



PLANNING COMMISSION STUDY SESSION MEMORANDUM

Date: December 22, 2021

To: Planning Commissioners
From: Kyle Webber, Assistant Planner
Subject: Specific Plan Update (Forster Ranch, Marblehead Coastal, Marblehead Inland, Rancho San Clemente, Talega)

The study session will provide a status report and overview of work underway on City-initiated updates to the following Specific Plans:

- Forster Ranch
- Marblehead Coastal
- Marblehead Inland
- Rancho San Clemente
- Talega.

BACKGROUND

The updates are a phase of the work program to update the City's planning documents to be consistent and compatible with the General Plan and Coastal Land Use Plan (LUP), as required by State law. This effort is necessary to comply with State law and Council priorities in the City's General Plan Strategic Implementation Program (SIP). Consistency between the General Plan, Coastal Land Use Plan (LUP), Zoning Ordinance, and Specific Plans is a high-level priority project identified as Implementation Measure LU1 of the SIP based on Council direction.

The Marblehead Coastal Specific Plan and Forster Ranch Specific Plan are partially located in the coastal zone. Therefore, the Specific Plans will be a part of the Implementation Plan (IP) for a Local Coastal Program (LCP). The draft of the IP will undergo a public review period and is scheduled for a Planning Commission study session January 2022.

The West Pico Corridor Specific Plan is being updated concurrently as a separate project that will be on an agenda for a future study session.

DISCUSSION

A working draft of the Specific Plan updates are being prepared. Community meetings have been held for each Specific Plan area with intent to follow up with specific community groups at future tentative dates. After amendments are drafted, the Specific Plan updates will be made available for a 4-week public review period and public hearings will occur. Table 1 below summarizes the key milestones and schedule for the project. Some tasks occur concurrently.

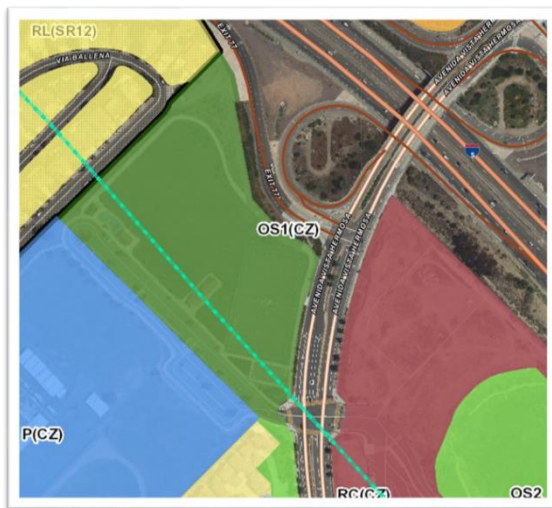
Table 1 - Project Schedule

Milestone	Timeline
Project Initiation	August 2021
Community Meetings/Outreach	October 2021 - November 2021
Analysis/Prepare Amendments	September 2021 - January 2022
Planning Commission Study Session	December and February 2022
City Hearings and Public Review	June 2022 – August 2022
Adoption	August 2022

To maintain the narrow scope of the project, amendments will not reorder or reformat chapters of Specific Plan documents. Amendments will be limited to editing text, permitted uses, and illustrations (images, maps, etc.) necessary to make the Specific Plans consistent with state and federal laws and accurately reflect existing conditions. Below are descriptions and examples of the types of amendments proposed separated into four categories: 1) Land Uses and Zoning Maps, 2) Development Standards and Regulations, 3) Policy Changes, and 4) Phasing and Implementations.

Land Uses and Zoning Maps

The Specific Plans will be updated to reflect changes to land use designations adopted in the Centennial General Plan and LUP. The project will update the boundary and labeling of zoning districts on maps. Hand-drawn maps will be updated using the City’s Geographic Information System (GIS) to improve the clarity and the accuracy of zoning boundaries. Below are examples of these changes: Example 1 — Marblehead Coastal open space zoning. The Johnson Memorial Sports Park near Avenida Vista Hermosa has a General Plan designation of OS1 while the Specific Plan identifies the zoning as OS3.

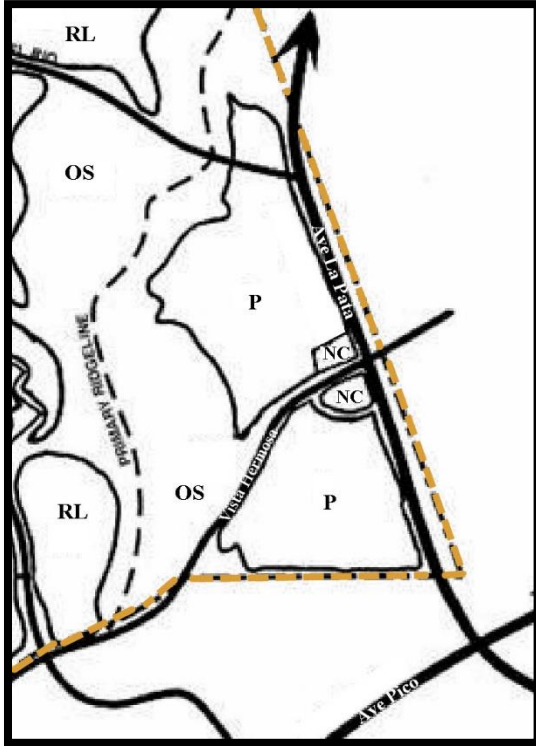


General Plan Map (OS1)

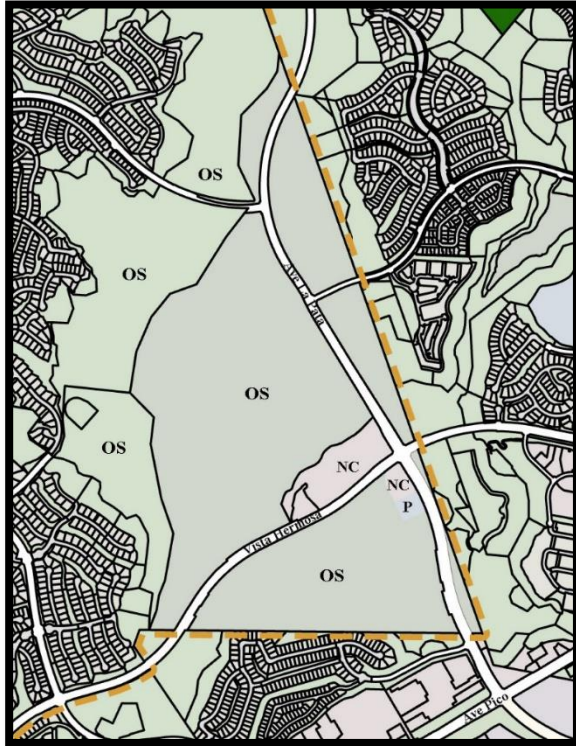


Specific Plan Map (OS3)

Example 2 – Area near Vista Hermosa and La Pata area. Zoning near the intersection of Avenida Vista Hermosa and Avenida La Pata is inconsistent with General Plan land use maps. Specific Plan maps designate some parcels as Public that the General Plan designates as Open Space, as seen in the images below. Furthermore, the boundary lines for the parcels in the Specific Plan map are outdated and do not represent an accurate depiction of existing parcel boundary lines.



Forster Ranch (Specific Plan)



Current Land Use Map (General Plan)

Legend:

Land Use Designations	
Public	P
Open Space	OS
Neighborhood Commercial	NC
Residential Low	RL

Development Standards and Regulations

The Specific Plans will be updated to reflect changes to development standards and regulations adopted in the Centennial General Plan, LUP, and Municipal Zoning Code. Permitted use tables will be updated as needed. Below are examples of these changes:

Example 1 — Talega Development Standards. Maximum allowed density for residential zones to be updated to match General Plan. See table below for inconsistencies:

Zoning District	Talega Specific Plan	General Plan
Residential Low	4.5 units/acre	7 units/acre
Residential Low Medium *	7 units /acre	7 units/acre
Residential Medium	15 units/acre	24 units/acre
Residential Medium High **	24 units/acre	24 units/acre
Residential High	40 units/acre	36 units/acre

*Residential Low Medium referred to as Residential Low in the General Plan.

**Residential Medium High referred to as Residential Medium in the General Plan.

Example 2 — Marblehead Inland Development Standards. Standards for public and open space zoning districts are not currently included in the Marblehead Inland Specific Plan document. The project will add development standards for public and open space zones with reference to the City’s Municipal Zoning Code.

Policy Changes

The project will address policy changes adopted in the Centennial General Plan and LUP that are applicable to Specific Plan areas. The project will also include any goals and policies relevant to certain planning sectors or areas if necessary. Below is an example of the types of policy changes:

Example 1 — Automobile-Related Uses in Rancho San Clemente Business Park.

The General Plan has a goal to encourage the relocation of automobile-related uses away from El Camino Real and to industrially-designated lands and business parks. The Rancho San Clemente Business Park Focus Area has policies in the General Plan that support this. Currently, with a Conditional Use Permit the Specific Plan allows automobile uses within the industrial park but limits the use to planning area 9 in the business park. To support the relocation of El Camino Real businesses, staff proposes to allow automobile uses in the full business park as a permitted use. Applicable goals and policies from the General Plan listed below:

- Automobile-related Goal (page LU-20 or 33 of General Plan):

“Encourage the relocation of automobile-related uses to industrially-designated lands and business parks and permit the continuation of automobile-related uses, existing as of the date of adoption of this General Plan, that do not detract from the aesthetics, character and function of the surrounding area.”

- Automobile-related Policies:

LU-5.03 - New Automobile-Related Service and Repair Uses. *“We permit the development of automobile-related service and repair uses (e.g., tire shops, lube and tune, and other similar uses) in certain commercial and business park districts and designated sites within specific plan areas. Such uses shall be designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City as specified in the Urban Design Element. New car rental businesses on El Camino Real are allowed if the new business is limited to an office use and up to five (5) rental cars on site at any time.”*

LU-5.04 - El Camino Real and Other Mixed Use and Pedestrian-Oriented Areas. *“With the exception of automobile-related parts sales with no onsite installation of parts, we prohibit new and major expansions of automobile-related uses along El Camino Real and in other commercial and mixed-use areas of the City designated to promote pedestrian activity.”*

LU-5.05 - Existing Auto Related Service and Repair Uses along El Camino Real. *“We consider automobile-related service and repair uses located along El Camino Real, existing as of the date of adoption of this General Plan, to be conforming land uses which may continue. Expansion of such uses or structures shall not be allowed. Modification of such facilities shall be designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City as specified in the Urban Design Element.”*

Phasing and Implementation

Specific Plan documents reference public improvements (Chapter 4) that were not constructed and are unlikely. This can be due to an inconsistency with policies, expenses (and cost of more pressing capital projects), engineering constraints, or because there are different plans in more recent planning documents such as the wayfinding sign program and Beaches, Parks & Recreation Master Plan. Staff will remove references to the projects if they are no longer supported by General Plan or the LUP policies. The City’s Capital Improvement Program (CIP) is updated annually with the budget to identify and set priorities for capital improvements based on resources, need, and community input. Staff will refer to the CIP for identifying and setting capital improvement priorities in each Specific Plan and refer to planned and feasible public improvements as needed.

Conclusion

Staff is preparing separate drafts of each Specific Plan update to address the changes discussed above. This study session will provide guidance for staff’s

preparation of the public review period and Planning Commission hearings planned in June 2022.

Attachments

None.