



San
Clemente
THE SPANISH VILLAGE BY THE SEA



Outreach Meeting 3 - West Pico Corridor Specific Plan and Architectural Overlay Expansion

December 14, 2021

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Agenda

- Overview/Intro
- Continued topics
 - Update on noise ordinance
 - Design guidelines and districts
 - Murals
 - Landscaping
- Next steps

General Plan policies

Land Use/Noise

- Existing noise standards

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-9.07. **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.

Land Use	Allowable Exterior Noise Level	
	7:00 a.m. to 10:00 p.m.	10:00 p.m. to 7:00 a.m.
Residential	55 dB (A)	50 dB (A)
Residential portions of mixed-use, or residences located on property zoned for commercial, industrial or manufacturing land use	60 dB (A)	50 dB (A)
Commercial	65 dB (A)	60 dB (A)*
Industrial or manufacturing	70 dB (A)	70 dB (A)*

* Standard only applies if commercial, industrial or manufacturing buildings are occupied during these hours.

- Applied at property lines

General Plan policies 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.



General Plan policies

Design Guidelines – Los Molinos

Purpose of guidelines

This Chapter provides guidelines for grading, site planning, landscaping, and architecture. These design guidelines are to maintain and enhance the Los Molinos industrial character and "sense of place." Urban design, architecture, and landscape architecture shall be integrated but creative, varied, and even whimsical to enhance the eclectic charm of the Los Molinos area.

Los Molinos architecture <work in progress>

The intent for Los Molinos development to have architecture that highlights the area's history as a special industrial district center for the local surfing industry, manufacturing, arts and crafts, and business incubation. While industrial uses and architecture are the predominant theme of the General Plan focus area, the character of Los Molinos is equally defined by its eclectic mix of building forms, colors, materials, landscaping, public art, and architectural styles - excluding forms of Spanish design in order to distinguish Los Molinos from the community's Spanish Village By the Sea theme. Design is welcome that emphasizes and showcases the Los Molinos' industrial identity with the inclusion of details, colors, materials, and design that are creative, varied, and fun to add interest to the area. Generally, projects should incorporate and feature:

- Use of raw rough materials such as concrete, brick, metal that may be recycled and distressed.
- Public art with murals, tile mosaics, sculpture, hand-crafted signage, etc.
- Native landscaping with provisions for roof-top gardens, vertical plantings, planter boxes, etc.



Christopher Wright
10:26 AM Dec 8



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[link](#)

General Plan policies
Design Guidelines



General Plan policies Design Guidelines



Standards Murals

Existing standards

Sign Type	Maximum Number of Signs Permitted	Maximum Size per Sign	Maximum Height per Sign	Sign Permits Required	Other Special Considerations
Mural	Maximum of one mural per legal parcel, or one mural per building, whichever is more restrictive.	Mural area is not to exceed a single wall plane.	Shall not exceed the maximum height of the zone or exceed the height of the structure on which it is applied, whichever is more restrictive	Mural Permit	Materials or paint shall be weatherproof or resistant to wear. May only be permitted in non-residential zones. Shall not include integrated illumination, electrical, or moving components but may be illuminated by non-integrated light. Permit expires two years from issuance, at which time, a new permit may be obtained or the mural removed.

Standards

Landscaping

Draft changes for vertical landscaping

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 landscaped within the ground, planter boxes at grade, and as vertical planting on walls such as vines on a trellis, planting in gabions, or mounted plant boxes. Vertical planting is counted based on the wall surface area that is planted.~~



Next Steps and Q&A

For updates:

<https://www.san-clemente.org/westpico>

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