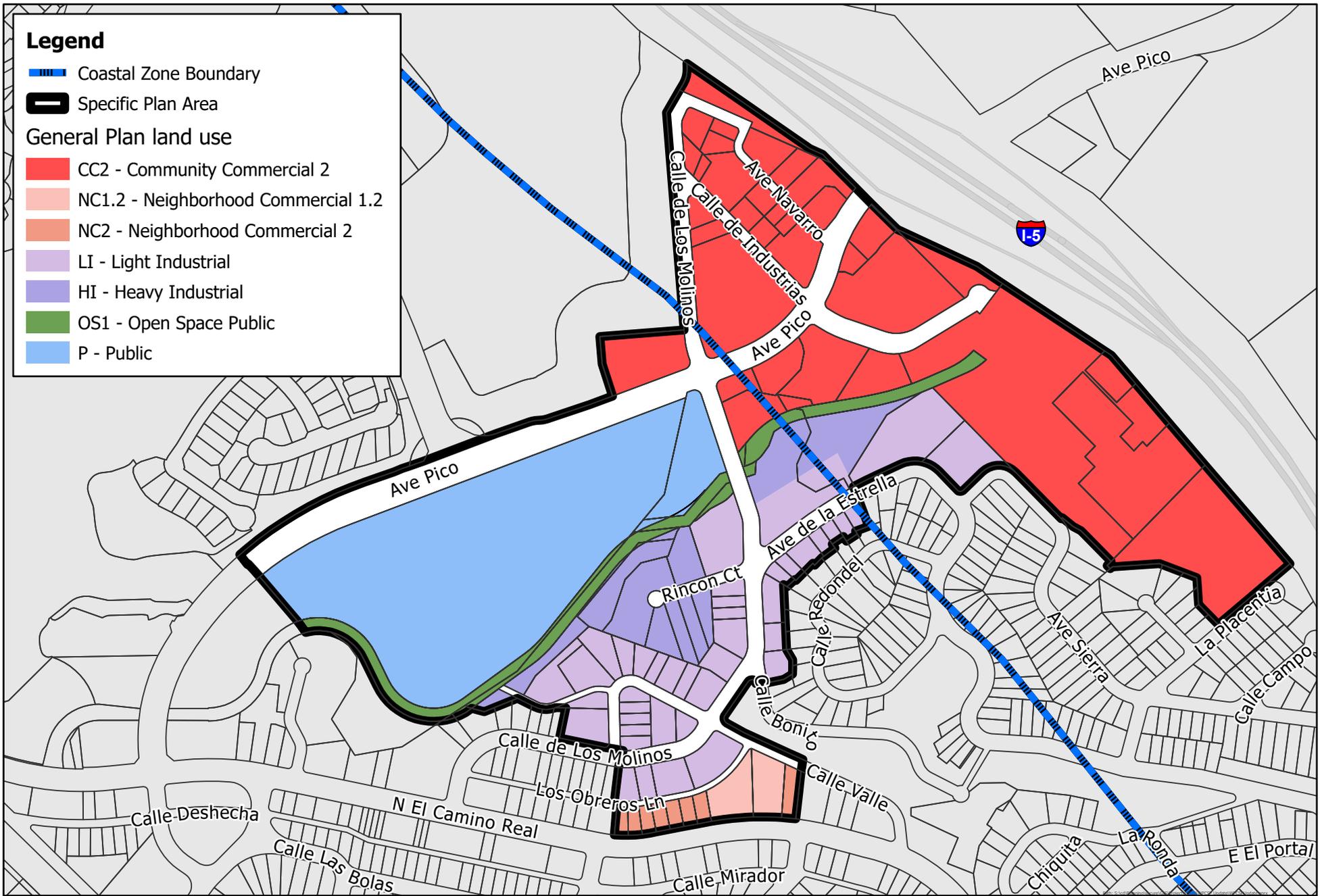
Los Mares, and 3) Shorecliffs. Not included are specific plan areas with their own design guidelines, the [Los Molinos](#) area and the [Surf Zone](#)\* along the South El Camino Real corridor.

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

**UD-5.09 Public Buildings.** We require Spanish Colonial Revival architecture for the development and major remodels of public buildings, and for the development and major remodels of visually prominent, non-residential, quasi-public structures such as churches, assembly halls, theaters and cultural facilities, except in those districts allowing for a different architectural style.

## **LUP**

**LU-69 Architectural Styles.** Encourage the use of diverse architectural styles that reflect the eclectic character and local context of these areas. Emphasis shall be placed on quality design and building materials. ***(LU-69 also in list above for LUP Los Molinos policies)***



**Legend**

-  Coastal Zone Boundary
-  Specific Plan Area
- General Plan land use**
-  CC2 - Community Commercial 2
-  NC1.2 - Neighborhood Commercial 1.2
-  NC2 - Neighborhood Commercial 2
-  LI - Light Industrial
-  HI - Heavy Industrial
-  OS1 - Open Space Public
-  P - Public



**West Pico Corridor Specific Plan**  
Current Land Use Map

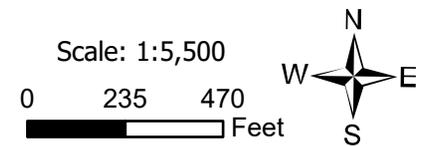
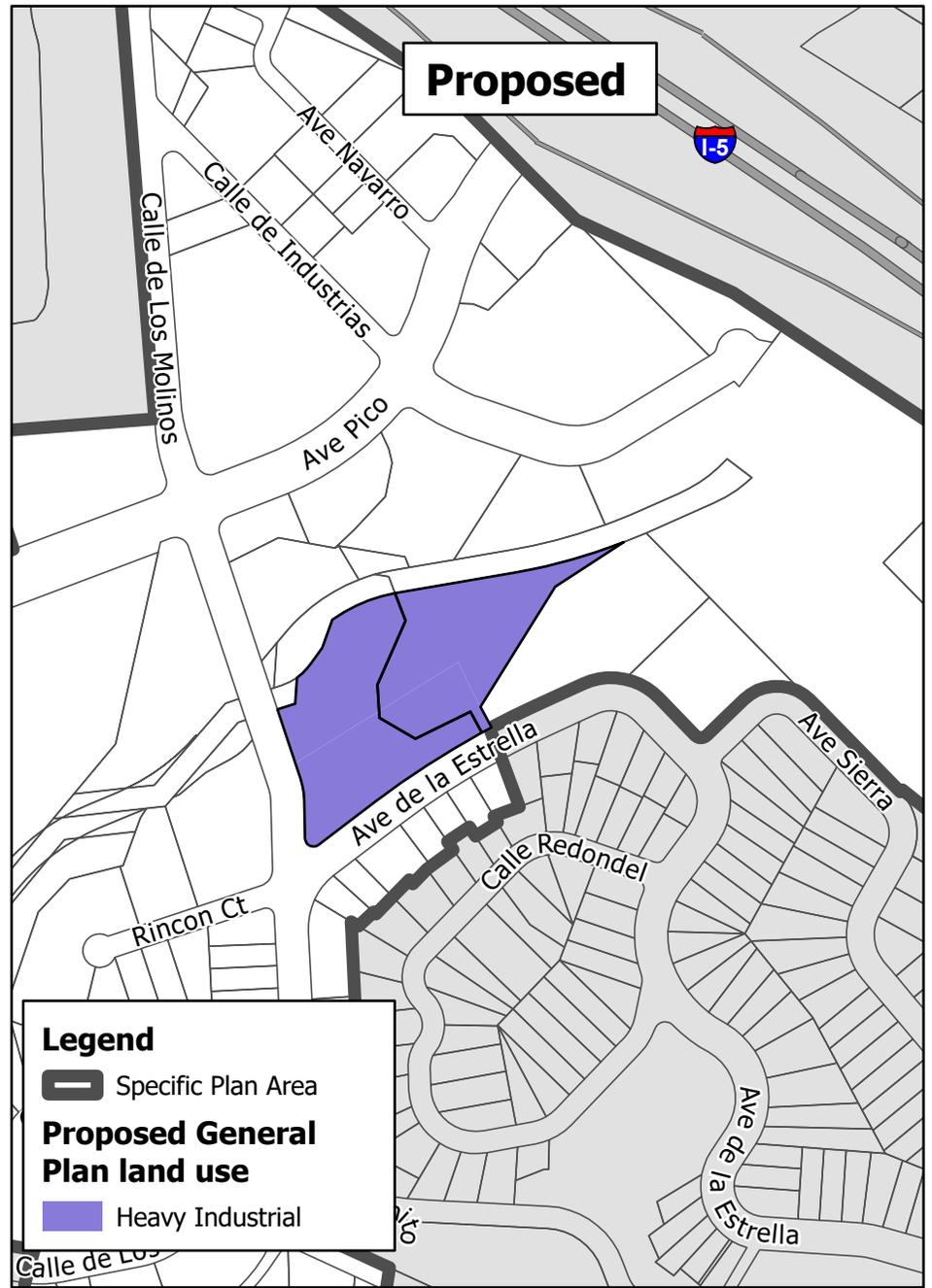
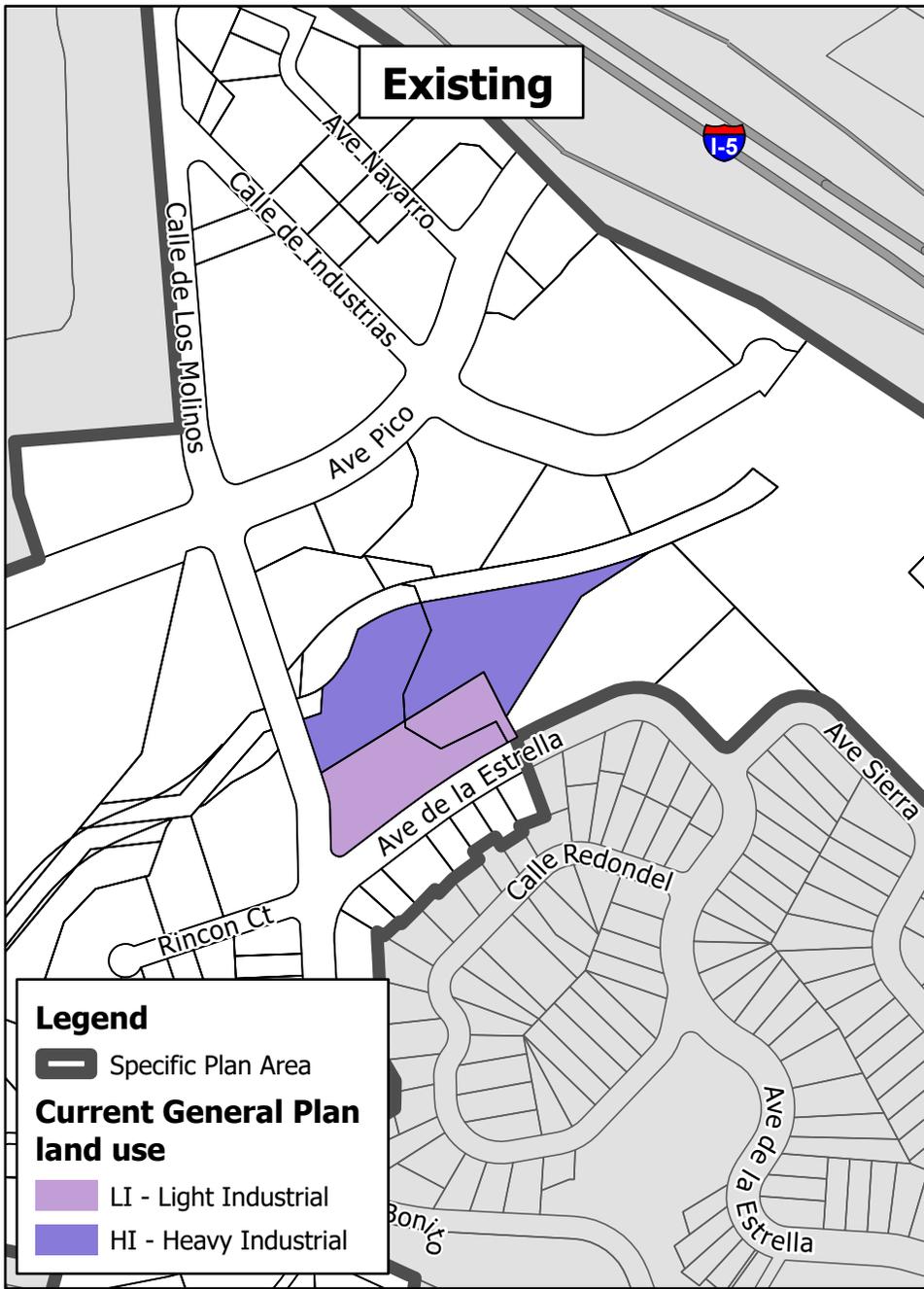
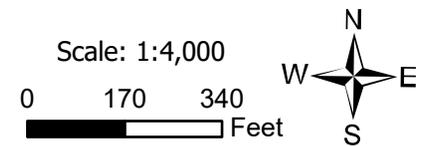
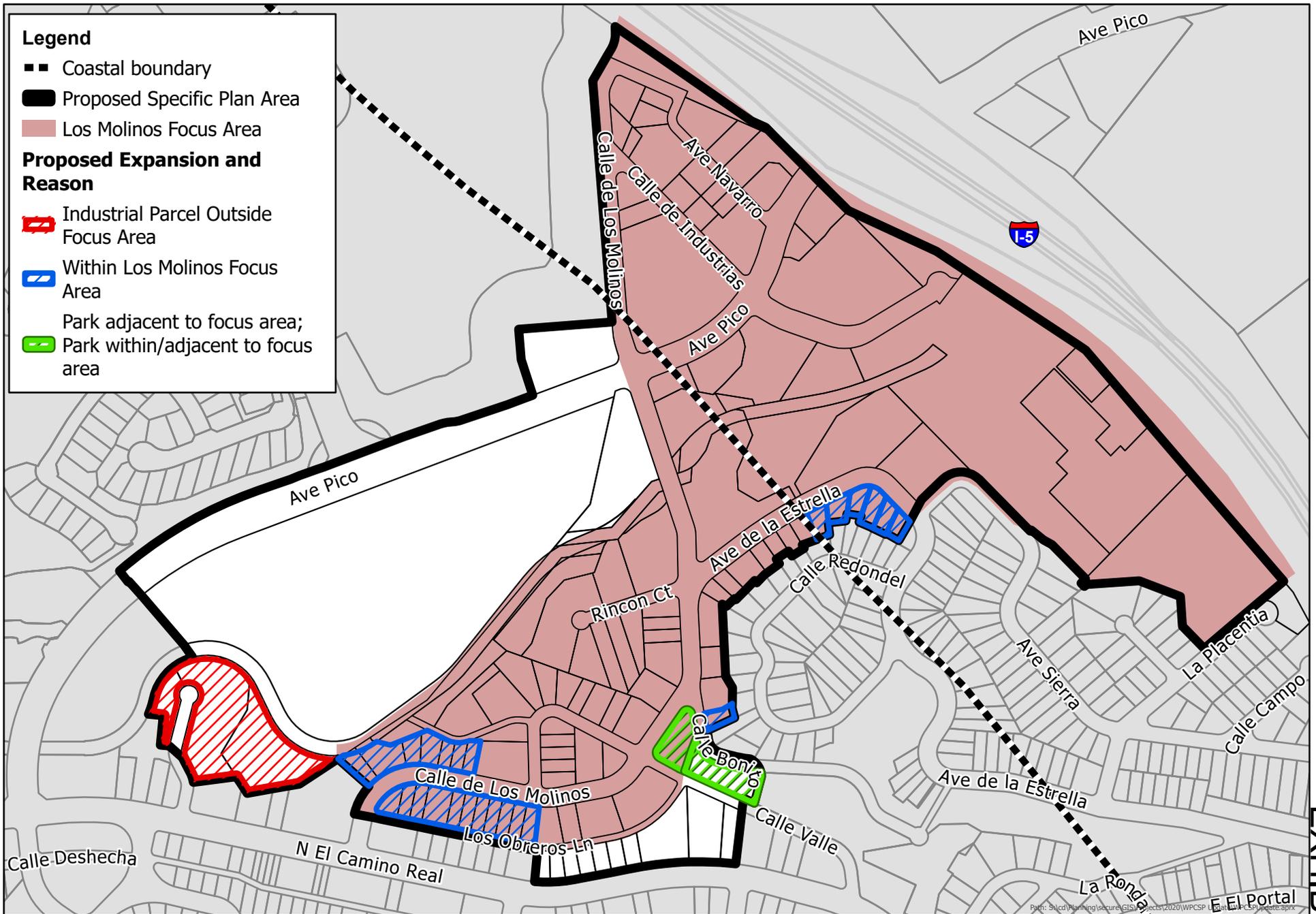


EXHIBIT B



**Proposed Change at 1510 Ave. De La Estrella**  
 Change land use from Heavy/Light Industrial to Heavy Industrial  
 (except no concrete plants)





**Legend**

- Coastal boundary
- ▬ Proposed Specific Plan Area
- Los Molinos Focus Area
- Proposed Expansion and Reason**
- ▨ Industrial Parcel Outside Focus Area
- ▨ Within Los Molinos Focus Area
- ▨ Park adjacent to focus area;
- ▨ Park within/adjacent to focus area



**West Pico Corridor Specific Plan**  
Proposed Expansion

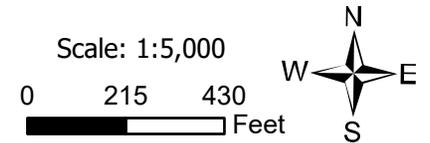
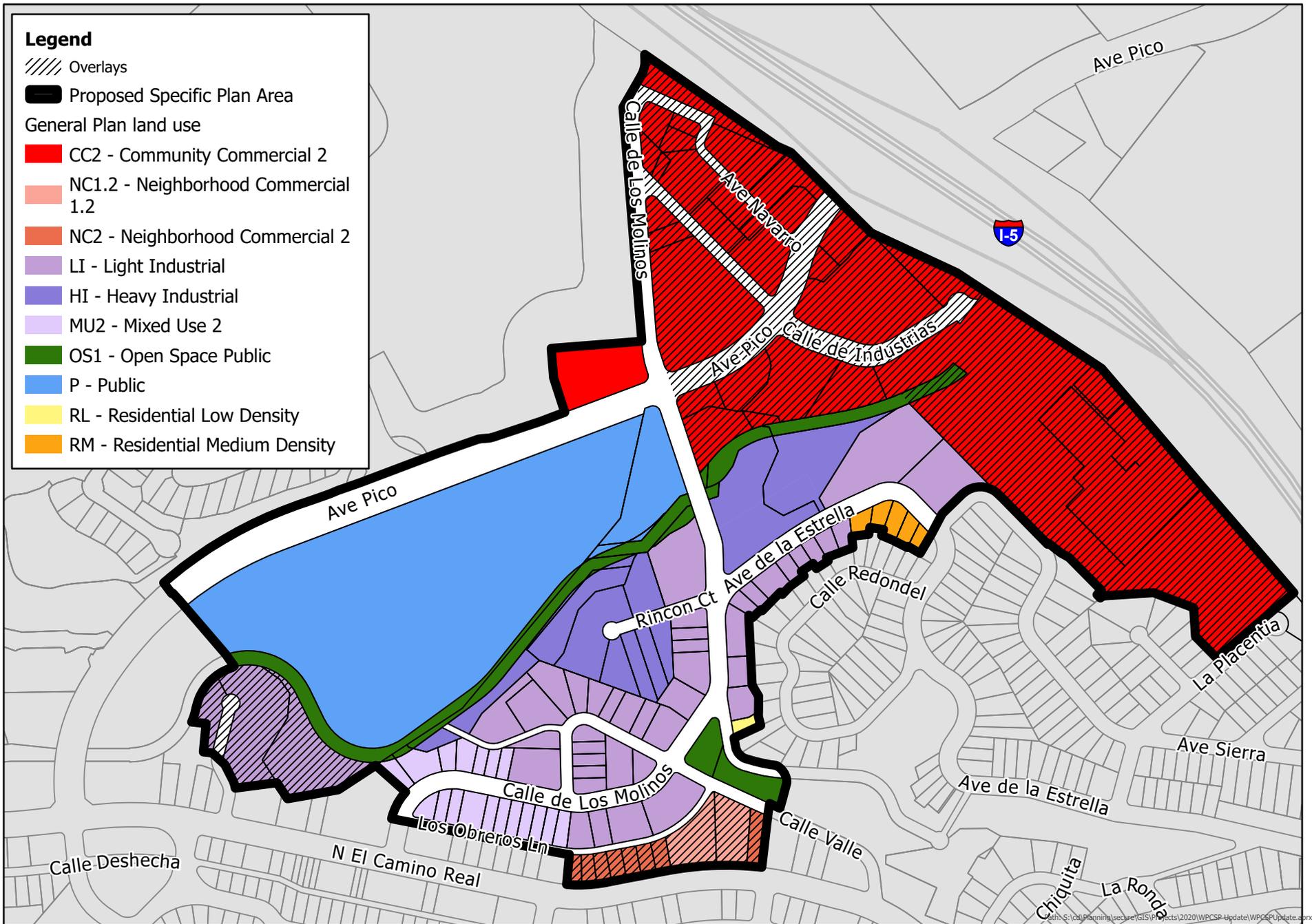


EXHIBIT D

Path: S:\cd\Planning\secure\GIS\Projects\2020\WPCSP\Map\Map\PCSP.mxd



# West Pico Corridor Specific Plan

## Proposed Land Uses

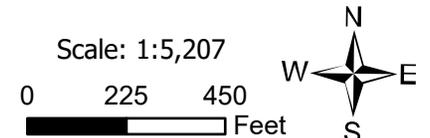
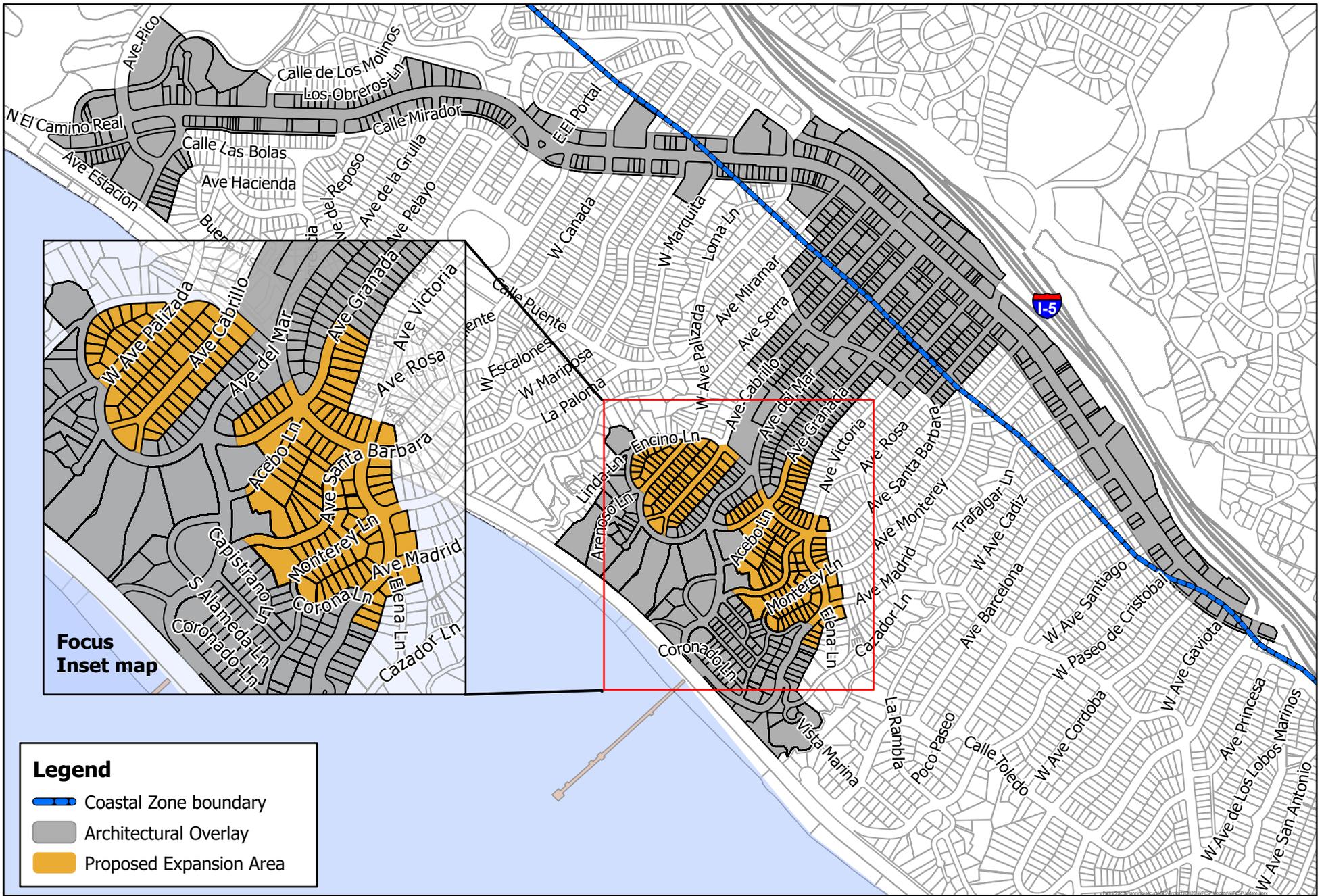
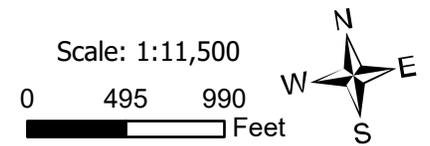
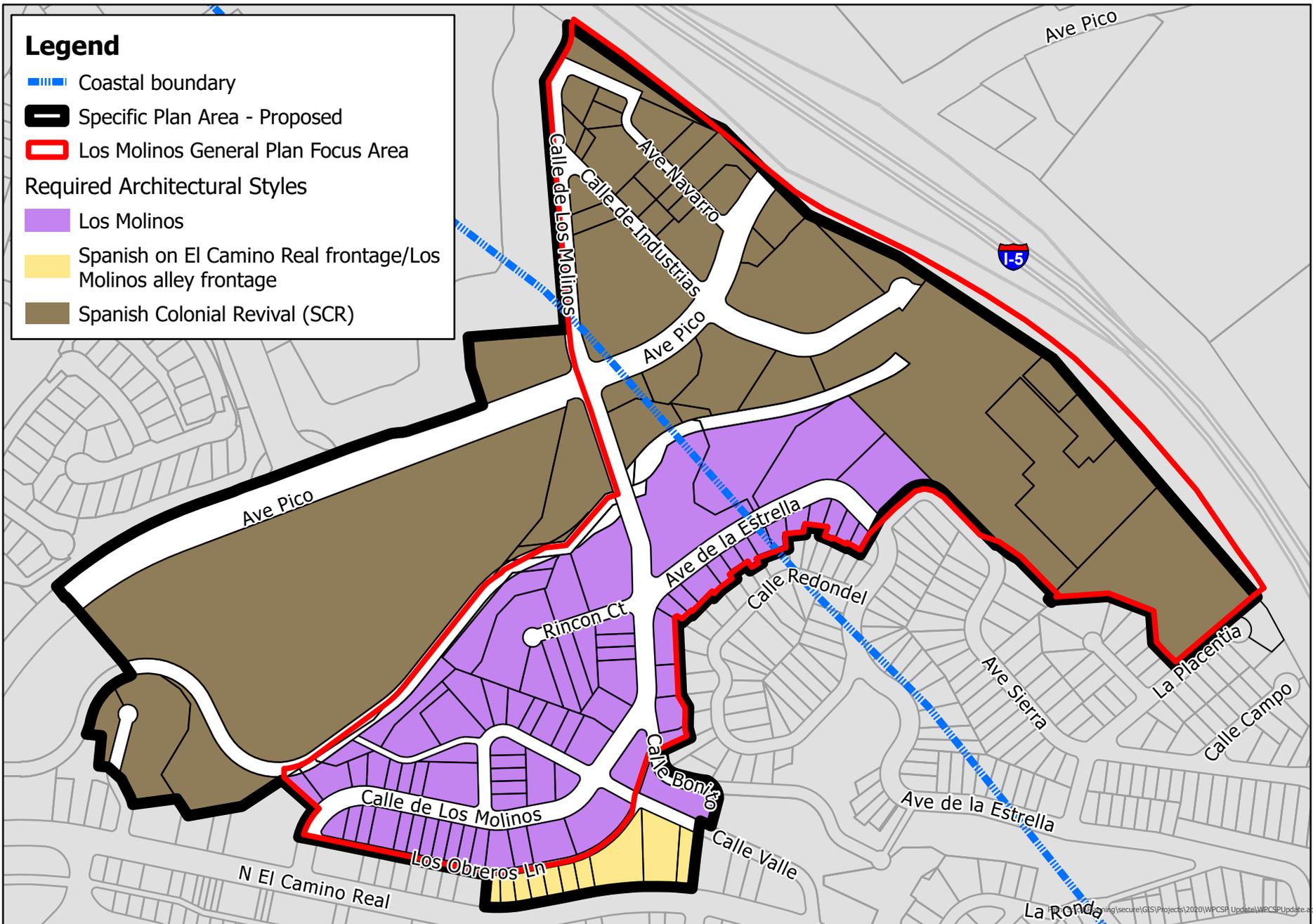


EXHIBIT E



# Architectural Overlay Proposed Expansion Areas





# Architectural Style Districts

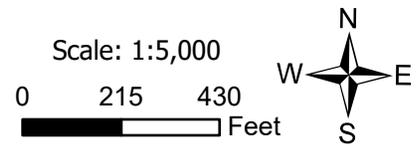


EXHIBIT G

## Chapter 3

### DESIGN GUIDELINES

- 301 Purpose and Intent
- 302 Site Design Guidelines
- 303 Landscape Guidelines
- 304 Architectural Guidelines

#### 301 Purpose

##### I. PURPOSE

The purpose of this Section is to ensure that development within the West Pico Corridor will be consistent with the City's General Plan Goals, Urban Design Program, and Master Landscape Plan for Scenic Corridors. This chapter provides guidelines for site planning, landscape, and architecture.

##### II. USE OF GUIDELINES

These Design Guidelines are to be followed by developers, project designers, and the City's Development Management Team in the design and review of new development projects and modifications to existing development in accordance with the Zoning Ordinance. They are not precise zoning regulations, but guidelines to be considered as qualities of good design in order to implement General Plan Goals and Policies, the Urban Design Program, and the Master Landscape Plan for Scenic Corridors. City decision-makers should use the Design Guidelines to assist in the discretionary review process to approve, modify, or deny projects. The Design Guidelines should motivate design efforts toward meeting the City's quality standards. More specifically, the Guidelines objectives are to:

- A. Help implement the General Plan Policy Intent for each of the West Pico Corridor neighborhoods (see Chapter 1).
- B. Further define the land use and urban design policies described in Chapter 2.
- C. Direct specific project designs toward achieving visual harmony within the various West Pico Corridor neighborhoods.
- D. Define a consistent approach to site planning, architecture, streetscape, lighting, landscaping, and other design elements.

## 302 Site Design Guidelines

### II. LOS MOLINOS INDUSTRIAL AREA

- A. Landscaped Street Edge - An area of landscaping should be provided along all front and side street property lines.
- B. Parking Lot Buffering - There should be a buffer area of at least five (5) feet between buildings and parking areas or driveways in order to avoid placing paved vehicular areas next to building walls. Except where there are walkways, this buffer area should be landscaped. Parking and circulation areas should be screened from the street by landscaping and berming.
- C. Pedestrian Orientation - The siting of buildings around common pedestrian walkways is encouraged. Pedestrian walkways should be provided connecting individual buildings.
- D. Outdoor Lighting - Parking lot and outdoor lighting should be the minimum needed to accommodate safety and security, while minimizing impacts on surrounding residential areas. Decorative fixtures with shields to direct light downward should be used for overhead lighting. Bollard or other low-height lighting should be used whenever possible for pedestrian areas. Light fixture design should be consistent with the character of the project.
- E. Variations in Building Footprint - Building footprints should be designed with variations composed of insets, entries, corners, and jogs integrated with adjacent outdoor areas in order to create visual interest and give a sense of small scale.
- F. Screening - Storage yards (when they are a permitted use) and service areas should be screened with landscaping alone or in combination with fences and walls.
- G. Screening of Service Areas - Service and storage areas and trash enclosures should be screened from public view by means of walls and landscaping.

## 303 Landscape Guidelines

### I. LANDSCAPE ELEMENTS

- A. Project Entries - Major project entries should be designed as statements reflective of the character of the project in order to establish identity. Special paving textures, flowering accents, and specimen trees should be used to reinforce the entry statement.
- B. Parking Area Screening - In addition to the Zoning Ordinance standards, parking and circulation areas should be screened from the street by means of landscaping and berming in order to shield views of cars and paving while promoting views of buildings on the site.
- C. Boundary Landscaping - Boundary landscaping should be installed along all property lines with at least one tree planted for every 30 lineal feet on average.
- D. Decorative Paving - Decorative paving at project entries and interior project pedestrian areas should be used. This should consist of brick, tile, pavers, stamped concrete, or similar materials.
- E. Street Trees - On local and collector streets, street trees should be provided at an average ratio of one tree per every 25 feet of frontage in order to visually soften the effect of buildings and hardscape as viewed from the street. Trees should be minimum 15-gallon size and should be planted within 10 feet of the sidewalk (or curb where there is no sidewalk). Care must be exercised to avoid potential impacts to existing sewer, water, gas, and utility infrastructure. Preferred species include Liquidambar, London Plane, Honey Locust, Purple Plum, Star Pine, Canary Island Pine, Fern Pine, Nerium Oleander and various palm species. Undesirable tree species may also be specified by the City via policy or resolution.

### II. STREETScape

- A. Primary City Entry at Avenida Pico and I-5
  - 1. *Design Goals* - The Master Landscape Plan for Scenic Corridors calls for an entry statement which will announce arrival into San Clemente by utilizing plant materials that reflect the "Spanish Village By The Sea" image. The use of a landscape treatment that offers a contrasting element to the horizontal plane of the freeway is recommended.

2. *Planting Concept* - The landscape palette identified in the Master Landscape Plan for Scenic Corridors for Primary City Entries from the I-5 includes Mexican Fan Palms, Kaffirboom Coral Trees, Oleanders and Bougainvilleas.

B. Avenida Pico

1. *Parkways Within Right-of-Way* - In accordance with the Master Landscape Plan for Scenic Corridors, landscaped parkways adjacent to scenic highways should generally be 15 to 20 feet in width. Bikeways may be placed within or outside these parkways. Sidewalks may be adjacent to the curb or may meander through the parkways. Such specific design considerations will be as approved by the City at the project level of review.
2. *Setbacks from Right-of-Way* - In order to promote a variety of depth and visual relief for buildings adjacent to Avenida Pico, buildings up to 20 feet in height may be placed as close as 30 feet from the right-of-way, while maintaining an average 50-foot average setback.
3. *Plant Palette* - Plant materials utilized in the Avenida Pico median and parkways should be consistent with the City's Master Landscape Plan for Scenic Corridors, Avenida Pico Coastal Segment section and/or the Marblehead Coastal Specific Plan when adopted.
4. *Walls adjacent to Scenic Corridors* - Masonry or stucco walls or view fences (e.g. wrought iron) should be used adjacent to scenic highways instead of wood fences. Designs should incorporate colors, materials, and finishes to blend with the surrounding environment. Setbacks for walls should vary to add interest to the streetscape. Long straight stretches of wall should be avoided. Wall heights should be less than six feet wherever feasible, with landscaping integrated with the wall design to soften appearance.

C. Calle de Los Molinos

1. *Sidewalk Width and Design* - Calle de Los Molinos is the main collector street through the Los Molinos Industrial area. It provides pedestrian linkages for employees of the industrial area to reach the North Beach Village and/or the Pico Community Commercial area for lunch or convenience shopping. In order to encourage more pedestrian use of Calle de Los Molinos, where the existing sidewalk is eight feet or more in width, street trees should be planted at least every twenty-five feet on centers.

2. *Street Tree Species* - The Nerium Oleander tree is recommended because it can easily be trained to be in scale with the narrow right-of-way on Calle De Los Molinos, adapts well to poor soil conditions and high salt content, is drought tolerant, and is consistent with the City's Design Guidelines and Master Landscape Plan For Scenic Corridors.

### III. CRITERIA FOR PLANT SELECTION

Plant materials for both public and private property should be chosen on the basis of both functional and visual characteristics. The following additional criteria should be used in plant selection:

- A. Spanish Village Theme - The selection of plant materials for the West Pico Corridor should reinforce the "Spanish Village By The Sea" theme established for San Clemente by Ole Hanson. Palm and citrus trees, with tropical plants such as bird of paradise, hibiscus, flowering vines, and geraniums cascading from window boxes have traditionally been used in San Clemente's Spanish Colonial Revival courtyards and outdoor spaces. Drought tolerant species such as fruitless olive trees and bougainvilleas can be used to enhance the theme, while conserving water.
- B. Plant Selection Considerations - Consideration should be given to the reduction of landscape maintenance and water consumption, and adaptability to high-salt and high-boron soil conditions present in San Clemente.
- C. Undesirable Species - Invasive or otherwise undesirable species, as listed in Appendix C, should not be used unless the City determines that other desired characteristics of such a species for a specific use will override the undesirable characteristics.
- D. Irrigation Systems - Consideration should be given to water conservation when designing irrigation systems.

## 304 Architectural Guidelines

### II. INDUSTRIAL USE AREAS

- A. Walls - Exterior wall materials that contain integral color and texture such as pre-cast concrete, brick, split-faced block and ribbed metal wall systems should be utilized. Avoid bright colors and highly-reflective wall surfaces. Earth tones and warm light colors are preferable. Visual relief should be provided on long walls through pilasters, reveals, color and material changes, or small off-sets in plan view.
- B. Entrances - Entrances should be located on street frontages when possible.
- C. Form - Building heights and setbacks should be varied to define different functions such as office and warehouse.
- D. Roofs - Careful attention should be given 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. Metal roofing systems with integral color (earth tone) may be used; however, bright-colors and highly reflective wall surfaces, including unpainted galvanized metal roofing, are strongly discouraged. Equipment should be screened from view by being enclosed in a housing which is compatible with the architecture of the main building. It should be organized on the roof to give an uncluttered appearance and painted to match the roof color.

## Chapter 5

### DEVELOPMENT STANDARDS

- 501 Pico Community Commercial Area
- 502 Los Molinos Industrial Area
- 503 City Yard/Water Reclamation Plant

### 502 Los Molinos Industrial Area

#### I. PURPOSE AND APPLICABILITY

- A. Purpose - The Los Molinos Industrial Area development standards and design guidelines are established to accommodate existing industrial and commercial uses and encourage quality development, while allowing for

the revitalization of the area into a cohesive business park. This district promotes light industrial, office, and commercial uses.

- B. Applicability - This Section applies to all parcels of land designated I2 Light Industrial, I3 Heavy Industrial, or NC2 Neighborhood Commercial within the area depicted as the Los Molinos Industrial Area on Figure 1-3.
- C. Standards and Uses Not Listed - A proposed standard or use that is not expressly addressed in this Specific Plan is subject to the general zoning code. If it is not expressly addressed in the general zoning code, section 17.04.040 governs.
- D. Design Guidelines - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.
- E. Site Plan Permits - All new development under this Section is subject to a Site Plan Permit in accordance with Chapter 6.
- F. Architectural Permits - All new development under this Section is subject to an Architectural Permit in accordance with Chapter 6.
- G. Sign Permits - All new signs are subject to the City's Sign Ordinance.
- H. Coastal Zone Requirements - All development within the Coastal Zone as depicted on Figure 1-1 shall be subject to the Coastal Zone Requirements set forth in the Zoning Ordinance.

## II. PRINCIPAL USES PERMITTED

### A. Parcels Designated NC2 (Neighborhood Commercial)

All uses permitted by the Zoning Ordinance in the NC2 Neighborhood Commercial zone shall be permitted.

### B. Parcels (or portions of parcels) Designated I2 (Light Industrial). The following uses are permitted only if conducted entirely within an enclosed building unless otherwise indicated, or unless the Planning Commission determines, in conjunction with a site plan permit or other entitlement, that the particular nature and characteristics of the use require that all or part of the use be conducted outdoors. Screening or other requirements may be imposed as a condition of such approval.

*All industrial, construction, transportation, auto or truck related uses shall be permitted subject to a determination by the City Engineer that the operation is in compliance with the NPDES Storm Water Permit Program.*

1. *Retail sales* conducted entirely within an enclosed building, including appliances, art, audio and video recordings, automobile parts, books, bicycles, electronics, flowers, food, furniture, hardware, hobby supplies, home improvement items, housewares, janitorial supplies, locks, medical equipment, musical instruments, office supplies, pharmaceuticals, photographic supplies, sporting goods, similar items and accessories.
2. *Service establishments* conducted entirely within an enclosed building, including banks and financial institutions, barber and beauty shops, business services, cleaners and laundromats, dance and music studios, employment agencies, engraving, interior designers, mail order stores, personal and professional services, photography, printing, repair shops, tailors, travel agencies, and similar services.
3. *Restaurants* and small-scale specialty food establishments, such as bakeries, candy stores, coffee houses, ice cream/frozen yogurt shops, sandwich shops, and similar businesses conducted entirely within an enclosed building.
4. *General and professional offices*, excluding medical clinics and group counseling (as those terms are defined in the City of San Clemente Zoning Ordinance), conducted entirely within an enclosed building

such as architecture, communications media, consulting, engineering, financial, law, real estate, and similar office uses.

5. *Research and development*, dry laboratories, and testing facilities, conducted entirely within an enclosed building.
6. *Light industrial, manufacturing and assembly* conducted entirely within an enclosed building, including boats, books, clothing, electronics, food products, furniture, jewelry, machine shops, musical instruments, opticals, packaging, plastics engineering, precision instruments, sandblasting, signs, sporting goods, tool and die, welding, wholesaling, warehousing, and water conditioning equipment and service. Chemical plants, glass fabrication plants, lumber mills, and pulp mills are prohibited.
7. *Construction trades and contractors' storage* conducted entirely within an enclosed building, including awnings, cabinetry, carpentry, drywall, electrical, flooring, glass and mirror, heating and air conditioning, iron work, insulation, masonry, mill work, plumbing, sheet metal, and roofing.
8. *Automobile and truck related uses* conducted entirely within an enclosed building, including bodywork, detailing, lube and tune, mufflers, paint, rental, service, repair, tires, transmission, and upholstery (exclusive of towing and salvage yards).
9. *Contractors' storage yards, janitorial supplies, equipment rental, recreation vehicle storage as a commercial venture, truck or trailer rental*, and similar transportation industry uses provided that the business operation is in compliance with the NPDES Storm Water Permit Program. Any outdoor storage or transportation industry use such as ambulance service, wholesale auto parts, bus terminal, courier service, limousine service, truck or trailer rental, and taxi cab service requires an Industrial Storm Water Discharge Permit from the California Regional Water Quality Control Board.

C. Parcels (or portions of parcels) Designated I3 (Heavy Industrial)

The following uses are permitted only if conducted entirely within an enclosed building unless otherwise indicated, or unless the Planning Commission determines, in conjunction with a site plan permit or other entitlement, that the particular nature and characteristics of the use

require that all or part of the use be conducted outdoors. Screening or other requirements may be imposed as a condition of such approval.

*All industrial, construction, transportation, auto or truck related uses shall be permitted subject to a determination by the City Engineer that the operation is in compliance with the NPDES Storm Water Permit Program.*

1. *Research and development, wet laboratories, and testing facilities, conducted entirely within an enclosed building.*
2. *Light industrial, manufacturing and assembly conducted entirely within an enclosed building, including boats, books, clothing, electronics, food products, furniture, jewelry, machine shops, musical instruments, opticals, packaging, plastics engineering, precision instruments, sandblasting, signs, sporting goods, tool and die, welding, wholesaling, warehousing, and water conditioning equipment and service. Chemical plants, glass fabrication plants, lumber mills, and pulp mills are permitted provided that an Industrial Discharge Permit has been obtained from the Regional Water Quality Control Board in compliance with the NPDES Storm Water Permit Program.*
3. *Construction trades and contractors' storage conducted entirely within an enclosed building, including awnings, cabinetry, carpentry, drywall, electrical, flooring, glass and mirror, heating and air conditioning, iron work, insulation, masonry, mill work, plumbing, sheet metal, and roofing.*
4. *Automobile and truck related uses conducted entirely within an enclosed building, including bodywork, detailing, lube and tune, mufflers, paint, rental, service, repair, tires, transmission, and upholstery.*
5. *Contractors' storage yards, janitorial supplies, equipment rental, recreation vehicle storage as a commercial venture, truck or trailer rental, and similar transportation industry uses provided that the business operation is in compliance with the NPDES Storm Water Permit Program. Any outdoor storage or transportation industry use such as ambulance service, wholesale auto parts, bus terminal, courier service, limousine service, truck or trailer rental, and taxi cab service requires an Industrial Storm Water Discharge Permit from the California Regional Water Quality Control Board.*

### III. CONDITIONAL USES PERMITTED

#### A. Parcels Designated NC2 (Neighborhood Commercial)

All uses conditionally permitted by the Zoning Ordinance in the NC2 zone shall be permitted subject to a Conditional Use Permit or Minor Conditional Use Permit, as determined by the Zoning Ordinance. Additionally, for properties or portions of properties taking access from Los Obreros lane, all uses listed in Section 502, B., 2., e-h shall be permitted, subject to a Conditional use permit in accordance with the Zoning Ordinance.

#### B. Parcels (or portions of parcels) Designated I3 (Heavy Industrial)

1. *Auto towing and salvage yards*, provided that the business has obtained any required industrial stormwater discharge permit from the California Regional Water Quality Control Board, in compliance with the NPDES Storm Water Permit Program.
2. *Concrete Batch Plants*, provided that the business has obtained any required industrial stormwater discharge permit from the California Regional Water Quality Control Board, in compliance with the NPDES Storm Water Permit Program

### IV. DEVELOPMENT STANDARDS

#### A. Parcels Designated NC2 (Neighborhood Commercial)

1. *Maximum Floor Area Ratio* - A maximum floor area ratio of .35 shall be allowed.
2. *Maximum Height* - The maximum height of any structure shall be thirty three (33) feet, not to exceed two stories. Architectural features such as towers, cupolas, and chimneys shall be allowed to project up to forty (40) feet in height from the ground level.
3. *Minimum Lot Area and Width for New Subdivisions* - The minimum lot area shall be 6,000 square feet. The minimum lot width shall be 60 feet.
4. *Building Setbacks* - There shall be no minimum front, side or rear setback except that there shall be a minimum setback of five feet from Los Obreros Lane.

5. *Landscaping* - The landscaping required by Option A or B below shall be visible from the street or other public places. Hardscape improvements shall not be counted toward fulfilling this requirement.
  - a) OPTION A - A minimum of ten percent (10%) of the ground level lot area shall be landscaped.
  - b) OPTION B - An amount equal to a minimum of twenty percent (20%) of the lot area shall be devoted to permanently affixed landscaped planters on the upper level areas such as balconies.
6. *Parking Requirements* - The minimum number of required parking spaces shall be as prescribed by the City's Zoning Ordinance for individual uses (see Appendix B for the appropriate Zoning Ordinance Section).
7. *Parking Standards* - The size, configuration, and dimensions of parking spaces, aisles, and accessways shall be as required by the City's Zoning Ordinance, (See Appendix B for the appropriate Zoning Ordinance Section).
8. *Off-Site Parking* - Off-site parking shall be allowed by the City's approval of a Conditional Use Permit, provided that it is within 300 feet of the subject property. The applicant for such a Conditional Use Permit shall provide to the City, notarized copies of an agreement in perpetuity signed by the owner of the property designated for off-site parking, whether publicly or privately owned, stating that the property will remain available for off-site parking until such time as the City determines it is no longer needed. The property designated for off-site parking shall provide enough parking for its own land use in addition to the off-site parking.

B. Parcels (or portions of parcels) Designated I2 (Light Industrial)

1. *Maximum Floor Area Ratio* - A maximum floor area ratio .50 shall be allowed.
2. *Maximum Height* - The maximum height of any structure shall be thirty-five (35) feet, not to exceed two stories or three stories if the third story is limited to office use only.

3. *Minimum Lot Area and Width for New Subdivisions* - The minimum lot area shall be 6,000 square feet. The minimum lot width shall be 60 feet.
4. *Maximum Building Coverage* - Building Coverage shall not exceed 50 percent of the lot area.
5. *Building Setbacks* - The minimum building setback shall be thirty (30) feet from the centerline of any public street right-of-way, and five (5) feet from land designated MU (Mixed Use).
6. *Landscaping* - A minimum of ten percent (10%) of the lot area shall be landscaped. The landscaping shall be visible from the street or other public places. Hardscape improvements shall not be counted toward fulfilling this requirement.
7. *Parking Requirements* - The minimum number of required parking spaces shall be as prescribed by the City's Zoning Ordinance for individual uses (see Appendix B for the appropriate Zoning Ordinance Section).
8. *Parking Standards* - The size, configuration, and dimensions of parking spaces, aisles, and accessways shall be as required by the City's Zoning Ordinance (See Appendix B for the appropriate Zoning Ordinance Section).
9. *Off-Site Parking* - Off-site parking shall be allowed by the City's approval of a Conditional Use Permit, provided that it is within 300 feet of the subject property. The applicant for such a Conditional Use Permit shall provide to the City, notarized copies of an agreement in perpetuity, signed by the owner of the property designated for off-site parking, whether publicly or privately owned, stating that the property will remain available for off-site parking until such time as the City determines it is no longer needed. The property designated for off-site parking shall provide enough parking for its own land use in addition to the off-site parking.

C. Parcels (or portions of parcels) Designated I3 (Heavy Industrial)

1. *Maximum Floor Area Ratio* - A maximum floor area ratio .75 shall be allowed.
2. *Maximum Height* - The maximum height of any structure shall be thirty-five (35) feet, not to exceed two stories, except that structures other than buildings may be approved up to a height of 70 feet for concrete batch plants if the Planning Commission determines, in conjunction with a site plan permit or other entitlement, that the particular nature and characteristics of the use require such higher structure.
3. *Minimum Lot Area and Width for New Subdivisions* - The minimum lot area shall be 6,000 square feet. The minimum lot width shall be 60 feet.
4. *Maximum Building Coverage* - Building Coverage shall not exceed 75 percent of the lot area.
5. *Building Setbacks*: The minimum building setback shall be thirty (30) feet from the centerline of any public street right-of-way, and five (5) feet from land designated MU (Mixed Use).
6. *Landscaping* - A minimum of ten percent (10%) of the lot area shall be landscaped. The landscaping shall be visible from the street or other public places. Hardscape improvements shall not be counted toward fulfilling this requirement.
7. *Parking Requirements* - The minimum number of required parking spaces shall be as prescribed by the City's Zoning Ordinance for individual uses (see Appendix B for the appropriate Zoning Ordinance Section).
8. *Parking Standards* - The size, configuration, and dimensions of parking spaces, aisles, and accessways shall be as required by the City's Zoning Ordinance (See Appendix B for the appropriate Zoning Ordinance Section).

# ATTACHMENT 3

