



# STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: July 24, 2024

---

**PLANNER:** Jonathan Lightfoot, City Planner

**SUBJECT:** **Public Hearing Project 24-246, Rasta Taco Mixed-Use**, a request for a Development Permit (DP 24-247) and a Conditional Use Permit (CUP 22-246) to develop a new mixed-use building with two ground floor commercial spaces, including a restaurant with beer, wine, and alcohol sales for indoor and outdoor consumption, and a residential unit and an ADU on the second floor above.

The Planning Commission will also consider whether the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines §15302 (Class 2: Replacement or Reconstruction), §15303 (Class 3(b) and 3(c): New construction of a building under 10,000 square feet in an urbanized area which includes up to six residential units), and §15332 (Class 32: In-fill Development Projects).

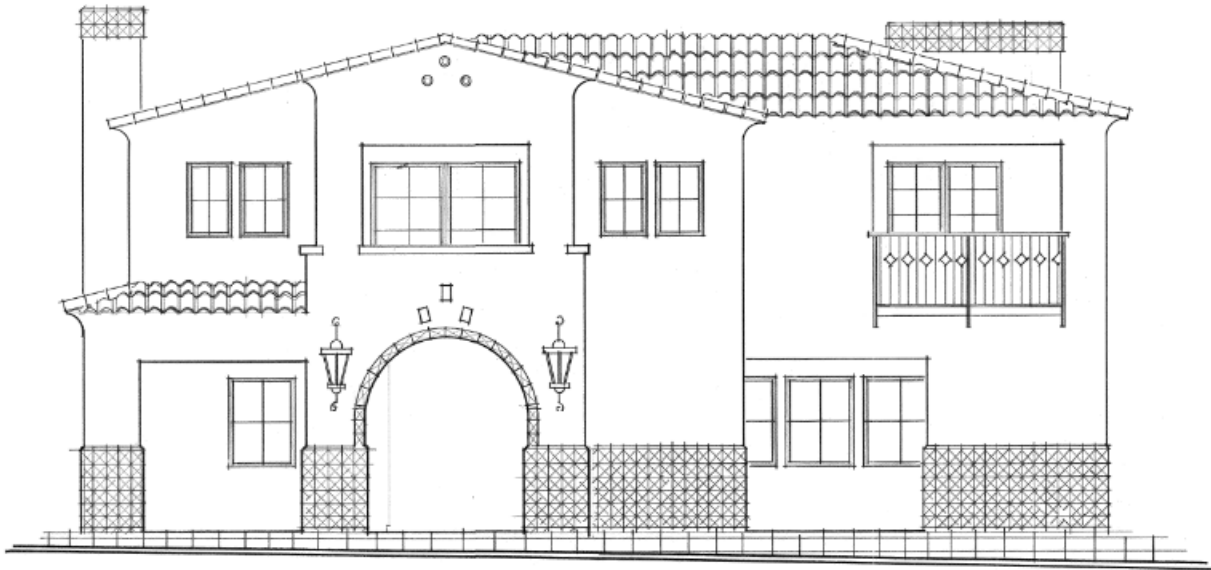
**LOCATION:** 424 N. El Camino Real / APNs 058-071-241 and 058-071-221

**ZONING/ GENERAL PLAN:** Mixed Use 3.0 zoning district and the Architectural and Pedestrian/ Central Business overlay zoning districts (MU3.0-CB-A)

## **EXECUTIVE SUMMARY**

The development proposal would demolish a small, single-story commercial building and replace it with a two-story mixed-use building, consisting of two ground floor commercial suites that share a covered front patio and a second story residence with an accessory dwelling unit. Each unit would have an attached deck, and the primary unit would have a 351 sf roof deck. New mixed-use buildings in the Architectural Overlay require a Development Permit, and must also meet findings related to the preservation of the integrity of the adjacent historic resource at 420 N. El Camino Real. A Conditional Use Permit is required to establish a new outdoor dining area, including encroachment into the public right of way, and to allow for ancillary on-site sale and service of alcohol in conjunction with restaurant operations. A visual of the front elevation of the proposed building is provided below. The project was reviewed and supported by the Design Review Subcommittee (DRSC).

**Figure 1: Front Elevation of Proposed Mixed-Use Development**



**REQUIRED FINDINGS**

The following findings shall be made to approve the proposed project. The draft Resolution (Attachment 1) and analysis section of this report provide an assessment of the project's compliance with these findings.

***Development Permit, 17.16.100, to allow a new non-residential building in the Architectural Overlay District.***

- a. The proposed project is consistent with the General Plan;
- b. The proposed project complies with zoning regulations;
- c. The proposed project is consistent with the City's Design Guidelines;
- d. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity;
- e. The proposed project is in character and compatible with the properties in the neighborhood;
- f. The proposed project complies with the purpose and intent of the Architectural Overlay District;
- g. The proposed project/use preserves and strengthens the pedestrian-orientation of the district and/or San Clemente's historic identity as a Spanish village; and
- h. The proposed project will not have negative visual or physical impacts upon the historic structure.

***Conditional Use Permit, 17.16.060, to allow full on-site alcohol sale and consumption in a new outdoor dining area for a restaurant.***

- a. The proposed use is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all applicable provisions of this title, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed;
- b. The site is suitable for the type and intensity of use that is proposed;
- c. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity;
- d. The proposed use will not negatively impact surrounding land uses;
- e. The outdoor dining area contributes to the village/pedestrian ambiance of the City, consistent with the City's General Plan;
- f. The outdoor dining area complies with the standards of this Section 17.28.205 of the SCMC; and
- g. Any negative visual, noise, traffic, accessibility, and parking impacts associated with the outdoor dining area have been reduced to an acceptable level, as determined by the City.

## **BACKGROUND**

The property at 424 N. El Camino Real is within the Mixed Use 3.0 zoning district and the Architectural and Pedestrian/ Central Business overlay zoning districts (MU3.0-CB-A). The property includes Lot 4 and a portion of Lot 5 within Block 2 of Tract 779. The property consists of two parcels totaling 6065 square feet (sf), and the parcels would be merged as a component of this project. The remainder of Lot 5 is addressed as 420 N. El Camino Real and includes a property on the City's local register of historic resources located at 420 N. El Camino Real (refer to DPR Form<sup>1</sup>, Attachment 3). The proposed redevelopment site was originally developed in 1957 with a 494 sf office. The space was later modified for use as a salon, which added an attached deck. The property currently provides vehicular access both from El Camino Real and from the rear alley.

### ***Development Management Team Meeting***

The City's Development Management Team (DMT) reviewed the project and recommends approval with conditions included in Attachment 1, Exhibit A.

### ***Noticing***

Public notices were distributed and posted per City and State requirements. Staff has not received any public comments on this item to-date.

---

<sup>1</sup> DPR is an acronym for the California Department of Parks and Recreation. The DPR 523 forms are used for nominating properties such as California Historical Landmarks, California Points of Historical Interest, and to the California Register of Historical Resources and provide basic details and descriptions of historic resources.

**PROJECT DESCRIPTION**

The applicant proposes to demolish the existing salon building and replace it with a mixed-use building, consisting of two ground floor commercial suites (899 sf combined) with adjacent patio (484 sf) and a second story residence (986 sf) with an accessory dwelling unit (779 sf). Each unit would have an attached deck on the second story, and the primary unit would have a 351 sf roof deck above. The commercial suites are anticipated to be food service uses. There are seven parking stalls, three of which are covered and one of which is ADA accessible, to support the commercial and residential uses, and an additional on-street public parking space will be created through the removal of the existing driveway on El Camino Real. With the removal of the curb cut, all vehicular access will occur from the rear alley.

**PROJECT ANALYSIS**

***Development Permit***

According to SCMC [17.16.100](#), the purpose of a Development Permit includes among other things: promoting development that strengthens the City’s Spanish village character, encourages site design and architecture sensitive to community and neighborhood character; respects historic resources, and creates individual identity appropriate for the proposed uses of the development.

The proposed project is in a sensitive area as it is both within the Architectural Overlay, and it abuts a historic resource at 420 N. El Camino Real. The project meets development standards (Table 1 below) and is consistent with the General Plan goals and policies related to Mixed-Use development along El Camino Real (**Attachment 5**).

***Development Standards***

The project meets development standards and other requirements, as shown in Table 1 below.

**Table 1 – Development Standards**

	<b>Development Standard</b>	<b>Proposed</b>	<b>Complies with standards</b>
Density:	3 units	1 Unit + ADU	Yes
Height (Maximum)	2 Stories* with a maximum plate height of 26'-0" and a maximum Top of Roof height of 33'-0"	2 stories, with top of roof at 29'6"	Yes

	<b>Development Standard</b>	<b>Proposed</b>	<b>Complies with standards</b>
Setbacks (Minimum): Front Interior Rear Yard	0' 0' 0'	0' 1' (north) / 5' (south) 55'	Yes Yes Yes
Lot Coverage (Maximum)	100%	41%	Yes
FAR:	Commercial projects: 1.0 Mixed use projects: 2.0	.44	Yes
Required Parking (Minimum):	Residence: 2 Commercial: 1 per 5 seats.	7 spaces (allows 25 seats + 8 outdoor**)	Yes*
Landscaping	One 15-gallon tree per 25' frontage.  20% Urban Open area (of which, 25% landscaped)	5 trees  24.4%	Yes  Yes

\*3 stories allowed with a Conditional Use Permit

\*\*SCMC [17.28.205](#) allows 8 unparked seats in outdoor dining areas for projects that provide parking for 0-31 seats

**Site Plan**

The applicant proposes to close the El Camino Real frontage to vehicular access, which improves the pedestrian orientation of the street scene. Similarly, the project locates the building close to the primary street while tucking parking behind with access from the alley, which is consistent with site layout standards of the City’s Design Guidelines. Pedestrian access is maintained along the side property lines. This pedestrian access also serves to provide a 5-foot buffer, where no setback is required by the code. This project-specific setback provides spacing from the historic property to the south, “a one-story commercial building with a rectangular plan and wood-frame construction” (refer to DPR Form, Attachment 3).

At the front of the property, the applicant proposes a covered patio up to the property line. This is consistent with the pattern of development along the street. Nearby properties appear to have a front setback of about 7-feet because the back of sidewalk does not extend the full width of the right of way. Within this additional 7 feet of public property, other properties have installed landscaping, or extended paving or ramps into the business entrance. The subject development proposes to infill this space with decomposed granite (DG) material, and requests to use this space for additional outdoor

dining, which can be permitted pursuant to SCMC 17.28.205<sup>2</sup>. Because of the minimal landscaping proposed on site, particularly at the front of the development, staff recommends that a portion of this encroachment area be dedicated to landscaping.

At the rear, there is one-way vehicular access from the alley. The design is driven in part by an existing-to-remain SDGE power pole. The area around the pole serves as the turning radius and the primary landscape bed. Currently, deer grass is the only proposed plant material for the property. There are seven parking stalls, three of which are covered, to support the commercial and residential uses, and an additional on-street space will be created through the removal of the existing driveway on El Camino Real. The applicant is looking for an exception to a couple of non-codified standards due to the site constraints and limited parking: use of an interior trapzilla grease interceptor instead of an underground grease interceptor and use of trash carts in a narrow enclosure (5' by 18') instead of three-yard bins (which would require a minimum 9' by 13'). From the rear, there is an ADA accessible path to the commercial spaces fronting on El Camino Real, and there is a stairwell providing access to the residential units.

### ***Landscaping***

The largest planting area is the existing rear planter, which also contains the SDGE power pole and guy wires. State standards require a 10' clearance around power poles unless the area is irrigated. Conditions of approval (COA) numbers 5.5, 5.6, and 5.7 require that this area be irrigated so that landscape can be maintained in a healthy condition and compliant with state standards, that the additional street tree be planted in accordance with City standards, and that detailed landscape and irrigation plans will be reviewed by the City's consulting Landscape Architect, Summers, Murphy, and Partners.

### ***Architecture***

The project's location within the Architectural Overlay requires a Spanish Colonial Revival (SCR) architectural design. The project does provide SCR elements, including stucco siding, tile roofing at a 3:12 pitch, fenestration with divided lites, and an asymmetrical elevation that clearly identifies the primary entry through a pronounced wall plane. The project also provides transitional outdoor space by bringing entry through a semi enclosed, roofed patio area.

As the project is adjacent to a historic resource, it must be compatible with that existing building. The applicant provided an elevation that incorporates the proposed project alongside the historic building. While the proposed structure is larger, it matches the front setback and complies with the height of the zone while also providing a side setback that allows for separation from the historic building. It incorporates a first floor eyebrow roof element that helps to break up the massing on the side of the development closest to the historic building. The building materials and details are compatible.

---

<sup>2</sup> [SCMC 17.28.205](#)

### ***Design Review Subcommittee***

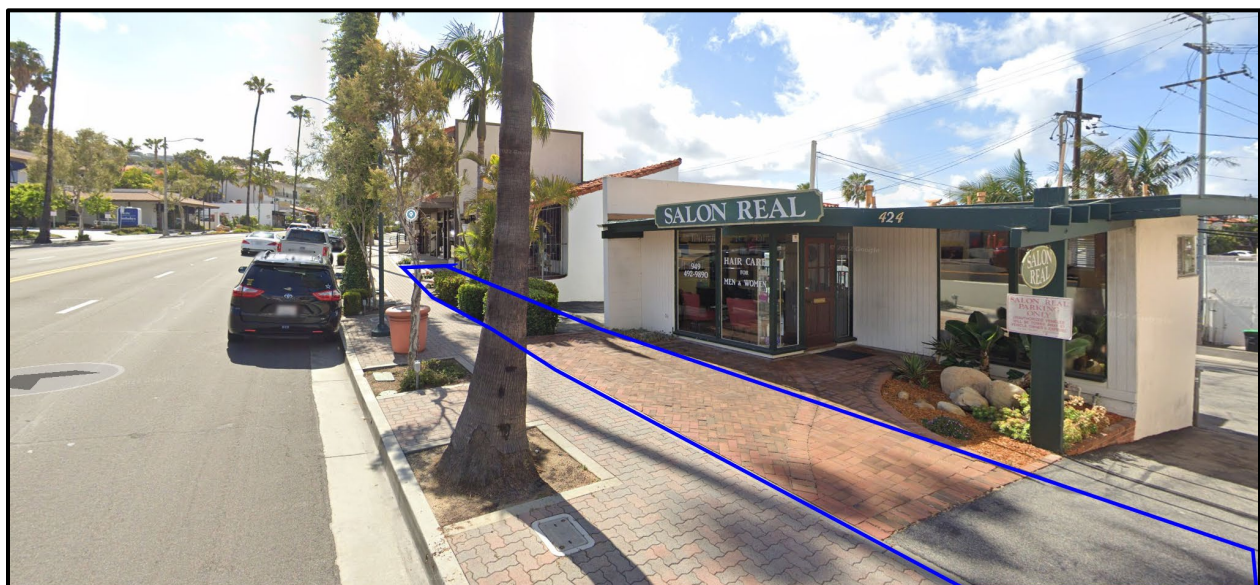
The Design Review Subcommittee (DRSC) reviewed the project on May 29 and June 12, 2024, and provided recommendations to improve the architecture of the project. Minutes from the DRSC meetings are provided as **Attachment 4**. The DRSC made recommendations related to improving the massing proportions, specifically related to the width of columns at the first floor front arcade and rear covered parking areas, and in breaking up large covered deck areas at the rear. They also provided an optional recommendation to relocate the commercial restroom to facilitate more openness within the arcade / patio space and identified some linework corrections to the front elevation, but supported the project advancing to Planning Commission for its required public hearing. The plans (**Attachment 6**) incorporated the revisions recommended by the DRSC.

### ***Conditional Use Permit (CUP)***

A CUP is required to establish an outdoor dining area in which alcohol is proposed to be served. This project proposes to serve alcohol within the covered arcade area along the N. El Camino Real frontage. The alcohol service is proposed between 10:00 a.m. and 7:00 p.m. and would coincide with the restaurant's operating hours. Related conditions are established under COAs 7.3, 734, and 7.5.

The applicant also requests an encroachment of about 7 feet into the right of way along the El Camino Real frontage. This encroachment can be seen in blue outline in Figure 3 below. Neighboring properties utilize this space for additional walkway width or landscaping as the right of way extends about 7 feet beyond the back of the public sidewalk. The encroachment would not interfere with the public sidewalk.

**Figure 3: Encroachment Area in Right of Way**



**ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA)**

The Planning Division completed an initial environmental assessment of the project per the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission determine the project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines §15302 (Class 2(b): Replacement or Reconstruction), §15303 (Class 3(b) and 3(c): New construction of a building under 10,000 square feet in an urbanized area which includes small residential units), and §15332 (Class 32: In-fill Development Projects) Each exemption is applicable because the project demolishes a commercial building and replaces it with a new building of similar size in an existing urbanized area in conformance with the General Plan and Zoning Code, and the new building includes about 3,000 sf of interior area which is well below the Class 3 threshold of 10,000 square feet and the proposed one residential unit and one ADU are below the Class 3 threshold of up to six residential units. The project is adjacent to a property with a historic resource, but is compatible and separated from that resource, resulting in no impacts to the historic property.

**CALIFORNIA COASTAL COMMISSION REVIEW**

The project is outside of the Coastal Zone boundary and therefore does not require Coastal Commission review.

**ALTERNATIVES:**

The Planning Commission may take any of the following actions:

1. Approve the application with staff recommended conditions of approval.
2. Modify the conditions of approval to effect desired changes prior to approval.
3. Continue the hearing to obtain additional information from the applicants.
4. Deny the application. If the Commission wishes to pursue this option, the hearing will need to be continued to allow the appropriate resolution to be prepared.

These actions may be appealed by the application to the City Council within ten days of the decision pursuant to San Clemente Municipal Code § 17.12.140 or be called up by the City Council for review and action.

**RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Determine the project is Categorical Exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section 15302 (Class 2 (b): Replacement or



Reconstruction), 15303 (Class 3(b) and 3(c): New Construction), and §15332 (Class 32: In-fill Development Projects); and

2. Adopt Resolution PC 24-018, approving Development Permit 24-247 and Conditional Use Permit 22-246, subject to attached conditions of approval.

***Attachments:***

1. Resolution No. PC 24-018  
Exhibit A - Conditions of Approval
2. Location Map
3. DPR Form for 420 N. El Camino Real
4. Minutes from the DRSC Meetings of May 29 and June 12, 2024
5. General Plan Consistency Analysis
6. Plans

# ATTACHMENT 1

## RESOLUTION NO. PC 24-018

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING DEVELOPMENT PERMIT 24-247 AND A CONDITIONAL USE PERMIT 22-246 TO DEVELOP A NEW MIXED-USE BUILDING WITH TWO GROUND FLOOR COMMERCIAL SPACES, INCLUDING A RESTAURANT WITH BEER, WINE, AND ALCOHOL SALES FOR INDOOR AND OUTDOOR CONSUMPTION, AND A RESIDENTIAL UNIT AND AN ADU ON THE SECOND FLOOR ABOVE, LOCATED AT 424 N. EL CAMINO REAL; AND FINDING THE PROJECT TO BE CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES §15302 (CLASS 2: REPLACEMENT OR RECONSTRUCTION) AND §15303 (CLASS 3(B) AND 3(C): NEW CONSTRUCTION OF A BUILDING UNDER 10,000 SQUARE FEET IN AN URBANIZED AREA WHICH INCLUDES SMALL RESIDENTIAL UNITS), AND §15332 (CLASS 32: IN-FILL DEVELOPMENT PROJECTS).

WHEREAS, on July 25, 2022, an application was submitted by Mario Melendez, 24322 Del Prado unit B, Dana Point, CA 92629, for Development Permit 24-247 and a Conditional Use Permit 22-246, which is a request to develop a new mixed-use building with two ground floor commercial spaces, including a restaurant with beer, wine, and alcohol sales for indoor and outdoor consumption, and a residential unit and an ADU on the second floor above. The project was deemed complete on July 1, 2024. The project site is located at 424 N. El Camino Real within the Mixed Use 3.0 zoning district and the Architectural and Pedestrian/ Central Business overlay zoning districts (MU3.0-CB-A). The legal description is Lot 4 and a portion of Lot 5 within Block 2 of Tract 779, identified by County Assessor's Parcel Numbers 058-071-241 and 058-071-221; and

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine the project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section §15302 (Class 2(b): Replacement or Reconstruction) and §15303 (Class 3 (b) and 3(c): New construction of a building under 10,000 square feet in an urbanized area which includes up to six residential units), and §15332 (Class 32: In-Fill Development Projects); and

WHEREAS, the City's Development Management Team (DMT) reviewed the proposed project and the several iterations of plans related to the project and determined it complies with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes. The DMT supports the project with recommended conditions of approval; and

WHEREAS, on May 29 and June 12, 2024, the City's Design Review

Subcommittee (DRSC) considered the project and supports the proposed architecture and site plan; and

WHEREAS, on July 24, 2024, the Planning Commission of the City of San Clemente held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties.

NOW, THEREFORE, The Planning Commission of the City of San Clemente does hereby resolve as follows:

Section 1. Incorporation of Recitals.

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section §15302 (Class 2(b): Replacement or Reconstruction) and §15303 (Class 3(c): New construction of a building under 10,000 square feet in an urbanized area which includes small residential units). Both exemptions are applicable because the project demolishes a commercial building and replaces it with a new building of similar size, and the new building is in an urbanized area and includes about 3,000 square feet (sf) of interior area which is well below the Class 3 threshold of 10,000 sf and the proposed one residential unit and one ADU are below the Class 3 threshold of up to six residential units. The project is adjacent to a property with a historic resource, but is compatible and separated from that resource, resulting in no impacts to the historic property.

The Class 2 exemption specifically exempts from further CEQA review the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. This exemption specifically applies to the replacement of a single commercial structure, with a new structure of substantially the same size, purpose, and capacity. Here, the proposed project replaces a single commercial building with a new commercial building, which is larger but well below the lot coverage and FAR standards for development in the zone. Thus, the project qualifies for the Class 2 exemption.

The Class 3 exemption specifically exempts from further CEQA review, the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. One use of this exemption is the construction of a store, motel, office, restaurant or similar structure not involving the use of significant amounts of

hazardous substances and not exceeding 2,500 square feet in floor area, or up to 10,000 square feet in urbanized areas, on a site zoned for such use. Here, this project develops a new commercial building of less than 10,000 square feet in an urbanized area. Thus, the project qualifies for the Class 3 exemption.

Furthermore, none of the exceptions to the use of the categorical exemptions identified in State CEQA Guidelines section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the project that result in a reasonably possibility of a significant effect on the environment. There are no especially sensitive resources, such as endangered species or wetlands, on the project site or in the vicinity. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. The site does not consist of scenic resources. The project does not include any hazardous waste sites, and the project will not cause a substantial adverse change in the significance of a historical resource. Thus, the Class 2, 3, and 32 exemptions apply, and no further environmental review is required.

### Section 3. Development Permit Findings

With respect to Development Permit (DP) 24-258, the Planning Commission finds as follows:

A. The proposed project is consistent with the General Plan, in that:

1. The project consists of Spanish Colonial Revival (SCR) architecture and site design, consistent with the character of the City's early development as the "Spanish Village-by-the-Sea". Additionally, the project replaces an existing commercial structure which is not consistent with SCR design. The project includes a ground floor arcade, to be used for outdoor dining, which helps maintain a pedestrian scale from El Camino Real, consistent with General Plan Policy LU-2.01-Quality, which states "*We require that new development protect community character by providing architecture, landscaping and urban design of equal or greater quality than surrounding development, and by respecting the architectural character and scale of adjacent buildings*"; and
2. The project consists of both residential and visitor-serving, consistent with the General Plan's goal for Mixed-Use zones: "Promote and support development in areas designated for Mixed Use that is attractively designed, adds vitality and pedestrian activity, enhances economic opportunities, reduces vehicle trips and associated air pollution and offers convenient and affordable housing opportunities for all income levels." It is also consistent with Policy LU-12.02- Infill Development, which states "*We accommodate development that is compatible with coastal-oriented and community-serving commercial uses (including overnight accommodations), mixed residential and commercial uses, residential uses, and public recreational uses whose function or scale are compatible with the area's recreational character*"; and

3. The project develops a two-story mixed-use building, which provides a ground level arcade, upper story residential decks, and various wall plane openings and offsets, consistent with General Plan Policy UD-5.10-Scale and Massing, which states *“We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan”*; and
4. The City’s Landscape Consultant reviewed a preliminary landscape plan for the project, and a final detailed irrigation and planting plan is required as a condition of approval, consistent with General Plan Policy UD-5.19-Landscaping Plans, which states, *“We require that development projects subject to discretionary review submit and implement a landscaping and irrigation plan”*; and
5. Within the project site, ADA access is provided between the rear alley and El Camino Real, consistent with General Plan Policy M-2.50-Pedestrian Connectivity, which states, *“We require development projects and site plans to be designed to encourage pedestrian connectivity among buildings within a site, while linking buildings to the public bicycle and pedestrian network”*; and
6. The project contributes to the Centennial General Plan’s Vision to create a vibrant and pedestrian active downtown that provides housing and commercial services, as done in this case with restaurant spaces with shared outdoor seating complemented by a full range alcohol service, consistent with General Plan Policy ED-4.01. *“Avenida Del Mar/T-Zone. We require initiatives, investments, and development approvals for the Avenida Del Mar and T-Zone area to contribute to our vision of the area as an amenity-rich, multi-modal, mixed-use district that emphasizes the pedestrian experience. This district is characterized by its historic resources and is one of San Clemente’s specialty retail and entertainment destinations, serving residents and visitors.”*

B. The proposed project complies with zoning regulations, in that:

1. The project provides 7 parking spaces, which meets the requirements for a residential unit, an ADU, and a restaurant with 33 seats (which includes 8 outdoor seats that do not require parking per SCMC 17.28.205); and
2. The project complies with the maximum allowed height of 33 feet with a top of roof under 30 feet in height; and
3. The proposed buildings and structures meet setbacks; and
4. The project proposes a FAR of .4, where a maximum of 1.0-2.0 is permitted, depending on the proportion of commercial sf within the project; and
5. The project proposes a lot coverage less than 50 percent where up to 100 percent is allowed.

C. The proposed project is consistent with the City's Design Guidelines in that:

1. The project follows basic principles of Spanish Colonial Revival outdoor spaces, or courtyards, that allow guests to enjoy the site; and
2. The project demonstrates consistency with architectural guidelines outlined in the Henry Lenny Design Guidelines, related to, but not limited to, scale and mass, roofing, walls, architectural accessories, lighting, and landscape; and
3. The project incorporated recommendations provided by the City's Design Review Subcommittee to improve conformance with Design Guidelines.

D. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity, in that:

1. The building is proposed entirely within the property, and the requested encroachment into the right of way is consistent with nearby development, would not impact or obstruct the public sidewalk, and would support accessory outdoor dining; and
2. All required parking for the project is provided on site; and
3. The trash enclosure will be serviced from the alley; and
4. Pedestrian connectivity in the neighborhood is improved with ADA access between the alley and El Camino Real; and
5. The project provides a side setback, which is not required by the code, to facilitate spacing and maintain public views to the adjacent historic resource at 420 N. El Camino Real.

E. The proposed project is in character and compatible with the properties in the neighborhood, in that:

1. The project consists of Spanish Colonial Revival architecture and site design, consistent with the architectural style that highlights the character of the City's early development as the "Spanish Village-by-the-Sea", which includes the downtown; and
2. The proposed mixed-use development contributes to the balance of residential uses and services within the downtown.

F. The proposed project complies with the purpose and intent of the Architectural Overlay District, in that:

1. The project consists of Spanish Colonial Revival architecture and site

design, in line with the architectural style that highlights the character of the City's early development as the "Spanish Village-by-the-Sea", which includes the downtown; and

2. The project follows basic principles of Spanish Colonial Revival outdoor spaces, and courtyards, that allow guests to enjoy the site and downtown village experience. The project facilitates enjoyment of the climate through the shared outdoor dining area for the ground floor restaurants and private residential decks; and
  4. The project demonstrates consistency with architectural guidelines outlined in the Henry Lenny Design Guidelines, related to, but not limited to, scale and mass, roofing, walls, architectural accessories, lighting, and landscape; and
  5. The project was reviewed twice by the City's Design Review Subcommittee (DRSC) to address design and compatibility concerns. The project evolved as the applicant incorporated recommendations from staff and the DRSC to improve the design and harmony with the neighborhood; and
  6. The projects front façade and roof elements along El Camino Real are modulated, consistent with UD-5.15: "To modulate large building facades, provide architectural interest and maintain pedestrian scale, Downtown building forms, facades and footprints shall be designed to visually reflect original Downtown lot patterns and spacing."
- G. The proposed project/use preserves and strengthens the pedestrian-orientation of the district and/or San Clemente's historic identity as a Spanish village, in that:
1. The project consists of Spanish Colonial Revival architecture and site design, in line with the architectural style that highlights the character of the City's early development as the "Spanish Village-by-the-Sea", which includes the downtown; and
  2. Pedestrian connectivity in the neighborhood is improved with ADA access between the alley and El Camino Real; and
  3. The project provides a side setback, which is not required by the code, to facilitate spacing and maintain public views to the adjacent historic resource at 420 N. El Camino Real; and
  4. The project removes a curb cut along El Camino Real, improving the consistent pedestrian environment along the public sidewalk; and
  5. The project relocates all vehicular access to the rear alley, consistent with UD-2.06: "Where practical, we limit the visibility of surface parking lots and parking spaces within gateway areas by requiring them to be located behind or to the side of buildings. Where this is not practical, we ensure that street-facing parking spaces and parking lots are visually screened with

landscaping and/or architectural treatments;” and

6. The project provides an entry level arcade from the El Camino Real sidewalk frontage and numerous private balconies and decks, consistent with UD-5.01 and Design Guideline II.C.3.a, which states, “incorporate defined outdoor spaces into the buildings and site designs of all new development in the city.”
- H. The proposed project will not have negative visual or physical impacts upon the historic structure, in that:
1. The project is not on the same parcel as the historic property; and
  2. The project provides a side setback, which is not required by the code, to facilitate spacing and maintain public views to the adjacent historic resource at 420 N. El Camino Real.

#### Section 4. Conditional Use Permit Findings

With respect to Conditional Use Permit (CUP) 22-246, the Planning Commission finds as follows:

- A. The proposed use is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all applicable provisions of this title, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed, in that:
1. The proposed hotel and restaurant use with outdoor seating, with the service of full alcohol is consistent with the City’s Downtown Visitor Service District is consistent with General Plan Policy; ED-4.01. *“Avenida Del Mar/T-Zone. We require initiatives, investments, and development approvals for the Avenida Del Mar and T-Zone area to contribute to our vision of the area as an amenity-rich, multi-modal, mixed-use district that emphasizes the pedestrian experience. This district is characterized by its historic resources and is one of San Clemente’s specialty retail and entertainment destinations, serving residents and visitors”*; and
  2. The outdoor dining in the arcade will engage the use with the street and create an enhanced pedestrian experience, consistent with General Plan Policy LU-11.04. *“Outdoor Dining. We encourage the development of outdoor dining and other similar uses which do not impede pedestrian use of the sidewalks”*; and
  3. The project aligns with the goal of the Mixed-Use zones, which is to: “Promote and support development in areas designated for Mixed Use that is attractively designed, adds vitality and pedestrian activity, enhances economic opportunities, reduces vehicle trips and associated air pollution and offers convenient and affordable housing opportunities for all income



levels.” The project provides balanced residential and commercial uses, also consistent with General Plan Policy LU-12.02- Infill Development, which states *“We accommodate development that is compatible with coastal-oriented and community-serving commercial uses (including overnight accommodations), mixed residential and commercial uses, residential uses, and public recreational uses whose function or scale are compatible with the area’s recreational character”*; and

4. The project develops a two-story mixed-use building, which provides a ground level arcade, upper story residential decks, and various wall plane openings and offsets, consistent with General Plan Policy UD-5.10-Scale and Massing, which states *“We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan”*; and
5. Within the project site, ADA access is provided between the rear alley and El Camino Real, consistent with General Plan Policy M-2.50-Pedestrian Connectivity, which states, *“We require development projects and site plans to be designed to encourage pedestrian connectivity among buildings within a site, while linking buildings to the public bicycle and pedestrian network”*; and
7. The project contributes to the Centennial General Plan’s Vision to create a vibrant and pedestrian active downtown that provides housing and commercial services, as done in this case with restaurant spaces with shared outdoor seating complemented by a full range alcohol service, consistent with General Plan Policy ED-4.01. *“Avenida Del Mar/T-Zone. We require initiatives, investments, and development approvals for the Avenida Del Mar and T-Zone area to contribute to our vision of the area as an amenity-rich, multi-modal, mixed-use district that emphasizes the pedestrian experience. This district is characterized by its historic resources and is one of San Clemente’s specialty retail and entertainment destinations, serving residents and visitors.”*

B. The site is suitable for the type and intensity of use that is proposed, in that:

1. The project provides 7 parking spaces, which meets the requirements for a residential unit, and ADU, and 33 seats (which includes 8 that do not require parking per SCMC 17.28.205); and
2. The project complies with the maximum allowed height of 33 feet with a top of roof under 30 feet in height; and
3. The proposed buildings and structures meet setback requirements; and
4. The proposed encroachment for the purposes of accessory outdoor dining would not impact the existing public sidewalk; and
5. The project proposes a FAR of 0.4, where a maximum of 1.0-2.0 is

permitted, depending on the proportion of commercial sf; and

6. The project proposes a lot coverage less than 50 percent where 100 percent is allowed.
- C. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity, in that:
1. The mixed-use building is proposed entirely within the property; and
  2. The proposed encroachment for the purposes of accessory outdoor dining would not impact the existing public sidewalk; and
  3. All required parking for the project is provided on site; and
  4. The trash enclosure will be serviced from the alley; and
  5. Pedestrian connectivity in the neighborhood is improved with ADA access between the alley and El Camino Real; and
  6. The project provides a side setback, which is not required by the code, to facilitate spacing and maintain public views to the adjacent historic resource at 420 N. El Camino Real; and
  7. The project meets Economic Development Policy ED-2.05 by bringing needed housing as well as opportunities for new small businesses in the downtown.
- D. The proposed use will not negatively impact surrounding land uses, in that:
1. The project removes a curb cut along El Camino Real, which enhances the continuity of the pedestrian environment. This is consistent with UD-5.22: “We encourage continuous storefronts in the Downtown Core, with driveways and curb cuts on Avenida Del Mar and El Camino Real discouraged unless no alternative accessways exist.” This reduces the opportunities for pedestrian and vehicular conflicts; and
  2. The project provides 7 parking spaces, which meets the requirements for a residential unit, an ADU, and 33 restaurant seats (which includes 8 outdoor seats that do not require parking per SCMC 17.28.205); and
  3. The project is surrounded to the north and south by other commercial uses and to the east and west by rights of way; and
  4. The project provides a side setback, which is not required, to facilitate spacing and maintain public views to the adjacent historic resource at 420 N. El Camino Real.
- E. The outdoor dining area contributes to the village/pedestrian ambiance of the City,

consistent with the City's General Plan, in that:

1. The project removes a curb cut along El Camino Real, which enhances the continuity of the pedestrian environment. This is consistent with UD-5.22: "We encourage continuous storefronts in the Downtown Core, with driveways and curb cuts on Avenida Del Mar and El Camino Real discouraged unless no alternative accessways exist." This reduces the opportunities for pedestrian and vehicular conflicts; and
  2. Within the project site, ADA access is provided between the rear alley and El Camino Real, consistent with General Plan Policy M-2.50-Pedestrian Connectivity, which states, "*We require development projects and site plans to be designed to encourage pedestrian connectivity among buildings within a site, while linking buildings to the public bicycle and pedestrian network*"; and
  3. The project contributes to the Centennial General Plan's Vision to create a vibrant and pedestrian active downtown that provides housing and commercial services, as done in this case with restaurant spaces with shared outdoor seating complemented by a full range alcohol service, consistent with General Plan Policy ED-4.01. "*Avenida Del Mar/T-Zone. We require initiatives, investments, and development approvals for the Avenida Del Mar and T-Zone area to contribute to our vision of the area as an amenity-rich, multi-modal, mixed-use district that emphasizes the pedestrian experience. This district is characterized by its historic resources and is one of San Clemente's specialty retail and entertainment destinations, serving residents and visitors;*" and
  4. The project relocates all vehicular access to the rear alley, consistent with UD-2.06: "Where practical, we limit the visibility of surface parking lots and parking spaces within gateway areas by requiring them to be located behind or to the side of buildings. Where this is not practical, we ensure that street-facing parking spaces and parking lots are visually screened with landscaping and/or architectural treatments;" and
  5. The project provides an entry level arcade from the El Camino Real sidewalk frontage and numerous private balconies and decks, consistent with UD-5.01 and Design Guideline II.C.3.a, which states, "incorporate defined outdoor spaces into the buildings and site designs of all new development in the city."
- F. The outdoor dining area complies with the standards of SCMC section 17.28.205, in that:
1. The outdoor dining will be located within the arcade along El Camino Real which will be ADA accessible and enclosed and within the 7 feet of right of way behind the public sidewalk that will not intrude onto the sidewalk and is consistent with use of right of way along the block; and

2. The outdoor seating is at-grade and will not exceed the 33-foot height for the MU3.0 zone; and
  3. The outdoor dining in the courtyard is accessory to the restaurant use and the dining uses include a total of 33 seats (which includes 8 seats that do not require parking per SCMC section 17.28.205); and
  4. The project relocates all vehicular access to the rear alley, consistent with UD-2.06: "Where practical, we limit the visibility of surface parking lots and parking spaces within gateway areas by requiring them to be located behind or to the side of buildings. Where this is not practical, we ensure that street-facing parking spaces and parking lots are visually screened with landscaping and/or architectural treatments;" and
  5. The project provides an entry level arcade from the El Camino Real sidewalk frontage and numerous private balconies and decks, consistent with UD-5.01 and Design Guideline II.C.3.a, which states, "incorporate defined outdoor spaces into the buildings and site designs of all new development in the city."
- G. Any negative visual, noise, traffic, accessibility, and parking impacts associated with the outdoor dining area have been reduced to an acceptable level, as determined by the City; in that:
1. The courtyard seating will close in conjunction with business hours at 7:00 p.m.; and
  2. The outdoor seating will be enclosed within the arcade to ensure alcoholic beverages are not taken off-site.

Section 7. Planning Commission Approval.

Based on the foregoing recitals and findings, and the written and oral comments, facts, and evidence presented, the City of San Clemente Planning Commission approves Rasta Taco Mixed Use, including Development Permit 24-247 and Conditional Use Permit (CUP) 22-246, subject to the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Planning Commission on July 24, 2024.

---

Cameron Cosgrove, Chair

CERTIFICATION:

I HEREBY CERTIFY this Resolution was adopted at a regular meeting of the City of San Clemente Planning Commission on July 24, 2024, carried by the following roll call vote:

AYES: COMMISSIONERS:  
NOES: COMMISSIONERS:  
ABSTAIN: COMMISSIONERS:  
ABSENT: COMMISSIONERS:

---

Jonathan Lightfoot, Secretary of the Planning Commission

CONDITIONS OF APPROVAL  
 Public Hearing Project 24-246, Rasta Taco Mixed-Use  
 Development Permit 24-247,  
 Conditional Use Permit (CUP) 22-246,

**1.0 GENERAL CONDITIONS OF APPROVAL**

- |     |   |              |
|-----|---|--------------|
| 1.1 | Within 30 days of receipt of the signed conditions of approval, the applicant shall submit to the City Planner a signed acknowledgement concurring with all conditions of approval on a form to be provided by the City, unless an extension is granted by the City Planner.  | Planning     |
| 1.2 | The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of San Clemente and its officers, employees, and agents from and against any claim, action, proceeding, fines, damages, expenses, and attorneys' fees, against the City, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or City Planner, Zoning Administrator, or City employees or environmental finding. Applicant shall pay all costs upon request by the City. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter at the applicant's expense. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter at the applicant's cost. If the applicant fails to so defend the matter, the City shall have the right, at its own option, to do so and, if it does, the applicant shall promptly pay the City's full cost of the defense. | Planning     |
| 1.3 | Use and development of this property shall be in substantial conformance with the approved plans, material boards and other applicable information submitted with this application, and with these conditions of approval. Any modifications to the project shall be reviewed by the City Planner in accordance with Zoning Ordinance Section 17.12.180.  | Planning     |
| 1.4 | The applicant shall comply with all applicable current and future provisions of the San Clemente Municipal Code, adopted ordinances, and state laws.  | All          |
| 1.5 | Use of the subject property shall conform to all occupancy requirements, including posting of signs related to the maximum occupancy limitations.   | Code<br>Comp |

1.6 Development Permit 24-247 and Conditional Use Permit (CUP) 22-246 shall expire if within three years of approval the project is not commenced, or the project permitted by the approved application has lapsed, as defined by Zoning Ordinance Section 17.12.150. Planning

1.7 Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the Orange County Clerk-Recorder in the amount of \$50 for filing the CEQA Notice. Planning

**3.0 PRIOR TO ISSUANCE OF GRADING PERMITS**

3.1 The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution. Planning

3.2 The City Engineer shall determine that development of the site shall conform to general recommendations presented in the geotechnical studies, including specifications for site preparation, landslide treatment, treatment of cut and fill, slope stability, soils engineering, and surface and subsurface drainage, and recommendations for further study. (SCMC Chapter 15.36) Public Works

3.5 The applicant shall submit, and must obtain approval from the City Engineer, a precise grading plan as required by the City Grading Manual and Ordinance. (SCMC Chapter 15.36) Public Works

**Financial Security**

3.9 The applicant shall provide separate improvement surety, bonds, or irrevocable letters of credit, as determined by the City Engineer, for 100% of each estimated improvement cost, as prepared by a registered civil engineer as approved by City Engineer, for the following applicable items: grading improvements; frontage improvements; sidewalks; sewer lines; water lines; onsite storm drains; and erosion control. In addition, the owner shall provide separate labor and material surety for 100% of the above estimated improvement costs, as determined by the City Engineer or designee. (SCMC Chapter 15.36) Public Works

**Improvements**

3.10 The applicant shall submit, and the City Engineer shall approve, frontage improvement plans. The applicant shall be responsible for the construction of all required frontage improvements as approved by the City Engineer including but not limited to the following:  
A. Sidewalk, including construction of compliant sidewalk Public Works

around drive approach or other obstructions to meet current City standards (2% cross fall) when adequate right-of-way exists. The street right-of-way is approximately 18 feet behind the curb face, therefore a sidewalk easement is not anticipated to be required to be granted to the City in order to obtain a 4 foot wide sidewalk around the existing utilities.

- B. The existing drive approach on South El Camino real shall be removed and replaced with a full height curb and gutter with interlocking paver sidewalk per City Standards.

(SCMC Chapter 15.36 and Sections 12.08.010, and 12.24.050)

### **National Pollutant Discharge Elimination System**

- |      |   |              |
|------|---|--------------|
| 3.12 | The applicant shall demonstrate to the satisfaction of the City Engineer or designee that the project meets all requirements of the San Diego Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer Permit, and Federal, State, County and City guidelines and regulations, in order to control pollutant run-off. (SCMC Chapter 13.40)   | Public Works |
| 3.13 | The applicant shall demonstrate to the City Engineer that the required NPDES permits have been obtained. (SCMC Chapter 13.40)   | Public Works |
| 3.14 | The applicant shall submit, and must obtain approval from the City Engineer, a project binder containing the following documents: <ul style="list-style-type: none"><li>A. If the project is greater than 1 acre, a Notice of Intent (NOI) for coverage under the General Construction Storm Water Permit must be filed with the State Water Resources Control Board (refer to <a href="https://www.waterboards.ca.gov/water_issues/programs/storm_water/construction.html">https://www.waterboards.ca.gov/water_issues/programs/storm_water/construction.html</a>) and a copy of the NOI, a WDID number and a copy of the Storm Water Pollution Prevention Plan (SWPPP) must be filed with the City;</li><li>B. If the site is determined to be a "Priority Project" (as defined by the San Diego Regional Water Quality Control Board Municipal Separate Storm Sewer Systems Permit – refer to the following web address at <a href="https://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/">https://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/</a>), a final Water Quality Management Plan (WQMP) must be recorded with the Orange County Recorder's Office and filed with the City; and</li><li>C. If a site is determined to be a "Non-Priority Project," a final Non-Priority Project Checklist must be filed with the City. (SCMC Chapter 15.36)</li></ul> | Public Works |



**Project Specific Conditions**

- 3.18 Unless approved otherwise by the City Engineer, the developer shall provide evidence of consent from any easement holders for development within easement areas. (SCMC Chapter 15.36) Public Works\*\*
  
- 3.21 The developer shall acknowledge in writing that the development is subject to all State water quality and storm drain discharge permit regulations. This may include, but is not limited to, elimination of discharges such as subdrain and other non-storm related discharge. Project designs revisions may be required for compliance with such applicable regulations. (SCMC Chapter 15.36) Public Works\*\*
  
- 3.24 The applicant shall submit, and must obtain approval from Orange County Fire Authority (OCFA), a fire master plan (service code PR145). OCFA\*\*

**4.0 PRIOR TO ISSUANCE OF BUILDING PERMITS**

- 4.1 The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution. Planning

**Landscape Plans**

- 4.5 The applicant shall submit, and must obtain approval from the City's Consulting Landscape Architect, a detailed landscape and irrigation plan incorporating drought tolerant plants, prepared by a registered landscape architect, and in compliance with all pertinent requirements. (SCMC Section 17.68.020) Planning
  
- 4.6 The following standards shall apply for all landscape plans specific to parkways, unless otherwise approved for private residential streets: Public Works  
Planning
  - A. All parkway trees shall maintain the following distances from improvements:
    - a. 10'0" from water, sewer and storm drain lines.
    - b. 5'0" from hardscape (curbs, sidewalks, street lights, utility boxes, fire hydrants, P.I.V.s, F.D.C., etc.) except for tree wells.
    - c. 15'0" from drive approaches.
    - d. 25'0" from curb return at street intersections.
  - B. All landscape irrigation systems shall be designed using the City's reclaimed water standards. In the event reclaimed water is not available at the time the system is put into operation, the system may be connected to the potable water system. When

reclaimed water is available, the system shall be converted to reclaimed service. The owner or designee shall install reclaimed water service lines to the meter locations for future connection when reclaimed water is available.

- C. Minimum parkway tree size shall be 15-gallon for canopy trees and ten foot (10') brown trunk height (BTH) for palms.
- D. Trees shall be planted at thirty-foot intervals in commercial or residential parkway areas, or a minimum of one per residential lot frontage.

**Utilities**

4.12 If the project pertains to a Food Service Establishment (FSE), the applicant shall submit, and must obtain approval from the Utilities Director, plans depicting the Fats, Oils, and Greases (FOG) controls, with the plans and design approved by the Orange County Health Care Agency. Utilities

4.13 The applicant shall submit, and must obtain approval from the City Engineer, plans depicting the installation of an approved double-detector check backflow assembly on any/all fire lines above ground and as near to the point of connection to the potable water system as practical, given functional and aesthetic considerations. An isolation valve shall be installed on any/all fire lines at the point of connection to the water main. (SCMC Section 13.04.350) Public Works

4.14 The applicant shall submit, and must obtain approval from the City Engineer, plans depicting the installation of an approved reduced pressure principal backflow assembly on any/all potable water systems, and any/all irrigation systems, above ground, directly after each water meter as practical, and at a minimum height of 12" from the bottom of each assembly to ground level. (SCMC Section 13.04.350) Public Works

**Project Specific Conditions**

4.15 Prior to finalization of grading permits and issuance of a building Certificate of Occupancy, a lot merger is required to be recorded with County of Orange with a copy or other verification provided to the City of San Clemente. All\*\*

4.16 The applicant shall submit, and must obtain approval from OCFA, a fire master plan (service code PR145). OCFA\*\*

4.17 The applicant shall submit, and must obtain approval from OCFA, an architectural plan for R-2 Occupancy and for A-2/A-3 Occupancies if any retail space will be converted to a Group A Occupancy (service codes PR200-PR285) OCFA\*\*

- 4.18 The applicant shall submit, and must obtain approval from OCFA, plans for any tanks storing hazardous materials, if a diesel generator will be installed (service codes PR300-PR305) OCFA\*\*
- 4.19 Emergency Responder Digital Radio System: An emergency responder digital radio system shall be provided in this structure. Refer to CFC 510 and the OCC/OCFA DAS/BDA guidelines (available at ocfa.org) for requirements. Evidence of compliance with emergency responder digital radio system design and performance criteria shall be provided prior to occupancy. The applicant shall submit, and must obtain approval from OCFA, plans for emergency responder radio system design (service code PR928); this submittal may be deferred when acceptable to the Building Department, but the required conduit must be installed prior to concealing interior construction. \*\* OCFA/  
Bldg

## 5.0 PRIOR TO FINAL INSPECTION

### Engineering

- 5.4 The applicant shall demonstrate to the satisfaction of the City Engineer and City Maintenance Manager that all street improvements have been completed and accepted and that any damage to new or existing street right-of-way during construction has been repaired/replaced. (SCMC Title 12) Public Works

### Landscaping

- 5.5 The applicant shall submit, and must obtain approval from the City Planner, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans. Planning
- 5.6 The applicant shall submit, and must obtain approval from the City Planner, a letter from a registered landscape architect confirming that parkway trees have been planted and staked according to the approved landscape plans. Planning
- 5.7 The planter area surrounding the existing SDGE pole must be irrigated so that plant material can remain, in accordance with SDGE standards. Planning\*  
\*

### Surveys

- 5.8 Prior to approval to pour foundations, the applicant shall submit, and must obtain approvals from the City Planner and Building Official, a survey prepared by a registered civil engineer that is Planning  
Building

licensed to do surveying or a land surveyor confirming that the building foundations conform to the required setbacks as set forth on the approved plans.

- 5.9 Prior to approval of the framing inspection, the applicant shall submit, and must obtain approvals from the City Planner and Building Official, a survey prepared by a registered civil engineer that is licensed to do surveying or a land surveyor confirming that the height of all structures conforms to the dimensions set forth on the approved plans. Planning Building

**Architecture**

- 5.10 All exterior details and materials shall be approved by the Planning Division prior to installation. Planning

- 5.11 Two-piece clay tile roofing shall be used with booster tiles on the edges and ridges and random mortar packing. The mortar shall be packed on 100 percent of the tiles in the first two rows of tiles and along any rake and ridgeline, and shall be packed on 25 percent of the tiles on the remaining field. Mortar packing shall serve as bird stops at the roof edges. The volume of mortar pack to achieve the appropriate thickness shall be equivalent to a 6 inch diameter sphere of mortar applied to each tile. Planning

- 5.12 Stucco walls shall consist of 'steel, hand trowel' (no machine application), smooth Mission finish and slight undulations (applied during brown coat) and bull-nosed corners and edges, including archways (applied during lathe), with no control/expansion joints. Planning

**Orange County Fire Authority (SR # 538512)**

- 5.13 Prior to concealing interior construction, the applicant must submit plans for a sprinkler monitoring system (service code PR500). \*\* OCFA

- 5.14 Prior to occupancy, the applicant must submit the service request for a hood and duct extinguishing system (service code PR335). \*\* OCFA

- 5.15 Temporary/Final Occupancy Inspections: Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150. \*\* OCFA

- 5.17 Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection. \*\* OCFA

**6.0 PRIOR TO RELEASE OF FINANCIAL SECURITY**

- 6.1 All catch basins and/or storm drain inlets shall be stenciled/marked on either the top of the curb or the curb face adjacent to the inlet "NO DUMPING - DRAINS TO OCEAN." All catch basins shall have filter basket inserts that capture litter and debris down to 5 mm in size. (SCMC Chapter 13.34) Utilities

- 6.7 The waste debris enclosure shall be of appropriate size to accommodate bins for recyclable materials, organic waste (food and landscape trimmings) and trash. For residential projects, all waste bins must be substantially hidden from view from any public street or alley. (SCMC Chapter 8.28) Utilities

- 6.8 All water and sewer systems, e.g. pump stations, generators, reservoirs, PRV's, etc., shall be fully tested, in the presence of a representative of the Utilities Department, to verify system performance in accordance with design specifications. (SCMC Section 13.24.120) Utilities

- 6.9 The applicant shall submit, and must obtain approvals from the City Engineer and City Planner, an agreement which designates responsibility for maintenance and irrigation of parkway trees, shrubs and ground cover within the public right-of-way. The City or designee shall be responsible for maintaining all medians within the public right-of-way, and shall prune and keep disease-free all parkway trees within the public right-of-way. The owner or designee, shall be responsible for watering all parkway trees, shrubs and ground cover within the public right-of-way, and shall trim and otherwise maintain parkway shrubs and ground cover. (Section 12.24 of the SCMC) Public Works Planning

**7.0 OPERATIONAL CONDITIONS OF APPROVAL**

**Businesses Selling Alcoholic Beverages**

- 7.3 The sale of beer and wine/alcoholic beverages for on-site consumption shall be limited to the hours of 7:00 a.m. to 10:00 p.m. Planning

- 7.4 All employees shall receive Responsible Alcoholic Beverage Code

- Service training as offered through programs established by the Orange County Health Care Agency and Alcoholic Beverage Control of the State of California. Training shall be provided as soon as practical following the hire date of each employee. Evidence of such training shall be maintained on-site during business hours, and made available for inspection by any city official upon request. (SCMC Section 17.16.070) Comp
- 7.5 The service and consumption of alcoholic beverages shall only be permitted in conjunction with food service, with same foods prepared on site. The foods shall be available at all times that alcoholic beverages are being served. Code  
Comp
- 7.8 The use of amplified sound (including the electronically amplified sound of live music, human voice, or other sound within a business, restaurant, bar, or other commercial establishment) is not approved or established by this permit and would require a separate review and public hearing. The business, however, may have indoor televisions, radios, or reasonable background or ambient music. Code  
Comp

**Project Specific Conditions**

- 7.18 The Applicant (including any property owners and managers, and their designees) shall ensure that discharge of washwater and other pollutants are prohibited from entering the storm drain system. Applicant must prevent pollutants (e.g. sediment, trash, food waste etc.) and any washwater used during cleanup from entering the storm drain system. (SCMC Chapter 15.36)\*\* Public  
Works /  
Code
- 7.6 The applicant shall post a sign at the arcade exit towards the public sidewalk indicating “No alcoholic beverages beyond this point.” Planning\*  
\*
- 7.20 Temporary signage is not a part of this review, nor is any such signage approved or permitted by this permit. All temporary signage shall comply with Zoning Ordinance Table 17.84.030A & Section 17.84.030(H), and any applicable Master Sign Programs. Any violation of the City’s regulations related to window, banner, or temporary signs shall constitute a violation of SCMC Section 8.52.030(Y). (Citation - Section 17.16.240.D of the SCMC) Code  
Comp

\* Denotes a modified Standard Condition of Approval  
\*\* Denotes a project-specific Condition of Approval



# 424 N. El Camino Real: Location Map





# PRIMARY RECORD

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: 420 N EL CAMINO REAL

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County Orange

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 420 N El Camino Real City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-071-22

P3a. Description:

The property contains a one-story commercial building with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a flat roof with clay tiles over the main portion and a high-pitch shed roof over the front of the structure. The exterior walls are clad with smooth stucco. The primary facade features a covered entry porch and is dominated by the entrance opening. The metal balustrade at the porch is non-original. The fenestration consists of original wood fixed windows throughout the building. The varying roof lines and features of the building make it asymmetrically aligned. The building is in good condition. Its integrity is good.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Description of Photo:

East elevation, west view. May 2006.

P6. Date Constructed/Sources:

Historic  Both  
 Prehistoric

1926 (E) Tax Assessor

P7. Owner and Address:

Linden, Carl W. & Linden, Holly D.  
232 Avenida La Cuesta

P8. Recorded by:

Historic Resources Group, 1728  
Whitley Avenue, Hollywood, CA  
90028

P9. Date Recorded: 9/18/2006

P10. Survey Type:

City of San Clemente Historic  
Resources Survey Update

P11. Report Citation: None.

Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other:

DPR 523A (1/95) HRG

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 3D

Resource Name or #: 420 N EL CAMINO REAL

B1. Historic Name: (Unknown)

B2. Common Name: (Unknown)

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Spanish Colonial Revival

B6. Construction History:

B7. Moved?  No  Yes  Unknown

Date: Original Location:

B8. Related Features:

B9a. Architect: (Unknown)

b. Builder: Unknown.

B10. Significance: Theme Ole Hanson/Spanish Village by the Sea Area City of San Clemente

Period of Significance 1925-1936 Property Type Commercial Applicable Criteria A

This one-story commercial building was built in 1926. This property is a unique example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development. It also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.

B11. Additional Resource Attributes: 06 Commercial Building, 1-3 stories

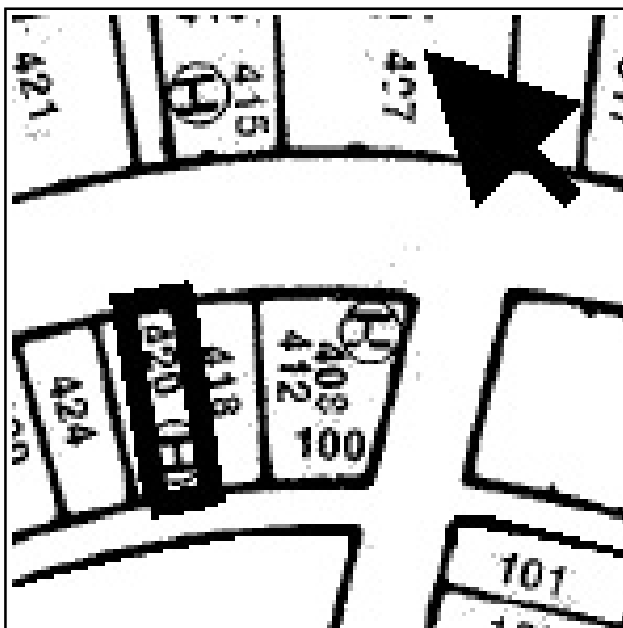
B12. References: Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA

Date of Evaluation: 9/18/2006

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

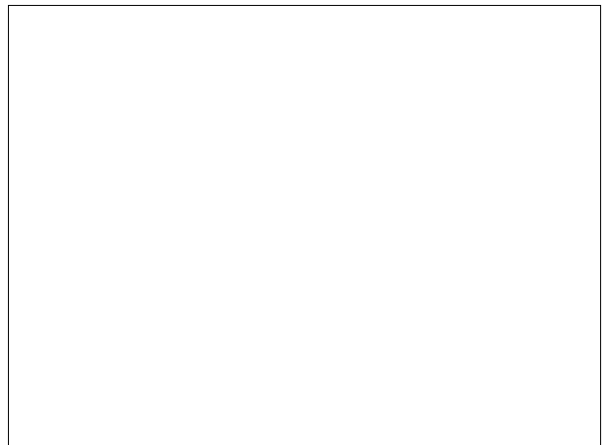
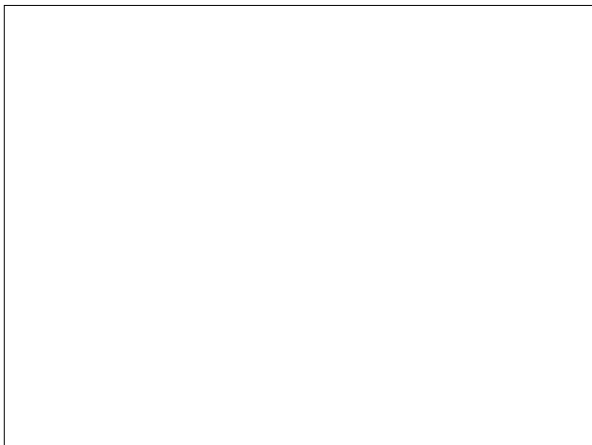
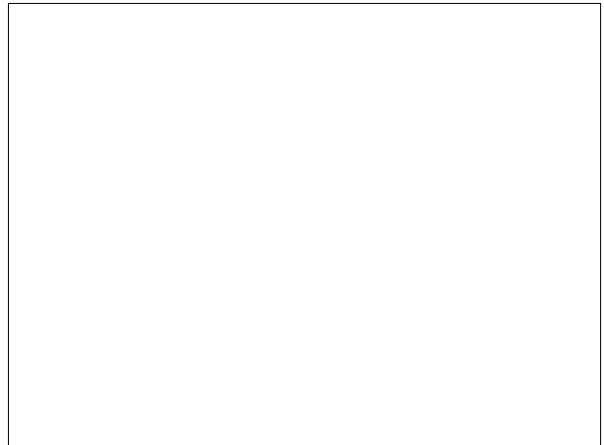
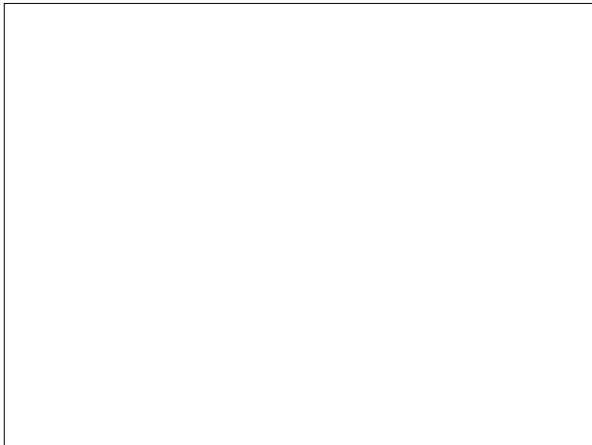
Resource Name or #: 420 N EL CAMINO REAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation  Update

## Photographs of the Subject Property, Continued:



**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
MAY 29, 2024**

Subcommittee Members Present: Chair M. Steven Camp; Vice Chair Cameron Cosgrove; Committee Member Bart Crandell

Subcommittee Members Absent: None

Staff Present: Adam Atamian, Community Development Director

**1. MINUTES**

**A.** Review and file minutes of the Design Review Subcommittee meeting April 24, 2024

**2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:**

**A. Public Hearing Project (PHP) 23-487, Shoreline Dental, 1409 South El Camino Real (Ciampa)**

A request for a Discretionary Sign Permit to establish a Master Sign Program and exceed 25 square feet of signage for a business within the Architectural (A) Overlay District.

Contract Planner John Ciampa summarized the staff report and provided a presentation on the project.

Chair Camp opened the item for public comment.

Members of the public made the following comments or questions either individually or as a group:

- The Applicant, Laura Reilly with Starfish Signs expressed desire for sign #3 directed at the off-ramp because it provides wayfinding to the building and parking area.
- Mrs. Reilly was agreeable to the use of tile around the monument sign or tying it in with the landscaping.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- This is a gateway property at a prominent location.
- The City's General Plan and Zoning Regulations do not allow for freeway-oriented signs. Concern was raised that sign #3 is only directed towards the offramp. There is past precedence for not allowing signs orientated towards

the freeway or off-ramps and it was recommended removing the sign from the project.

- The location and vertical orientation of sign #3 is not compatible with the Spanish Colonial Revival design of the structure.
- Signs #1 and #2 on the tower element and the Monument Sign are an appropriate design and scale.
- The applicant should consider moving the monument sign closer to the building if it does not create line of sight issues.
- Consider modifying the design of the monument sign to incorporate architectural elements of the building like the tile around the arches or the adjacent landscaping to make more of a visual statement.
- Consider the use of a plaque in place of the window vinyl lettering for the window sign #5.

The Subcommittee recommended the project move forward to the Planning Commission with the recommended design modifications.

**B. Public Hearing Project (PHP) 24-246, Rasta Taco Mixed-Use, 424 N El Camino Real (Atamian for Lightfoot)**

A request to develop a new mixed-use building with two ground floor commercial spaces, including a restaurant with beer, wine, and alcohol sales for indoor and outdoor consumption, and a residential unit and an ADU on the second floor above. The project includes a Development Permit (DP 24-247) and a Conditional Use Permit (CUP 22-246).

Community Development Director Adam Atamian summarized the staff report.

Chair Camp opened the item for public comment.

Members of the public made the following comments or questions either individually or as a group:

- Larry Culbertson, San Clemente Historical Society, commented that he was pleased to see a setback between the historic building at 420 N. El Camino Real and this proposed development. He asked questions about accessible access and the proposed lift.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- The proposed building and project are complex. The composition is too complicated and could be simplified.
- The design does not anticipate leaving space for signage, which could result in crowding.
- The truncated arch on either side of the front elevation creates a mishmash of elements.
- The project needs more landscaping in front of the building.

- The primary entry through the patio looks directly at the bathroom.
- Expressed concern that the small units may need storage and there is not space on site to accommodate that without impacting parking.
- The trash areas are not an aesthetic issue, but frequent service may be an annoyance to both the residential and commercial units – which all share 6 total carts.
- The project should create a more defined sense of place and should simplify the design to draw eyes to specific focal points.
- The staff report referenced “indoor seating” but all seating is outdoors.

The Subcommittee recommended that the applicant make revisions to the plans incorporating the DRSC feedback. The applicant agreed to make changes and return to present their proposed modifications to the DRSC.

### 3. **NEW BUSINESS**

#### A. **Administrative Development Permit (ADP) 24-179, San Clemente Villas by the Sea: Unit Count and Exterior Changes at 660 Camino De Los Mares (Carrillo)**

A request to consider an increase to the original unit count at a senior care facility, San Clemente Villas by the Sea, in conjunction with exterior site and building changes.

Associate Planner David Carrillo summarized the staff report and requested feedback on the exterior changes and whether the changes are compatible with the existing building’s architecture, to determine if discretionary review is required.

The Design Review Subcommittee (DRSC) determined the exterior changes are compatible with the existing building, and supported the project being reviewed and approved administratively.

### 4. **OLD BUSINESS**

None

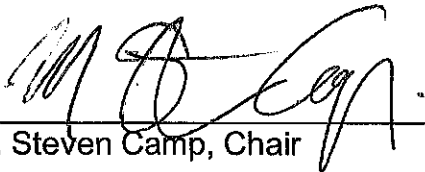
### 5. **ORAL AND WRITTEN COMMUNICATION**

None

### **ADJOURNMENT**

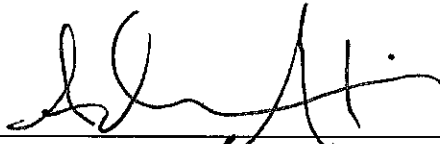
Adjourned to the June 12, 2024 DRSC meeting at 3:00 p.m., San Clemente City Hall, First Floor Community Room, 910 Calle Negocio, San Clemente, CA.

Respectfully submitted,



M. Steven Camp, Chair

Attest:



Adam Atamian, Community Development Director

# General Plan Analysis

Note that the following table includes the following abbreviations:

ED = Economic Development; UD = Urban Design; LU = Land Use

Policies and Objectives	Consistency Finding
<p>1. <b>Mixed Use Goal:</b> Promote and support development in areas designated for Mixed Use that is attractively designed, adds vitality and pedestrian activity, enhances economic opportunities, reduces vehicle trips and associated air pollution and offers convenient and affordable housing opportunities for all income levels.</p>	<p>Consistent. This project meets the mixed use goal in that it provides economic opportunity and housing in a location that has walkable access to groceries and other services.</p>
<p>2. <u>LU-3.03</u>: <b>Ground Floor Retail.</b> In pedestrian-oriented environments, including but not limited to the VSCD, require retail uses to be located on the ground floor (unless the development is part of an affordable housing project) to provide convenience and good visibility for shoppers. Whenever possible, require offstreet parking to be screened and located on the side or at the rear of buildings.</p>	<p>Consistent. The project incorporates ground floor tenant spaces for retail or restaurant use fronting along El Camino Real. Parking meets code requirements and is provided along the rear of the building via alley access. This also serves to remove an existing curb cut along El Camino Real improving the pedestrian nature of the block.</p>
<p>3. <u>UD-2.02</u>. <b>Spanish Village by the Sea Design Identity.</b> We require new gateway area development to include appropriate entry design elements (e.g., Spanish Colonial Revival and Spanish architecture, landscaping, signage, lighting, streetscape furniture) unless otherwise specified in the Design Guidelines, Focus Area goals and policies (e.g., Los Molinos or Surf Zone areas, which have more eclectic design character).</p>	<p>Consistent. The proposed project is designed in the SCR style, using traditional materials, such as stucco, wrought iron and clay tile, and traditional themes, such as arches, insets, and modulation of facades and roof heights.</p>



Policies and Objectives	Consistency Finding
<p>4. <b>UD-2.06. Parking.</b> Where practical, we limit the visibility of surface parking lots and parking spaces within gateway areas by requiring them to be located behind or to the side of buildings. Where this is not practical, we ensure that street-facing parking spaces and parking lots are visually screened with landscaping and/or architectural treatments.</p>	<p>Consistent. The project provides parking access from the rear alley.</p>
<p>5. <b>UD-5.01. Outdoor Spaces.</b> For multi-family residential, mixed use and commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios, paseos, plazas, gardens, covered walkways, rooftop terraces, verandas and other outdoor spaces enclosed by architectural or landscape elements, and encourage the same for other types of development.</p>	<p>Consistent. The project includes a central entry into a patio / covered arcade that serves as a shared outdoor dining area for the commercial suites.</p>
<p>6. <b>UD-5.05. Architectural Overlay District.</b> We require that new buildings and major building remodels in the Del Mar/T-Zone, North Beach, and Pier Bowl areas, and on portions of El Camino Real utilize Spanish Colonial Revival architecture, per the Architectural Overlay District and Design Guidelines.</p>	<p>Consistent. The proposed project is designed in the SCR style, using traditional materials, such as stucco, wrought iron and clay tile, and traditional themes, such as arches, insets, and modulation of facades and roof heights.</p>
<p>7. <b>UD-5.06: Preserving Distinctive Architecture.</b> In the Architectural Overlay areas, we require new buildings, additions and remodels to follow City Design for Spanish Colonial Revival architectural style.</p>	<p>Consistent. The proposed project is designed in the SCR style, using traditional materials, such as stucco, wrought iron and clay tile, and traditional themes, such as arches, insets, and modulation of facades and roof heights.</p>
<p>8. <b>UD-5.10. Scale and Massing.</b> We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.</p>	<p>Consistent. The MU3.2 zone allows for 2 story development on El Camino Real. While setbacks are not required, a 5' setback is provided to separate the project from the adjacent historic commercial building at 420 N. El Camino Real.</p>

Policies and Objectives	Consistency Finding
<p>9. <b>UD-5.15. Building Modulation.</b> To modulate large building facades, provide architectural interest and maintain pedestrian scale, Downtown building forms, facades and footprints shall be designed to visually reflect original Downtown lot patterns and spacing.</p>	<p>Consistent. The applicant worked with the DRSC to improve modulation, especially on the front elevation fronting on El Camino Real.</p>
<p>10. <b>UD-5.18. Drought Tolerant/Native Species Landscaping.</b> Ornamental plantings in new, non-residential development should consist primarily of drought tolerant and California native species. Only in small areas and special public locations, such as high-use areas of parks, should lawns or other high water use vegetation be used.</p>	<p>Consistent. The landscape plan utilizes a drought tolerant landscaping with a majority of CA native species.</p>
<p>11. <b>UD-5.22. Storefronts.</b> We encourage continuous storefronts in the Downtown Core, with driveways and curb cuts on Avenida Del Mar and El Camino Real discouraged unless no alternative accessways exist.</p>	<p>Consistent. The project removes an existing curb cut from El Camino Real and improves the pedestrian-orientation of the property.</p>
<p>12. <b>ED-2.05: Jobs-Housing Balance.</b> We shall give priority to City initiatives, investments, Council decisions and the allocation of City resources, and development approvals that improve the jobs/housing ratio by creating job opportunities for residents and housing opportunities for employees.</p>	<p>Consistent. The project adds a housing unit and an ADU as well as opportunities for new small businesses in the downtown.</p>
<p>13. <b>ED-4.04: El Camino Real.</b> We require initiatives, investments, and development approvals for El Camino Real to contribute to our vision of the area as a mixed-use, multi-modal corridor with historic resources and different commercial nodes that primarily serve the needs of San Clemente residents and businesses.</p>	<p>Consistent. The project meets the City's General Plan vision for Mixed Use development along El Camino Real.</p>



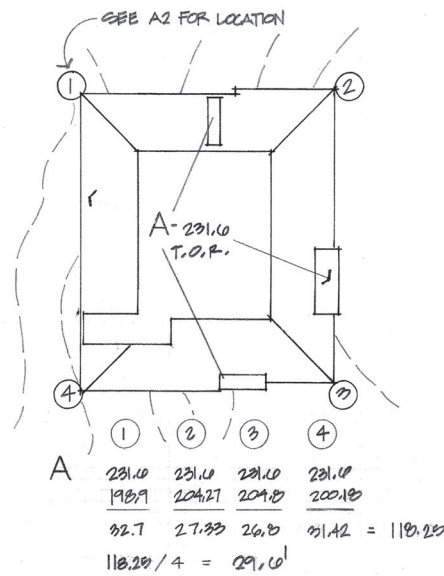
(E) BLDG. REFERENCE



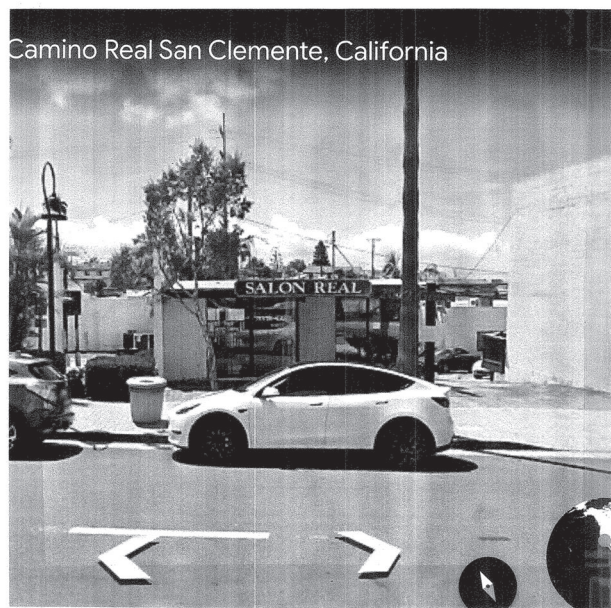
SITE REFERENCE



VICINITY MAP



HEIGHT ANALYSIS



STREET REFERENCE

## ATTACHMENT 6

### TABULATION :

SITE .....	6,065 sq.ft.
DEMO (E) BLDG. ....	403 sq.ft.
<b>NEW CONSTRUCTION FIRST FLOOR :</b>	
424-A .....	484 sq.ft.
424-B .....	347 sq.ft.
RESTROOM .....	.68 sq.ft.
ARCADE .....	484 sq.ft.
FOOTPRINT .....	2,466 sq.ft.
LOT COVERAGE .....	41.3%

<b>NEW CONSTRUCTION SECOND FLOOR :</b>	
424C-ADU .....	779sq.ft.
ADU DECKS .....	114 sq.ft.
424D-RES. ....	986 sq.ft.
RES. DECKS .....	162 sq.ft.
ROOF DECK .....	351 sq.ft.
COMMON SPACE .....	108 sq.ft.

### FLOOR AREA RATIO :

424A .....	8%
424B .....	5.7%
R.R. ....	1.12%
424C .....	12.8%
424D .....	16.2%
F.A.R. COMBINED .....	43.8%

### URBAN OPEN AREA :

ARCADE .....	484 sq. ft.
WEST WALK .....	272 sq.ft.
EAST WALK .....	274 sq.ft.
PLANTING .....	450 sq.ft.
U.O.A. ....	1,480 sq.ft./24.4%

### PROJECT DESCRIPTION :

**LEGAL DESCRIPTION :**  
 LOT (S): 4 & a por. of 5 BLK : 2 TRACT : 779  
**A.P.N. : 058-071-41/ 058-071-21**  
**PROJECT ADDRESS :**  
 242 N. El Camino Real  
 San Clemente Ca., 92672  
**PREPARED BY:**

**jonsson and foerstel architects**

CONTACT : Chris Foerstel  
 940 CALLE AMANECER, unit j, SAN CLEMENTE, CA. 92673  
 949 - 228 - 4810  
[jonssonandfoerstel@gmail.com](mailto:jonssonandfoerstel@gmail.com)

### SPECIAL INSPECTIONS :

City registered inspector :  
**rick paquette , 949-291-3912**  
[www.deputyinspector.com](http://www.deputyinspector.com)

### OWNER :

**Mario Melendez**  
 424 N. El Camino Real  
 San Clemente Ca. 92672

### Contact:

Mario : 949 - 842-6936  
[mario@rastataco.com](mailto:mario@rastataco.com)

### SCOPE OF WORK:

Zone: Mixed use 3.0 zone  
 Architectural & Central Bus./Pedestrian overlay.  
 Existing single story building, currently used as small business to be removed. This plan reflects a major conversion to a mixed use, two businesses at first floor, street level and a single family residence with an ADU above them on the second floor.  
 All type v construction, B and R3 occupancy.  
**SPRINKLERED.**  
**PORTABLE TOILET AND HANDWASH STATION PER OSHA REGULATIONS ARE TO BE PROVIDED.**  
**ADDRESS NUMBERS SHALL BE MOUNTED AT THE FRONT AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET IN A CONTRASTING COLOR, 4" TALL, MIN.**

### CODE DATA :

2022 CALIFORNIA BUILDING CODE (CBC)  
 2022 CALIFORNIA PLUMBING CODE (CPC)  
 2022 CALIFORNIA MECHANICAL CODE (CMC)  
 2022 CALIFORNIA ELECTRICAL CODE (CEC)  
 2022 CALIFORNIA ENERGY CODE  
 2022 CALIFORNIA FIRE CODE, (CFC)  
 2022 CALIFORNIA ENERGY CODE  
 2022 CALIFORNIA GREEN BUILDING STANDARDS

CBC, R301.2.1, R301.2.2, ASCE 7-16

AND ALL LOCAL / MUNICIPAL ORDINANCES.

PLANNING COMMISSION SET

Melendez mixed use building  
 424 N. El Camino Real, San Clemente Ca. 92672



SCALE: 1/8"=1'

PLANS PREPARED BY:

**TOAL**  
ENGINEERING, INC.

CIVIL ENGINEERING  
LAND SURVEYING  
STORMWATER QUALITY

139 Avenida Navarero  
San Clemente, CA 92672  
949.492.8586  
www.toalengineering.com



Viktor P. Meum  
VICTOR P. MEUM  
P.L.S. 8882  
DATE: 10-21-22

PREPARED FOR:  
MARIO MELENDEZ

NO.	DATE	BY	APPROVED

TOPOGRAPHIC SURVEY

LOT 4 AND A POR. OF LOT 5, BLOCK 2, TRACT 779, APN 056-071-41, -21  
424 N. EL CAMINO REAL, SAN CLEMENTE, CALIFORNIA

DATE:	10-21-22	H. SCALE:	1/8"=1'
SURVEY DATE:	9-27-22	V. SCALE:	
DRN:	AR	DWG. NO.:	
CHD:	MSF	TP-01	
APPD:	VM	SHEET	
JOB NO.:	22215	1	1

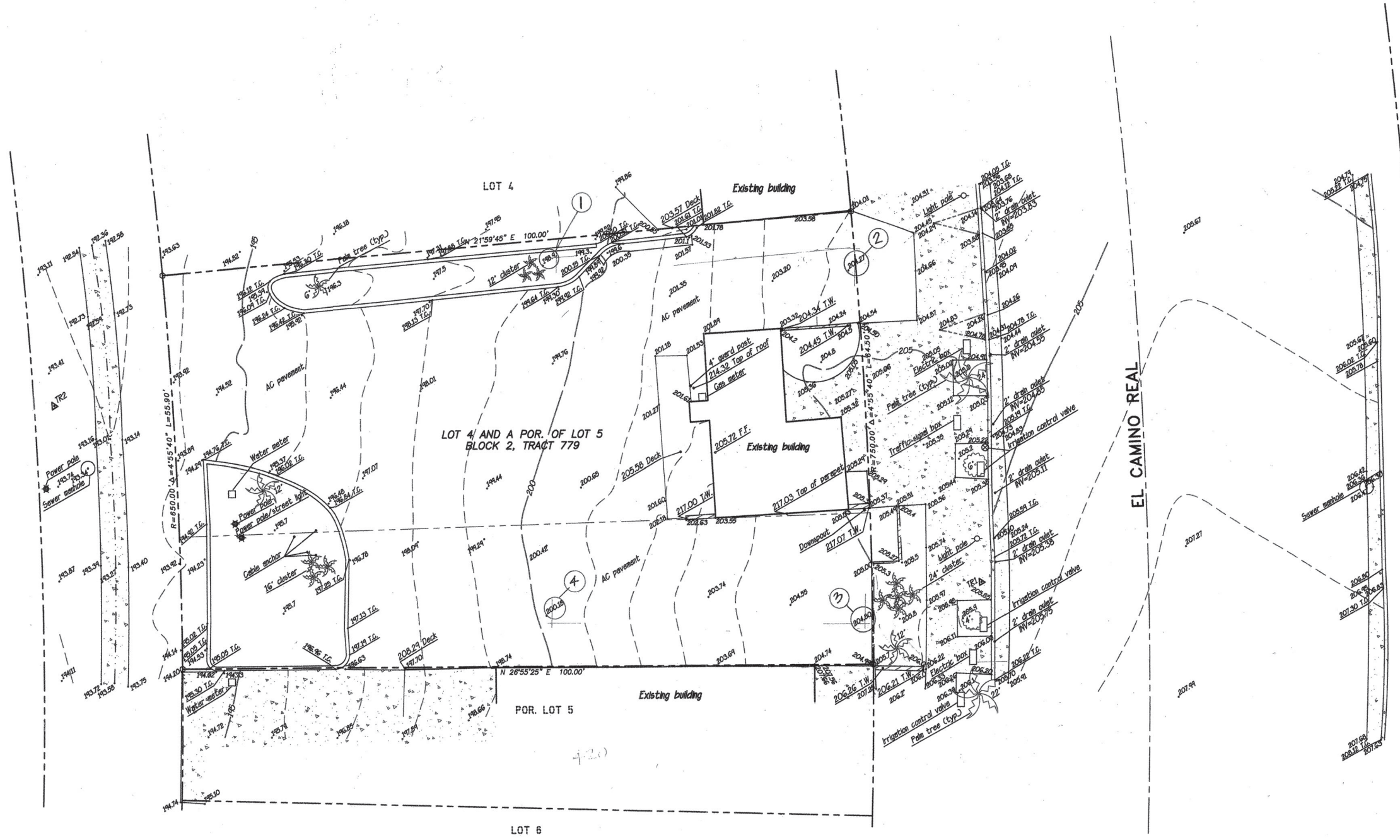
A2

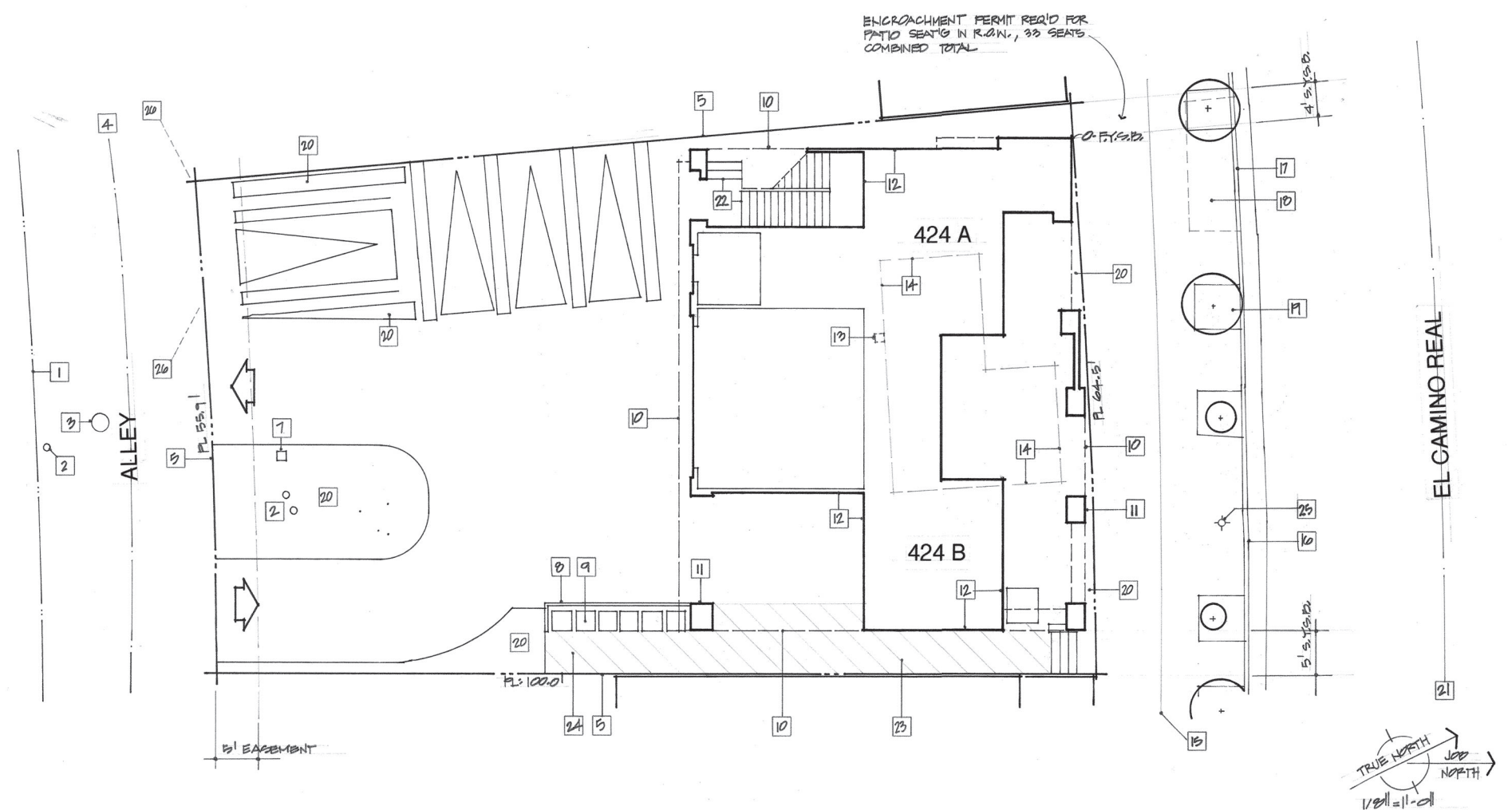
- LEGEND**
- GRADE BREAK LINE
  - INDEX CONTOUR LINE
  - INTERMEDIATE CONTOUR LINE
  - ESTIMATED PROPERTY LINE
  - X X X FENCE
  - [Brick Pattern] MSE WALL
  - [Stippled Pattern] CONCRETE SURFACE
  - [Hatched Pattern] MASONRY WALL
  - [Diagonal Lines] WOOD WALL
  - [Cross-hatched Pattern] ROCK WALL
  - F.F. FINISHED FLOOR
  - F.S. FINISHED SURFACE
  - T.G. TOP OF GRATE
  - INV INVERT OF PIPE
  - T.C. TOP OF CURB
  - E.P. EDGE OF PAVEMENT
  - T.W. TOP OF WALL
  - FOUND MONUMENT
  - ▲ SURVEY CONTROL POINT

**BENCHMARK NOTE:**  
OCSBM 38-116-05  
ELEV=163.295  
NAVD88 DATUM, 2005 ADJ.

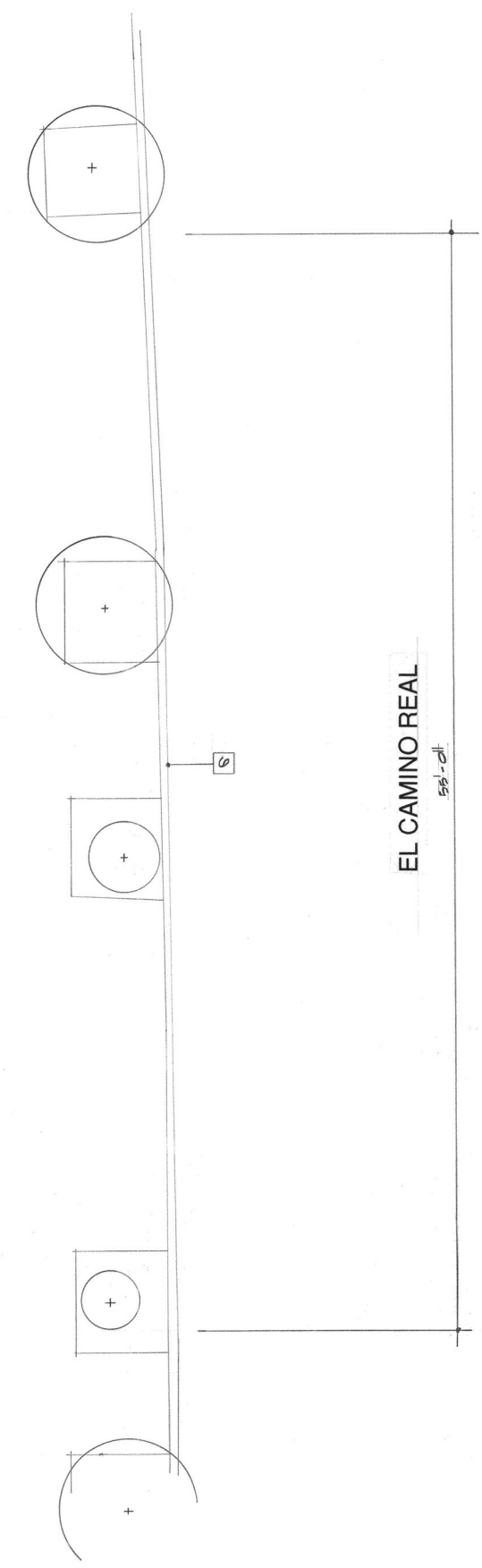
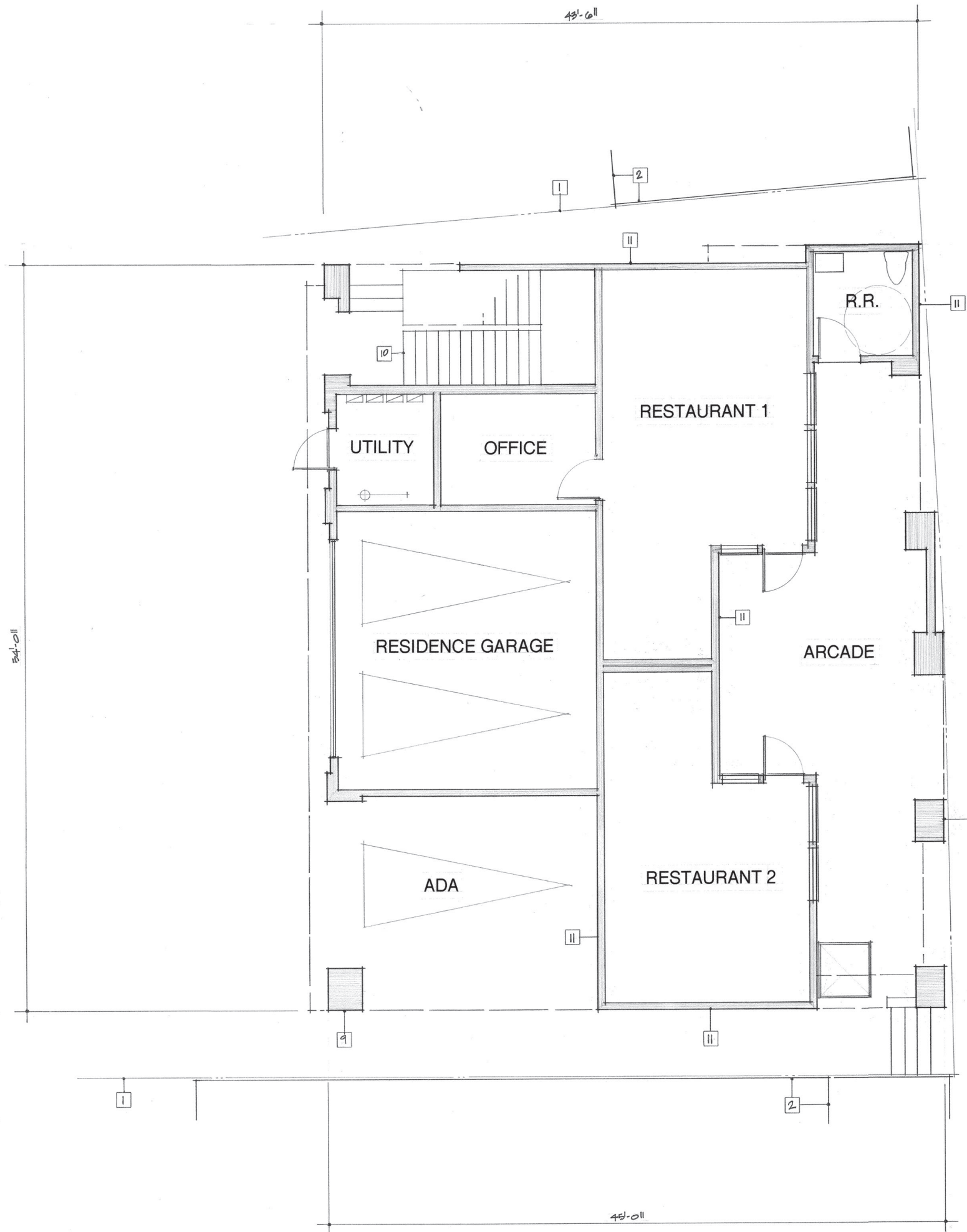
**EASEMENT NOTE:**  
THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT.  
UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

**BOUNDARY NOTE:**  
THE PLAT SHOWN HEREON REPRESENTS A BEST FIT OF THE RECORD BOUNDARY TO THE FOUND MONUMENTS AND LINES OF OCCUPATION. IT SHALL NOT BE CONSIDERED THE FINAL BOUNDARY, AND A BOUNDARY SURVEY IS RECOMMENDED PRIOR TO DESIGN OR CONSTRUCTION OF IMPROVEMENTS.





SITE PLAN



- FLOOR PLAN LEGEND :**
- 19. CONCRETE SLAB ON GRADE
  - 20. CONCRETE STEPS ON GRADE
  - 21. 34-36" HIGH HANDRAIL
  - 22. LANDING
  - 23. STUCCO EXTERIOR FINISH
  - 24. 5/8" TYPE X GYP. BOARD/PAINT
  - 25. SEALED CONC. FLOOR SLAB
  - 26. SINK
  - 27. TOILET
  - 28. CONCRETE PARKING SLAB
  - 1. PROPERTY LINE
  - 2. ADJACENT BUILDING LINE
  - 3. PLANTING
  - 4. STREET TREE
  - 5. (E) TREE / SHRUB
  - 6. (E) CURB / GUTTER
  - 7. (E) SIDEWALK
  - 8. TRASH ENCLOSURE
  - 9. COLUMN
  - 10. STAIRWAY UP
  - 11. EXTERIOR WALL
  - 12. INTERIOR WALL
  - 13. ADA COMPLIANT RESTROOM
  - 14. BUILDING LINE ABOVE
  - 15. DECK LINE ABOVE
  - 16. ROOF LINE ABOVE
  - 17. GLAZING
  - 18. EXHAUST VENT / CHASE ABOVE

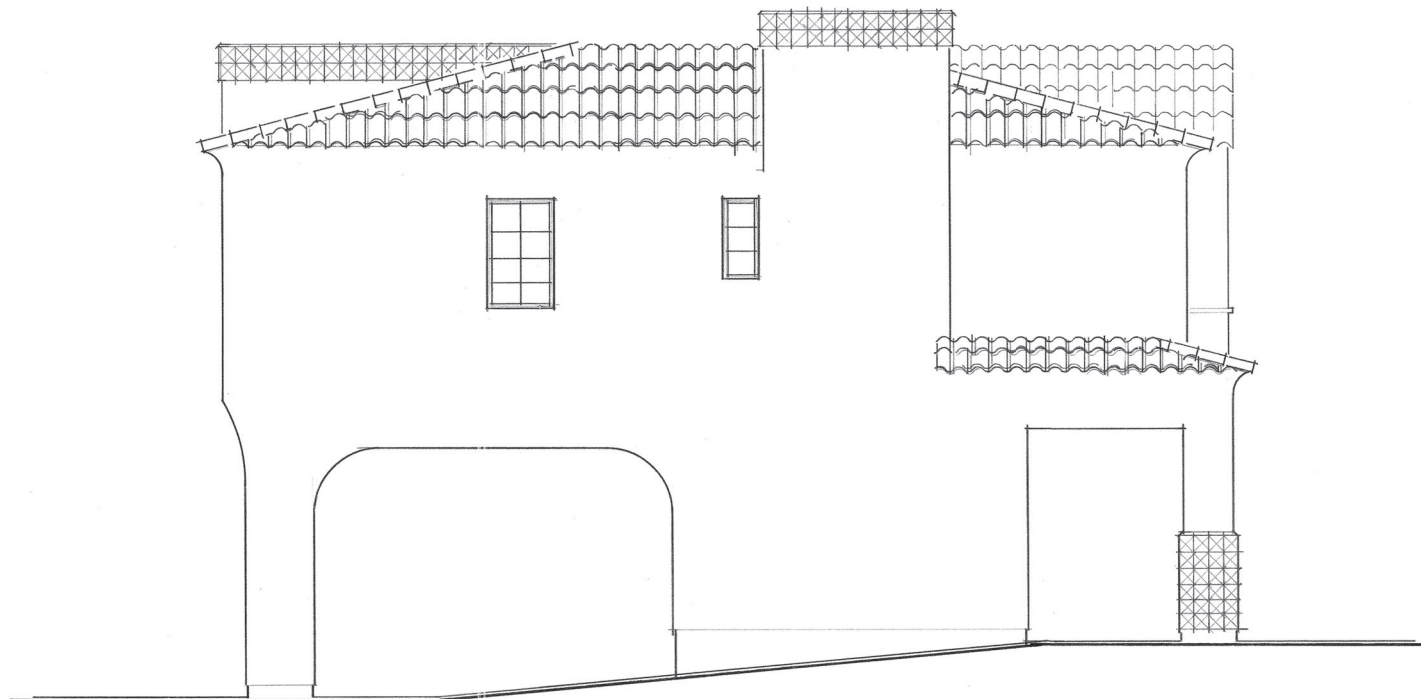
**FIRST FLOOR PLAN**

FLOOR PLAN LEGEND

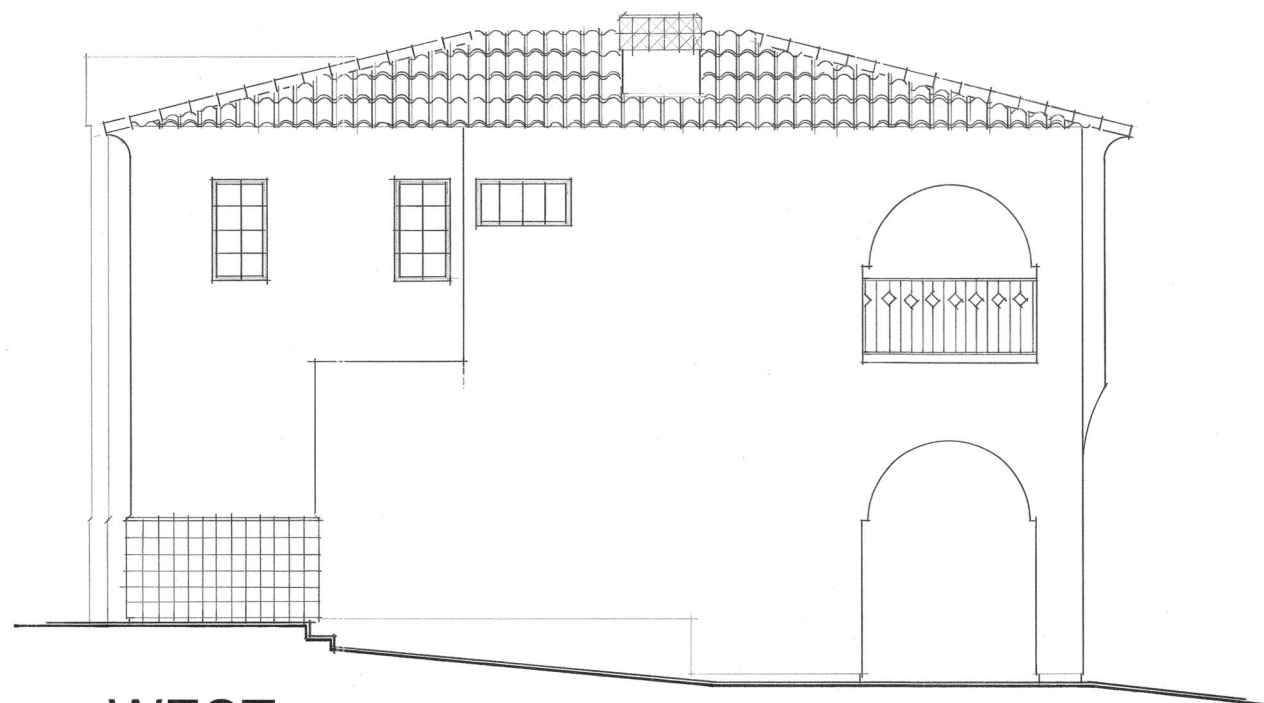
1. ADJACENT BUILDING LINE
2. COLUMN
3. STAIRWAY DOWN
4. EXTERIOR WALL
5. INTERIOR WALL
6. BUILDING LINE BELOW
7. EXHAUST VENT / CHASE
8. 42" HIGH GUARDRAIL
9. SPIRAL STAIR TO ROOF DECK
10. 34-36" HIGH HANDRAIL
11. LANDING
12. SHOWER
13. VALVE
14. HEAD
15. 1.28 GAL TOILET
16. T.G. ENCLOSURE
17. BASE CAB SINK & COUNTER
18. MEDICINE CABINET
19. STACKING WASHER / DRYER
20. SINK
21. PENINSULA
22. COOKTOP
23. REFER
24. WARDROBE DOORS
25. SHELF AND POLE
26. WESTCOAT WATERPROOF DECKING
27. CABINET DOOR
28. SHELVING



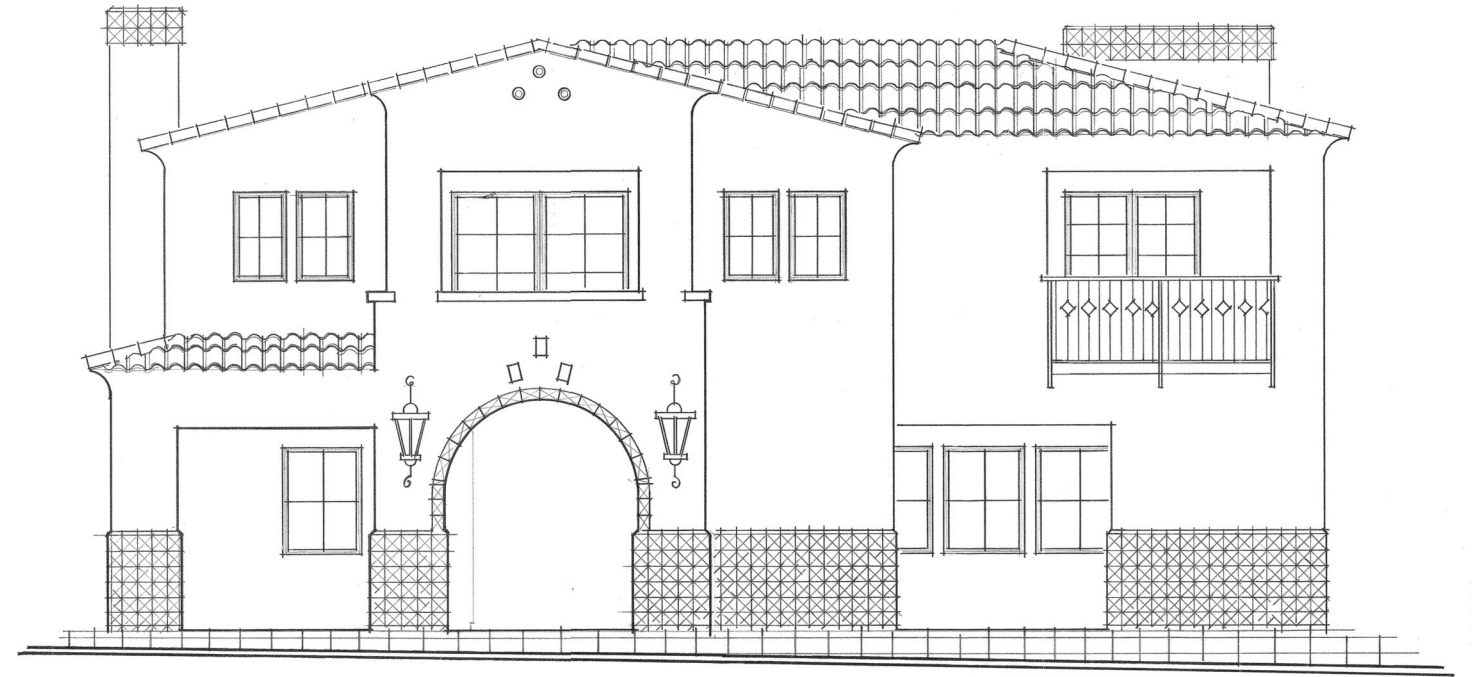
SECOND FLOOR PLAN



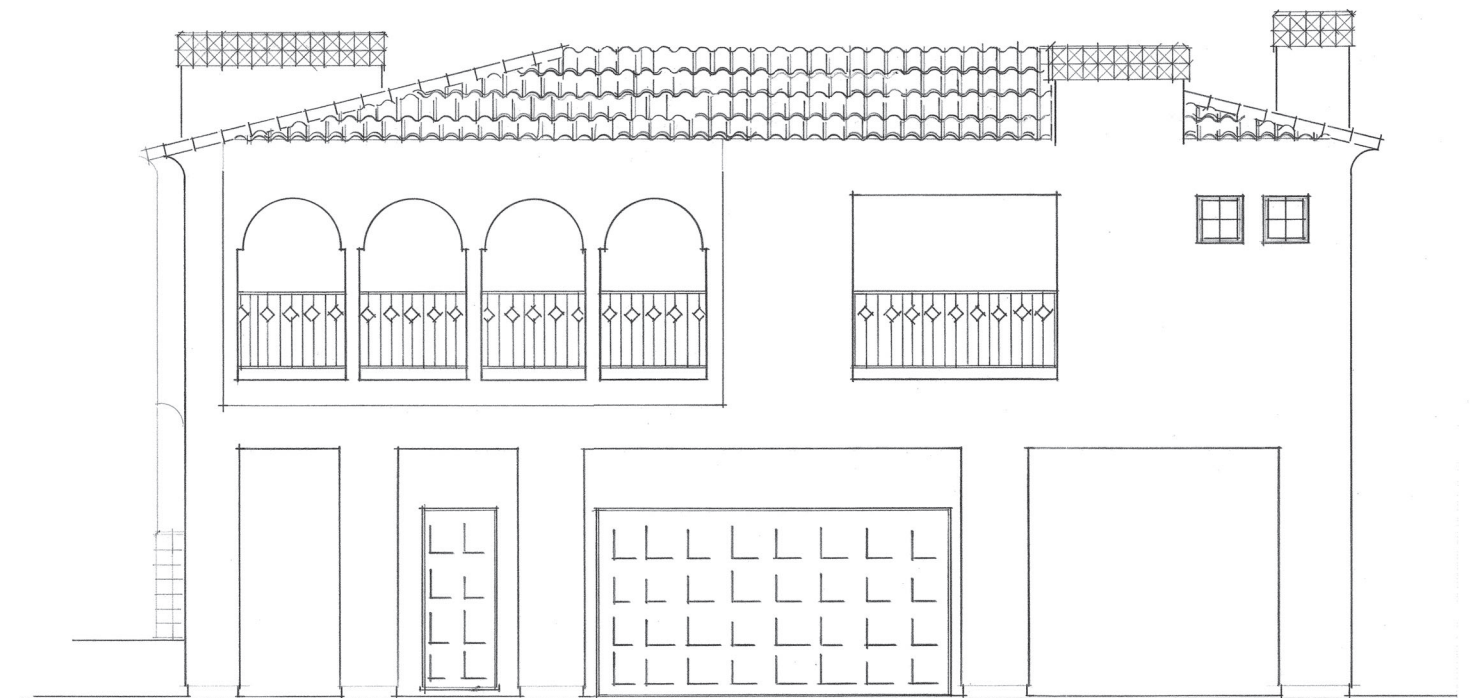
EAST



WEST

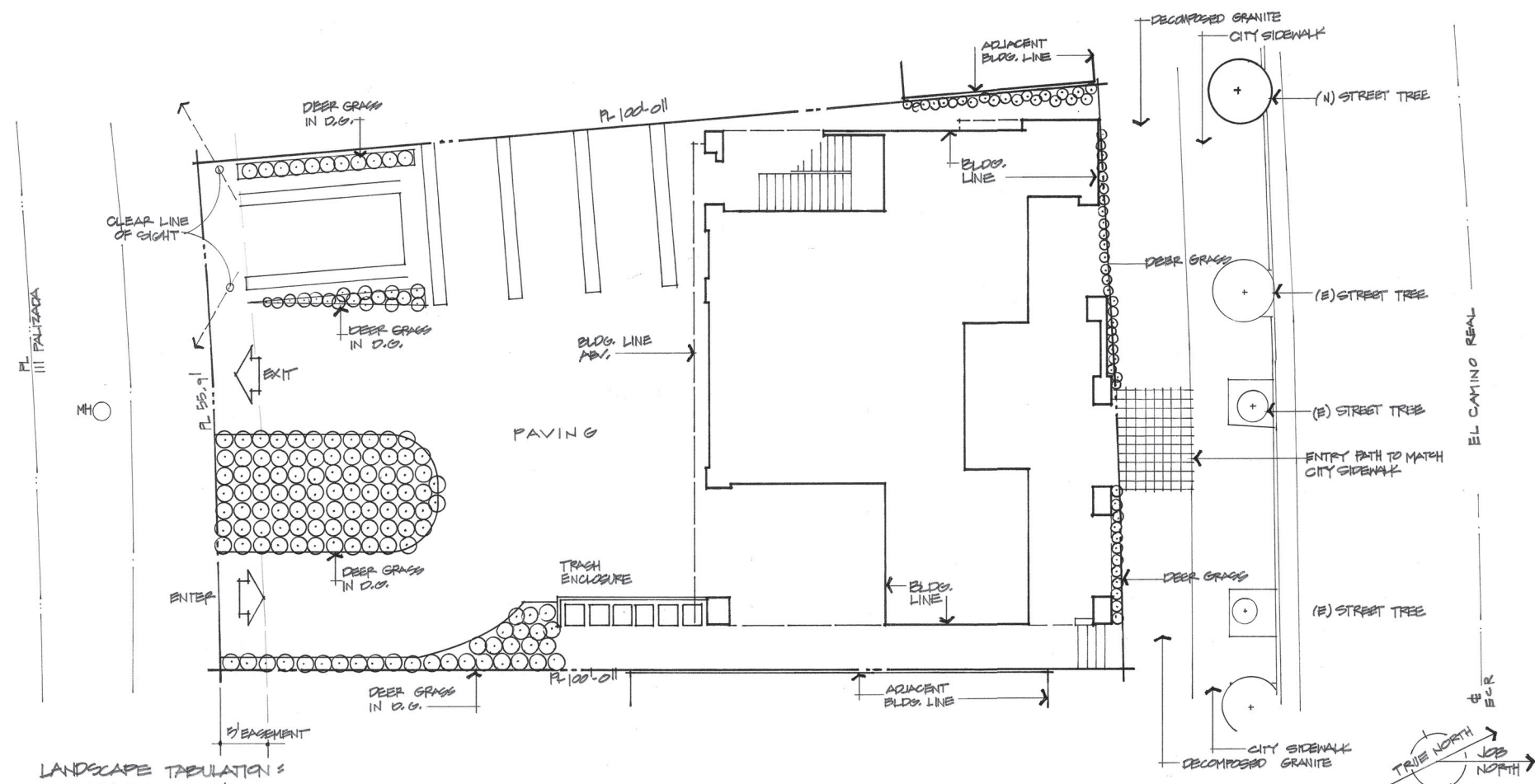


NORTH



SOUTH





LANDSCAPE TABULATION:

FRONT / NORTH	=	39	#
LEFT / EAST	=	34	#
RIGHT / WEST	=	32	#
REAR / SOUTH	=	293	#
TOTAL	=	400	#

# LANDSCAPE CONCEPT PLAN

Melendez mixed use building  
 424 N. El Camino Real, San Clemente Ca. 92672