



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: August 21, 2024

PLANNER: Jonathan Lightfoot, City Planner

SUBJECT: **Public Hearing Project (PHP) 23-196, Amendment to the Master Plan for Development of Cornerstone Community Church,** to demolish an existing garage, remodel an existing office, and construct a new 3,278 square feet multipurpose building with a 3,040 square feet unfinished basement to replace modular structures located at 702-710 Avenida De La Estrella within the Residential Medium (RM) Density Zoning District and find the project categorically exempt from the California Environmental Quality Act. The project requires an Amended Conditional Use Permit (CUP 23-197) and an Amended Development Permit (DP 24-208) related to these changes to the previously approved master plan for the church campus.

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.

Amended Conditional Use Permit, San Clemente Municipal Code (SCMC) Section 17.16.060(F), required for churches and religious institutions and for the place of worship to exceed the 25-foot height limitation up to a maximum of 45-feet (or 55-feet for steeples) per SCMC Section 17.32.050(G).

- a. The proposed use is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all the applicable provisions of SCMC Title 17, 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 structure(s) used primarily for religious worship is compatible with the surrounding land uses and will not create adverse impacts to surrounding uses; and
- f. The height of the structures used primarily for religious worship shall have minimal impacts on public views as demonstrated in visual simulations prepared by the applicant; and
- g. The increased building height adds to the architectural interest of the project; and

- h. The increased building height emphasizes primary buildings and/or distinct places within the institution's site; and
- i. The features of all structures on-site are reasonably compatible and consistent with the project site and the surrounding neighborhood.

Amended Development Permit, Municipal Code Section 17.16.100(F), required for new nonresidential accessory buildings that are unscreened from adjoining public right-of-way, or the building has floor area larger than 2,000 square feet or greater than 50 percent of the primary building's floor area.

- 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; and
- e. The proposed project is in character and compatible with the properties in the neighborhood.

BACKGROUND¹

- The site was first developed as First Christian Church with a Certificate of Use and Occupancy on March 1, 1962. Three classrooms were permitted and then constructed in 1966.
- The Planning Commission approved CUP 01-180 in early 2002 to allow for temporary installation of 1,440 sf of modular classroom facilities on the property, contingent upon submittal of a master plan to address future permanent structures at the property. On April 21, 2004, the Planning Commission extended the timeline for the modular structures and the submittal deadline for a master plan.
- On August 20, 2008, the Planning Commission reviewed and approved the proposed master plan which proposed to remodel and expand the sanctuary with a second floor addition to house classrooms; demolish the outlying residence (used as office) and modular building to expand the parking lot.
- On September 21, 2011, the Planning Commission approved a first time extension request for implementation of the master plan; and on December 4, 2019, the Planning Commission approved an additional 10-year time extension.
- Phase I of the master plan was completed in 2015 (B11-1894) to add 1138 sf and remodel the sanctuary, including improvements to the restrooms, classrooms, exterior loggia, and entry.
- The current request is to modify Phase II of the approved master plan; further details are included within the Project Description section of this report.

¹ A time extension for the master plan was approved in 2019, and the staff report provided details of the review and approval history: <https://www.san-clemente.org/home/showpublisheddocument/54708/637103555897470000>

Figure 1: Existing Street view of Cornerstone Community Church***Development Management Team Meeting***

The City's Development Management Team (DMT) reviewed the project and issued a letter of comments and corrections on July 14, 2023. The applicant modified plans to address the issues identified by the DMT, so the DMT recommends approval with conditions included in Attachment 1, Exhibit A.

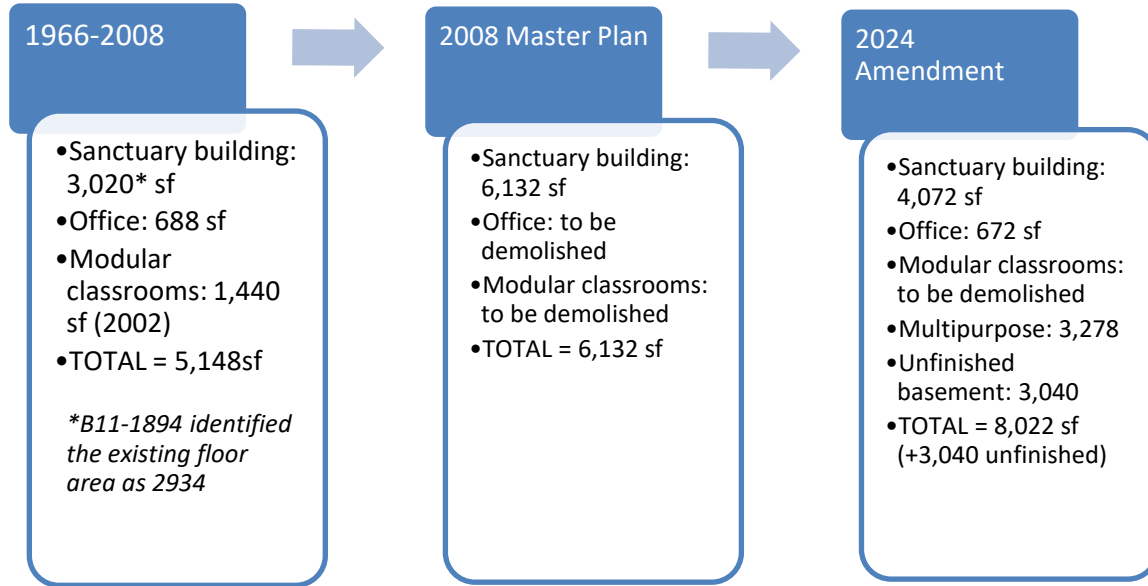
Noticing

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

PROJECT DESCRIPTION

The Church requests to modify Phase II of its master plan to abandon the 2nd story addition to the sanctuary, opting instead to construct a new detached multipurpose building and to retain the detached cottage building for office purposes. The new building would match the Spanish Colonial Revival architecture of the primary sanctuary and would be located at the rear of the parcel where the modular building currently sits. The multipurpose building would have 3,040 sf of finished floor area and 3,040 sf of unfinished basement area. The approved master plan included demolition of the nonconforming cottage; however, the Church wishes to retain the cottage building which serves as administrative office space, remodeling it to become conforming to the 15-foot front setback standard of the zone.

The existing floor area on the property before the 2008 master plan included 5,148 square feet of combined floor area with 26 parking spaces. The approved master plan resulted in an increase to total approved floor area of 6,132 sf as well as an increase in parking up to 37 spaces. The following timeline illustrates the site planning over time and the net increase in floor area through those changes:



A portion of this approved work was completed in 2015 (B11-1894) to add 1138 sf and remodel the sanctuary, including improvements to the restrooms, classrooms, exterior loggia, and entry at the sanctuary. This amendment would retain the primary sanctuary building (4072 sf) and the cottage/office (672 sf) and add a multipurpose building (3,278 sf finished and 3,040 sf unfinished). The revised plan maintains the current site layout of a central parking lot (26 spaces) surrounded by 3 detached buildings: the sanctuary, office, and multipurpose building. The recently approved time extension anticipates completion of this project by 2029. The church anticipates remodeling the cottage building first before proceeding to work on the multipurpose building for which they continue to fundraise.

PROJECT ANALYSIS

The master plan previously met findings for a Conditional Use Permit (CUP), Site Plan Permit (SPP), Architectural Permit (AP), and a Minor Exception Permit (MEP). The City’s 2023 Streamlining Ordinance merged the SPP and AP considerations into the Development Permit. The MEP was required to allow the continuation of a nonconforming setback, the east side setback of the sanctuary building, to allow for the 2nd story addition. A component of the CUP review was allowance of a major alteration to a nonconforming structure. This project removes that addition, but adds a new non-residential building, which is evaluated here within the DP considerations.

Amended Conditional Use Permit (CUP)

A CUP is required for churches in all zones. Cornerstone Community Church has been in the community for over 60 years and is integral to the neighborhood identity. An amended CUP is needed to address the proposed change in the existing entitlements and to allow for a height over 25-feet and up to 45-feet, in accordance with SCMC 17.32.050.G.C. The proposed new building includes roof elements that exceed 25’,

including the primary gable roof (30.7') and the tower (30.1'). Visually, the tower is the tallest element; however, the primary gable extends over a significant grade drop and therefore by the City's natural grade calculation method results in a "taller" element. Both of these elements remain well below the permitted height for church structures, and both include full roofs with traditional tile, resulting in high quality design for the new building.

The project also proposes to allow for a reduction in parking from 36 to 25 spaces. The goal is to convert the upper paver area from parking into a pedestrian plaza. The lower lot includes an ADA striped space, but a new ramp would be needed to create an accessible path of travel from the lot to the sanctuary entrance. 23 spaces would be provided within the lot, and an additional 2 spaces would be provided by the proposed multipurpose building. The 25 spaces is sufficient for the current 100-seat sanctuary as the parking standard is 1/4 seats. The church does share the campus with another Spanish speaking congregation but the service times do not overlap. Staff supports the parking configuration, but Condition of Approval No. 7.15 identifies the 100-seat limit for the sanctuary. There is significant curbside parking available along Avenida de la Estrella, so the church could pursue consideration of parking waivers through a separate future entitlement should their congregation grow and demand additional seating.

Amended Development Permit (DP)

The primary change to the master plan is the abandonment of a 2nd story over the existing sanctuary building in favor of a detached multipurpose building, which would serve the same purpose of providing additional classroom and multipurpose space (currently being accommodated through the modular buildings, which would be demolished). The general arrangement of buildings on the property would not change significantly as the sanctuary and cottage/office would remain in place, and the multipurpose building would be built in the same general location as the modular buildings. The office building would be renovated, including a minor addition that complies with the front setback and a minor reduction of footprint to remove the nonconforming encroachment into the setback.

The property is not within the Architectural Overlay or within a gateway, so a specific architectural typology is not prescribed. However, all new nonresidential buildings are required to be compatible with the General Design Guidelines². The project is consistent with the General Design Guidelines in that the project:

- Establishes compatible relationships between the buildings and open spaces (II.A.2 and II.A.6);
- Maintains the majority of mature trees on site (II.A.3);
- Minimizes the number of curb cuts on the public street (II.A.5); and
- Develops a new multipurpose building that is compatible in scale and form with existing buildings on site (II.B.3).

The sanctuary building is Spanish Colonial Revival (SCR); the cottage office building is Spanish, but lacks some standard material finishes, such as shingles instead of tiles on

² See <https://www.san-clemente.org/home/showpublisheddocument/1408/635386132666430000>

the roof; and the modular buildings are not representative of SCR. The cottage remodel would upgrade the roofing and provide a new entry oriented towards the parking lot (see sheets A-6 and A-7 of the development plans, Attachment 4). The multipurpose building is also an SCR design and is characterized by a centered loggia over the primary entry and a tower with a tall arched window and capped by a pyramid roof on the right side of the front elevation. The main roof is a substantial gable, finished with traditional single piece tiles.

Design Review Subcommittee

The Design Review Subcommittee (DRSC) reviewed the project on February 28, 2024, and supports the project as designed but with direction to work with staff on ensuring that alterations to the nonconforming cottage meet required setback standards. The DRSC noted that the architecture complements the sanctuary. The committee members also preferred that the site plan include the conversion of the upper parking area into a pedestrian plaza. The area is already accentuated by interlocking brick while the lower lot material is the more standard asphalt. However, the DRSC noted that the parking count considerations would be under the purview of the full Planning Commission.

Development Standards

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

Table 1 – Development Standards

	Development Standard	Proposed	Complies with standards
Height (Maximum)	25' for Residential 45' for Churches	30.7'	Yes, with CUP
Setbacks (Minimum):			
Front	15'	15'	Yes
West, Interior Side Yard	5'	~15'	Yes
East, Street Side Yard	10'	5'	Nonconforming
Rear Yard	5'	5'	Yes
Lot Coverage (Maximum)	50%	36.5%	Yes
Required Parking (Minimum):	1/4 congregation seats	100 seats = 25 spaces	Yes*
Landscaping Req. (Minimum):	10% of lot area; one 15- gallon tree planted per 25 feet street frontage; 10' parking setback	20.25% 15+ trees ~5' setback	Yes Yes Nonconforming

*Condition of approval No. 7.15 limits the seating

Landscaping

Projects requiring a Development Permit are required to be reviewed against the Landscape standards of SCMC 17.68. Existing developed sites are not always required to gain full compliance, and opportunities for enhancing landscape are addressed through review of the requested entitlements: “Through the discretionary review process, compliance or partial compliance may be required by the City when the improvements or change of use are significant enough to warrant landscape improvements.” In this case, the project meets lot coverage standards and street tree planting standards. The site is, however, nonconforming related to elements of the parking lot within a residential zone. SCMC 17.28.220 requires the parking lot to be setback the same distance as primary buildings (15’), and SCMC 17.28.220 requires parking lots to incorporate a 10’ landscaped buffer between the street. The parking lot is legal nonconforming to these standards. As no significant changes are proposed to the parking lot, staff does not recommend that these setbacks be required because: full conformance is not required for existing developed sites; conformance would result in reduced parking count and/or additional curb cuts; the orientation of the parking lot limits visibility of hardscaped surfaces from the public way, and the frontage is more so characterized by landscaping.

SCMC 17.28.220 also requires a 6’ wall between parking areas and residential lots. There is currently a wood fence and plentiful landscape screening at the back of lot area where this standard would apply, but a wall is not currently indicated on the site plan. Condition of Approval No. 4.15 requires that a wall be maintained in this area. The final landscape and irrigation plans will also need to address the preliminary review comments provided by the City’s consulting Landscape Architect (Attachment 4).

GENERAL PLAN CONSISTENCY

Table 3 summarizes how the proposed use is consistent with applicable General Plan policies.

Table 3 - General Plan Consistency

Policies and Objectives	Consistency Finding
<i>Land Use Element / Primary Goal #6:</i> Achieve the City’s Vision by establishing and maintaining balance of uses that provides a mix of public and institutional uses that provide lifelong learning opportunities, places of worship and City facilities offering a wide range of services and cultural amenities.	Consistent. The Cornerstone Community Church continues to provide a place of worship for the local community.
<i>Land Use - 6.03 / Religious Facilities:</i> We allow for the continuation of existing and development of new religious facilities in any	Consistent. The Cornerstone Community Church continues to provide a place of worship that is

Policies and Objectives	Consistency Finding
land use zone where they are compatible with adjacent uses.	compatible within the residential neighborhood it serves.
<i>Urban Design - 3.03 / Buffers and Setbacks:</i> We require that new uses and buildings, characterized by differing functions, activities, density, scale and massing, to provide conditions of approval, landscaped buffers and/or setbacks between uses to prevent or reduce adverse impacts.	Consistent. The project increases conformity to the setback standards of the RM zone by removing an encroachment of the existing cottage/office building. The proposed multipurpose building meets setback standards of the zone and is buffered by substantial landscaping.
<i>Urban Design – 5.19 / Landscaping Plans:</i> We require that development projects subject to discretionary review submit and implement a landscaping and irrigation plan.	Consistent. The project incorporates a landscape plan. The final irrigation plans are conditioned to be reviewed and approved during building plan check (COA 4.5).

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 categorically exempt from CEQA pursuant to CEQA Guidelines Section §15301 (Class 1: Existing Facilities), §15302 (Class 2: Replacement or Reconstruction), and §15303 (Class 3(c): New construction of a nonresidential building under 10,000 square feet in an urbanized area, because the project consists of the construction of a new multipurpose building under 10,000 square feet within an existing urbanized area in a manner that is consistent with the City’s Zoning Code and General Plan.

CALIFORNIA COASTAL COMMISSION REVIEW

The project does not require Coastal Commission review. The project is not in the Coastal Zone.

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 categorically exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section §15301 (Class 1: Existing Facilities), §15302 (Class 2: Replacement or Reconstruction), and §15303 (Class 3(c): New construction of a nonresidential building under 10,000 square feet in an urbanized area; and
2. Adopt Resolution PC 24-019, approving Amended Conditional Use Permit 23-197 and Amended Development Permit 24-208, Amendment to Master Plan for Development of Cornerstone Community Church, subject to conditions of approval provided within Exhibit A of Attachment 1.

Attachments:

1. Resolution No. PC 24-019
Exhibit A - Conditions of Approval
Exhibit B -
2. Location Map
3. Plans
4. Landscape Comments from SMP

RESOLUTION NO. PC 24-019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING AMENDED DEVELOPMENT PERMIT 24-208 AND AMENDED CONDITIONAL USE PERMIT 23-197, TO MODIFY THE CORNERSTONE COMMUNITY CHURCH MASTER PLAN (ORIGINALLY APPROVED UNDER SITE PLAN PERMIT 06-027, CONDITIONAL USE PERMIT 08-030, AND MINOR EXCEPTION PERMIT 08-270), TO RELOCATE ACCESSORY SPACE TO A FREESTANDING MULTIPURPOSE BUILDING AND RETAIN AND REMODEL A FORMER RESIDENTIAL BUILDING USED AS AN OFFICE, FOR AN EXISTING CHURCH LOCATED AT 702 AVENIDA DE LA ESTRELLA; AND FINDING THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION §15301 (CLASS 1: EXISTING FACILITIES), §15302 (CLASS 2: REPLACEMENT OR RECONSTRUCTION), AND §15303 (CLASS 3(C): NEW CONSTRUCTION OF A NONRESIDENTIAL BUILDING UNDER 10,000 SQUARE FEET IN AN URBANIZED AREA IN A MANNER THAT IS CONSISTENT WITH THE CITY'S ZONING CODE AND GENERAL PLAN.

WHEREAS, on January 18, 2006, an application was submitted, and completed on August 4, 2008, by Bill Ramsey, The KTG Group, 17992 Mitchell South, Irvine, CA 92614, for a Site Plan Permit/Conditional Use Permit/Minor Exception Permit to allow for the establishment of a Master Plan for the expansion of an existing church located at 702 Avenida De La Estrella, the legal description being Lots 2, 12-16, of Block 1, of Tract 739, Assessors Parcel Numbers 692-102-21, -22 and -23; and

WHEREAS, on May 17, 2007 and January 10, 2008, the City's Development Management Team reviewed the subject application and determined its compliance with the General Plan, Zoning Ordinance and other applicable City ordinances and codes; and

WHEREAS, on June 11, 2008, the Design Review Subcommittee reviewed the proposed project and provided comments to the applicant; and

WHEREAS, on August 20, 2008, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by the applicant, City staff, and other interested parties, and approved the Master Plan; and

WHEREAS, on May 20, 2011, an application was submitted, and completed on September 14, 2011, by Rob Williams, representative of Cornerstone Community Church,

702 Avenida De La Estrella, San Clemente, CA, 92672, for a Time Extension for the approved Church Master Plan and for a Discretionary Sign Permit for a new monument sign for the Church; and

WHEREAS, on June 2, 2011, the City's Development Management Team reviewed the subject application and determined its compliance with the General Plan, Zoning Ordinance and other applicable City ordinances and codes; and

WHEREAS, on August 24, and September 14, 2011, the Design Review Subcommittee reviewed the proposed project and provided comments to the applicant; and

WHEREAS, on September 21, 2011, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by the applicant, City staff, and other interested parties, and approved the Time Extension for the Master Plan (Site Plan Permit, Conditional Use Permit, and Minor Exception Permit) previously approved in 2008; and

WHEREAS, on September 17, 2019, an application was submitted, and completed on November 13, 2019, by Rob Williams, representative of Cornerstone Community Church, 702 Avenida De La Estrella, San Clemente, CA, 92672, for a Time Extension for the approved Church Master Plan; and

WHEREAS, on December 4, 2019, the Planning Commission reviewed the subject application, and considered evidence presented by the applicant, City staff, and other interested parties to approve a time extension for the Church Master Plan, and whereas the Planning Commission approved Resolution No. 19-040, which superseded previous resolutions approved for the Cornerstone Church Master Plan; and

WHEREAS, on September 17, 2019, an application was submitted, and completed on November 13, 2019, by Rob Williams, representative of Cornerstone Community Church, 702 Avenida De La Estrella, San Clemente, CA, 92672, for an amendment to the approved master plan to demolish an existing garage, remodel an existing office, and construct a new 3,278 square feet multipurpose building with a 3,040 square feet unfinished basement to replace modular structures located at 702-710 Avenida De La Estrella within the Residential Medium (RM) Density Zoning District. The project requires an Amended Conditional Use Permit (CUP 23-197) and an Amended Development Permit (DP 24-208) related to these changes to the previously approved master plan for the church campus; and

WHEREAS, the subject amendment plans were reviewed by the City's Development Management team in July of 2023 (as well as subsequent reviews of modified plans) and by the City's Design Review Subcommittee on February 28, 2024; and

WHEREAS, the Planning Division has processed and completed an initial environmental assessment for the 2024 Cornerstone Master Plan Amendment in accordance with the California Environmental Quality Act (CEQA). The Planning Division

recommends that the Planning Commission find that the project is categorically exempt from CEQA in accordance with CEQA Guidelines Sections 15301, 15302, and 15303 as a Class 1, 2, and 3c exemption because it includes the construction of a nonresidential building under 10,000 square feet in an urbanized area in a manner that is consistent with the City's zoning code and general plan; and

WHEREAS, on August 21, 2024, the Planning Commission reviewed the subject application, and considered evidence presented by the applicant, City staff, and other interested parties to approve a time extension for the Church Master Plan, and whereas the Planning Commission approved Resolution No. 19-040, which superseded previous resolutions approved for the Cornerstone Church Master Plan.

NOW, THEREFORE, the Planning Commission of the City of San Clemente hereby finds, determines and resolves 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.

The project is categorically exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Sections 15301, 15302, and 15303 as a Class 1, 2, and 3c exemption because: it includes minor modifications to existing development, including alterations to an existing free-standing office; and it includes replacement or reconstruction of a modular building with a new permanent multipurpose building as well as the conversion of a parking area into a pedestrian plaza; and it includes the construction of a new small structure, in that the new nonresidential multipurpose building is under 10,000 square feet in an urbanized area in a manner that is consistent with the city's zoning code and general plan.

Furthermore, none of the exceptions to the use of the Class 1, 2, or 3 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. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar 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 1, 2, and 3 exemptions apply, and no further environmental review is required.

Section 3: With respect to Amended Conditional Use Permit 23-197 amending CUP 08-030, and with added findings to address the allowable height increase for church buildings per SCMC Section 17.32.050(G), 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 the applicable provisions of SCMC Title 17, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed, in that:
1. Churches are permitted in all zones with approval of a Conditional Use Permit; and
 2. A church has operated at the subject site for more than 60 years; and
 3. The project will be consistent with existing architecture on site as well as the City's Design Guidelines; and
 4. Church buildings are permitted additional height over the typical 25-foot height limit for the Residential Medium zone up to 45-feet, in accordance with SCMC 17.32.050.G.C. The proposed new building includes roof elements that exceed 25', including the primary gable roof (30.7') and the tower (30.1'). Both of these elements remain well below the allowable height for church structures, and both include full roofs with traditional tile, resulting in high quality design for the new building; and
 5. The General Plan Land Use Element includes as a primary goal to support places of worship as one of the public and cultural uses that enrich the community.
 6. Land Use Policy 6.03 allows for the continuation and expansion of religious facilities where they are compatible with adjacent land uses.
 7. Urban Design Policy 3.03 and 5.19 require buffers and setbacks between new buildings and a landscape plan, which are provided by this project, to ensure compatibility with adjacent uses that function differently.
- B. The site is suitable for the type and intensity of use that is proposed.
1. The subject site is large and includes ample space for the new building while complying with lot coverage and setback standards; and
 2. The church has existed since the 1950s and the proposed addition will bring the architecture of all buildings into a consistent high quality Spanish Colonial style; and
 3. The church is a small community church that predominately serves the immediate neighborhood. While off-street parking requirements are met, the church's location lends to many parishioners walking to services.
- 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 church has existed since the 1950s and the proposed addition will bring the architecture of all buildings into a consistent high quality Spanish Colonial style; and
 2. The church is a small community church that predominately serves the immediate neighborhood. While off-street parking requirements are met, the church's location lends to many parishioners walking to services; and
 3. The new multipurpose building replaces a modular building on site to retain accessory spaces for the congregation; and
 4. The new development is situated to the rear of the property; and
 5. The project incorporates accessibility improvements to the property; and
 6. The amended plans abandon the previous Minor Exception Permit to expand the nonconforming east street-side setback along El Oriente, where a 2nd story was proposed to continue the existing legal, non-conforming setback; and
 7. The amended project retains the extant cottage building (used as an office), but removes the portion of the structure that encroaches into the front yard setback.
- D. The proposed use will not negatively impact surrounding land uses, in that:
1. The subject site is large and includes ample space for the new building while complying with lot coverage and setback standards; and
 2. The church has existed since the 1950s and the proposed addition will bring the architecture of all buildings into a consistent high quality Spanish Colonial style; and
 3. The church is a small community church that predominately serves the immediate neighborhood. While off-street parking requirements are met, the church's location lends to many parishioners walking to services; and
 4. The new development is situated to the rear of the property; and
 5. A new wall is conditioned to separate the existing parking lot from the adjacent residential lot to the rear.
- E. The structure(s) used primarily for religious worship is compatible with the surrounding land uses and will not create adverse impacts to surrounding uses, in that:
1. The new multipurpose building would have a maximum height under 31-feet, where up to 45-feet can be permitted; and
 2. The structure is sited at the rear of the lot, adjacent to a canyon like feature that separates the site from nearby residential structures.
- F. The height of the structures used primarily for religious worship shall have minimal impacts on public views as demonstrated in visual simulations prepared by the applicant, in that:
1. The new multipurpose building would have a maximum height under 31-feet, where up to 45-feet can be permitted; and

2. The new multipurpose building is sited at the rear of the lot, adjacent to a canyon like feature that separates the site from nearby residential structures.
3. Substantial landscaping surrounds the property, minimizing visibility of the structure; and
4. The new multipurpose building is not within a designated public view corridor.

G. The increased building height adds to the architectural interest of the project, in that the new multipurpose building includes roof elements that exceed 25', including the primary gable roof (30.7') and the tower (30.1'). Both of these elements remain well below the allowable height for church structures, and both include full roofs with traditional tile, resulting in high quality design for the new building.

H. The increased building height emphasizes primary buildings and/or distinct places within the institution's site, in that:

1. The new multipurpose building is designed as a two-story building with a large gable roof, much like the primary sanctuary building, which sits nearer to the public street; and
2. The height is greater than the sanctuary, only because of the calculation method, which incorporates existing topography; and
3. Given the lower grade at the back of the lot, the new building will appear to be at the same, or lower, height when compared to the sanctuary building.

I. The features of all structures on-site are reasonably compatible and consistent with the project site and the surrounding neighborhood, in that:

1. The new multipurpose building would have a maximum height under 31-feet, where up to 45-feet can be permitted; and
2. The structure is sited at the rear of the lot, adjacent to a canyon like feature that separates the site from nearby residential structures; and
3. The new multipurpose building is designed as a two-story building with a large gable roof, much like the primary sanctuary building, which sits nearer to the public street; and
4. Given the lower grade at the back of the lot, the new building will appear to be at the same, or lower, height when compared to the sanctuary building; and
5. The new multipurpose building will reflect the architectural style of the primary sanctuary building on the property.

Section 4: With respect to Amended Development Permit 24-208 (related to Site Plan Permit 06-027) and as required by SCMC 17.16.100(F), the Planning Commission finds as follows:

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

1. The General Plan Land Use Element includes as a primary goal the support places of worship as one of the public and cultural uses that enrich the community.
 2. Land Use Policy 6.03 allows for the continuation and expansion of religious facilities where they are compatible with adjacent land uses.
 3. Urban Design Policy 3.03 and 5.19 require buffers and setbacks between new buildings and a landscape plan, which are provided by this project, to ensure compatibility with adjacent uses that function differently.
- B. The proposed project complies with zoning regulations, in that:
1. Churches are permitted in all zones with approval of a Conditional Use Permit; and
 2. The project maintains required street trees and provides double the required landscape coverage for the property; and
 3. Church buildings are permitted additional height over the typical 25-foot height limit for the Residential Medium zone up to 45-feet, in accordance with SCMC 17.32.050.G.C. The proposed new building includes roof elements that exceed 25', including the primary gable roof (30.7') and the tower (30.1'). Both of these elements remain well below the allowable height for church structures, and both include full roofs with traditional tile, resulting in high quality design for the new building; and
 4. The amended plans abandon the previous Minor Exception Permit to expand the nonconforming east street-side setback along El Oriente, where a 2nd story was proposed to continue the existing legal, non-conforming setback; and
 5. The amended project retains the extant cottage building (used as an office), but removes the portion of the structure that encroaches into the front yard setback.
- C. The proposed project is consistent with the City's Design Guidelines, in that:
1. The project site does not require a specific architectural style as it is not within a gateway or the Architectural Overlay; and
 2. The project will be consistent with existing architecture on site; and
 3. The project is consistent with the General Design Guidelines in that the project:
 - i. Establishes compatible relationships between the buildings and open spaces (II.A.2 and II.A.6);
 - ii. Maintains the majority of mature trees on site (II.A.3);
 - iii. Minimizes the number of curb cuts on the public street (II.A.5); and
 - iv. Develops a new multipurpose building that is compatible in scale and form with existing buildings on site (II.B.3).
- 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 church has existed since the 1950s and the proposed addition will bring the architecture of all buildings into a consistent high quality Spanish Colonial style; and
 2. The church is a small community church that predominately serves the immediate neighborhood. While off-street parking requirements are met, the church's location lends to many parishioners walking to services; and
 3. The new multipurpose building replaces a modular building on site to retain accessory spaces for the congregation; and
 4. The new development is situated to the rear of the property; and
 5. The project incorporates accessibility improvements to the property; and
 6. The amended plans abandon the previous Minor Exception Permit to expand the nonconforming east street-side setback along El Oriente, where a 2nd story was proposed to continue the existing legal, non-conforming setback; and
 7. The amended project retains the extant cottage building (used as an office), but removes the portion of the structure that encroaches into the front yard setback.
- E. The proposed project is in character and compatible with the properties in the neighborhood, in that:
1. The new development is situated to the rear of the property; and
 2. The project incorporates accessibility improvements to the property; and
 3. The amended plans abandon the previous Minor Exception Permit to expand the nonconforming east street-side setback along El Oriente, where a 2nd story was proposed to continue the existing legal, non-conforming setback; and
 4. The amended project retains the extant cottage building (used as an office), but removes the portion of the structure that encroaches into the front yard setback; and
 5. The project retains substantial landscaping around the frontage of the property.

Section 5: Planning Commission Approval.

Based on the foregoing recitals and findings above, and the written and oral comments, facts, and evidence presented, the City of San Clemente Planning Commission hereby approves Amended Development Permit 24-208 and Amended Conditional Use Permit 23-197 (amending Site Plan Permit (SPP) 06-027 and CUP 08-030), Cornerstone Community Church Master Plan Amendment, subject to the above Findings, and the Conditions of Approval attached hereto as Exhibit A, which is fully incorporated herein.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on August 21, 2024.

Chair

CERTIFICATION:

I HEREBY CERTIFY that:
the foregoing resolution was duly adopted at a regular meeting of the Planning Commission
of the City of San Clemente on August 21, 2024, and carried by the following roll call vote

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

Secretary of the Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL

Amended Development Permit 24-208 & Amended Conditional Use Permit 23-197
(Amending SPP 06-027/ CUP 08-030)

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 Comp

- 1.6 DP24-208 and CUP23-197 shall be deemed to have expired 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. The project will be phased as follows: Planning*
 - 2025:** Building permits received for the cottage/office remodel, with construction completed by 2026.
 - 2032:** Building permits received for the new multipurpose building, with construction completed by 2033.
 - Note: The upper parking area shall not be converted to a pedestrian plaza until after the existing curb cut is removed and replaced with a new curb, gutter, and sidewalk to the City Engineer’s satisfaction.

- 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

- 1.8 Resolution No. PC 24-019 shall supersede and replace all prior resolutions and conditions associated with Cornerstone Community Church, including resolutions PC 08-034, PC 11-032, and PC 19-040. 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

Addressing and Street Names

- 3.8 The applicant shall submit, and must obtain approval from the City Planner, a plan depicting all street names and addresses for all of the buildings and facilities within the project. Planning

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; retaining walls; shoring, 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 must obtain approval from the City Engineer, 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: Public Works*
 - A. Sidewalk, including construction of compliant sidewalk around drive approach or other obstructions to meet current City standards (2% cross fall) when adequate right-of-way exists. Since the street right-of-way varies and is approximately 8-10 feet behind the curb face, a sidewalk easement is not anticipated to be required to be granted to the City.
 - B. Contractor shall replace any damaged street improvements resulting from construction activities to the satisfaction of the City Inspector.

(SCMC Chapter 15.36 and Sections 12.08.010, and 12.24.050)

NPDES

- 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- Public Works

off. (SCMC Chapter 13.40)

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: Public Works

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 https://www.waterboards.ca.gov/water_issues/programs/storm_water/construction.html) 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;

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 https://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/), a final Water Quality Management Plan (WQMP) must be recorded with the Orange County Recorder’s Office and filed with the City; and

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)

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) and which address the preliminary review comments provided by the City’s consulting Landscape Architect, SMP Environmental Design, dated May 20, 2024. The existing mature landscaping, consisting of three (3) Jacaranda and two (2) Pine trees, along El Oriente shall not be removed as a component of the proposed Master Planning*

Plan.

Noise

- 4.7 Prior to the issuance of building permits for each structure or tenant improvement, other than a parking structure, the applicant shall submit, and must obtain approval from the City Planner, a final acoustical report. The report shall demonstrate that the development will be sound attenuated against present and projected noise levels including stationary, roadway, aircraft, helicopter, and railroad noise to meet City interior and exterior noise standards. The report shall be accompanied by a list identifying the sheet(s) of the building plans that include required sound attenuation measures. Planning

- 4.8 The applicant shall demonstrate to the satisfaction of the Building Official that the plans include all sound attenuation measures specified in the acoustical report required by Conditions 3.11 and 4.7. Building

- 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

- 4.15 A 6’ wall is required to be maintained between the parking lot(s) and any property lines abutting a residential lot. Planning*
*

- 4.16 The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to issuance of permits:
 Fire Master Plan (PR145)
 Architectural for Group A-3 Occupancy (PR200-285)
 Underground piping for fire sprinkler systems (PR470-475) OCFA**

5.0 PRIOR TO FINAL INSPECTION

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

Lighting

5.7 The applicant shall submit, and must obtain approval from the City Planner, a letter from the preparer of the lighting plans confirming that all lighting has been installed in accordance with the approved plans, and that the lighting conforms to all standards set forth in the Municipal Code. 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 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. Planning
Building

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

- 5.13 The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to concealing interior construction: OCFA**
Sprinkler monitoring system (PR500) or fire alarm system if the Group A-3 Occupancy occupant load exceeds 299 persons (PR500-530)
Fire sprinkler system in the multi-purpose building (PR 430-455)

- 5.14 **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**

- 5.15 **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**

7.0 OPERATIONAL CONDITIONS OF APPROVAL

Businesses/Organizations Providing Live Entertainment

- 7.10 All exterior windows and doors shall remain closed when live entertainment is being conducted. Code
Comp
OCSD
- 7.11 Speakers shall be directed away from doors and windows at all times. Code
Comp

Parking

- 7.15 As approved, the project is limited to 100 seats in the sanctuary/auditorium. If subsequent to the project approval the City Planner determines that parking issues are negatively affecting the project site, adjacent properties, or the surrounding street network, the applicant shall submit an amendment to DP 24-208 and CUP 23-197 with a plan to address the parking and/or traffic issues. The plan may include entering into an off-site parking agreement, creating short-term parking stalls, and/or active monitoring and enforcement to manage parking. The applicant shall be responsible for implementing the parking management plan, at their expense. The amendment shall be subject to (PC/ZA/Director) review and approval. Planning*

* Denotes a modified Standard Condition of Approval

** Denotes a project-specific Condition of Approval



LOCATION MAP

Cornerstone Community Church, 708 Avenida De La Estrella



PLANNING COPY

ATTACHMENT 3



DATE: May 20, 2024

PROJECT: Cornerstone Community Church Amendment
702 Avenida De La Estrella
San Clemente, CA

DEVELOPER/OWNER: Cornerstone Community Church

LANDSCAPE ARCHITECT: Jodie Cook

CITY PLAN CHECK #: LDR 24-207

DMT PRELIMINARY LANDSCAPE SUBMITTAL REVIEW AND APPROVAL

After a DMT review of the Cornerstone Community Church amendment project, it appears the concept plan is approved. The following items should be addressed when preparing Construction Documents; these include, but are not limited to the following:

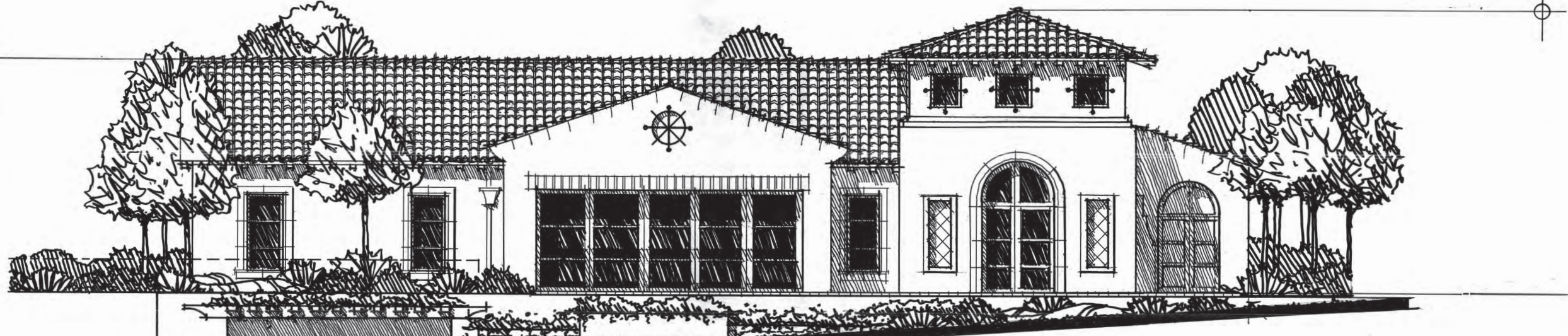
1. Typically *Ceanothus* have poor results in San Clemente soils, unless in slope conditions. Provide an alternative substitute.
2. Confirm at least 60% native plantings are provided.
3. Provide drip irrigation along with MAWA calculations.
4. Provide a site specific agronomic soils report with recommendations and confirm compatibility with proposed plants.
5. Provide 15-gallon size shrubs around any utility enclosure, trash enclosure and backflow preventer for screening.
6. Follow City of San Clemente landscape and irrigation submittal requirements.
7. Show all above and below ground utilities on final planting plans.
8. Note minimum field observation visits required by Landscape Architect on plan.
9. Provide a California licensed Landscape Architect stamp on the final Construction Documents.

PROJECT CONTACT:

PROJECT TEAM: PRINCIPAL: BRIAN MUEHLBAUER DIRECTOR: ROBERT WILLIAMS ARCHITECT: ROBERT WILLIAMS MANAGER:

CLIENT: CORNERSTONE CHURCH 708 AVENIDA DE LA ESTRELLA SAN CLEMENTE, CALIFORNIA

PROJECT MANAGER: (949) 492-2558 PHONE NUMBER: (949) 492-2625 FAX NUMBER: EMAIL:



front elevation

C O R N E R S T O N E CHURCH SAN CLEMENTE, CALIFORNIA

CORNERSTONE CHURCH 708 AVENIDA DE LA ESTRELLA SAN CLEMENTE, CALIFORNIA

PROJECT NUMBER:

ABBREVIATIONS

Table listing various architectural abbreviations and their meanings, organized into columns for different categories of components and materials.

DESIGN DATA

Table containing design data including jurisdiction (San Clemente), zone (RM), construction type (V-B), occupancy (Office, Multi-Purpose), setbacks, and lot coverage (55%).

LEGAL DESCRIPTION:

APN: 892-102-21, 892-102-22 & 892-102-23 TRACT: 793 LOTS: 2, 12 - 16 BLOCK: 1 CITY: SAN CLEMENTE COUNTY: ORANGE

SQUARE FOOTAGE CALCULATION:

Table calculating square footage for various areas including gross lot area (28,019.82 S.F.), office area (442.00 S.F.), and church building area (3,040.00 S.F.).

SCOPE OF WORK:

WE ARE REQUESTING A REVISION TO THE ORIGINAL MASTER PLAN UPDATED ON DECEMBER 4, 2014. THE EXISTING OFFICE WILL BE REMODELED, AND THE NEW EXTERIOR ARCHITECTURE WILL MATCH THE EXISTING CHURCH BUILDING COMPLETED MARCH 20, 2015.

PROJECT TEAM:

Table listing project team members including owner (Cornerstone Community Church), architect (Studio 6 Architects), civil engineer (DZI Engineering), and landscape architect (Jodie Cook).

SHEET INDEX :

Table listing sheet indices from T-1 to A-15, detailing the contents of each sheet such as title sheet, site plan, floor plans, and elevations.

LANDSCAPE SHEETS:

- L-1 PLANTING CONCEPT PLAN L-2 PLANT IMAGES

PARKING DEMAND SUMMARY:

Table summarizing parking demand for church services, Bible studies, and church office hours, including days, times, and required parking spaces.

- 50% of El Buen Pastor's congregation walks to our Church. El Buen Pastor has several people that go to our first service that will go to El Buen Pastor's service at 10:45 am. Cornerstone Church also uses Trainers and Merchants' parking, this is allowed as a gentlemen's agreement with the Bank.

VICINITY MAP

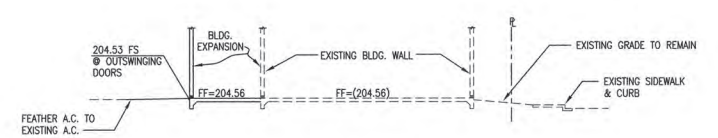
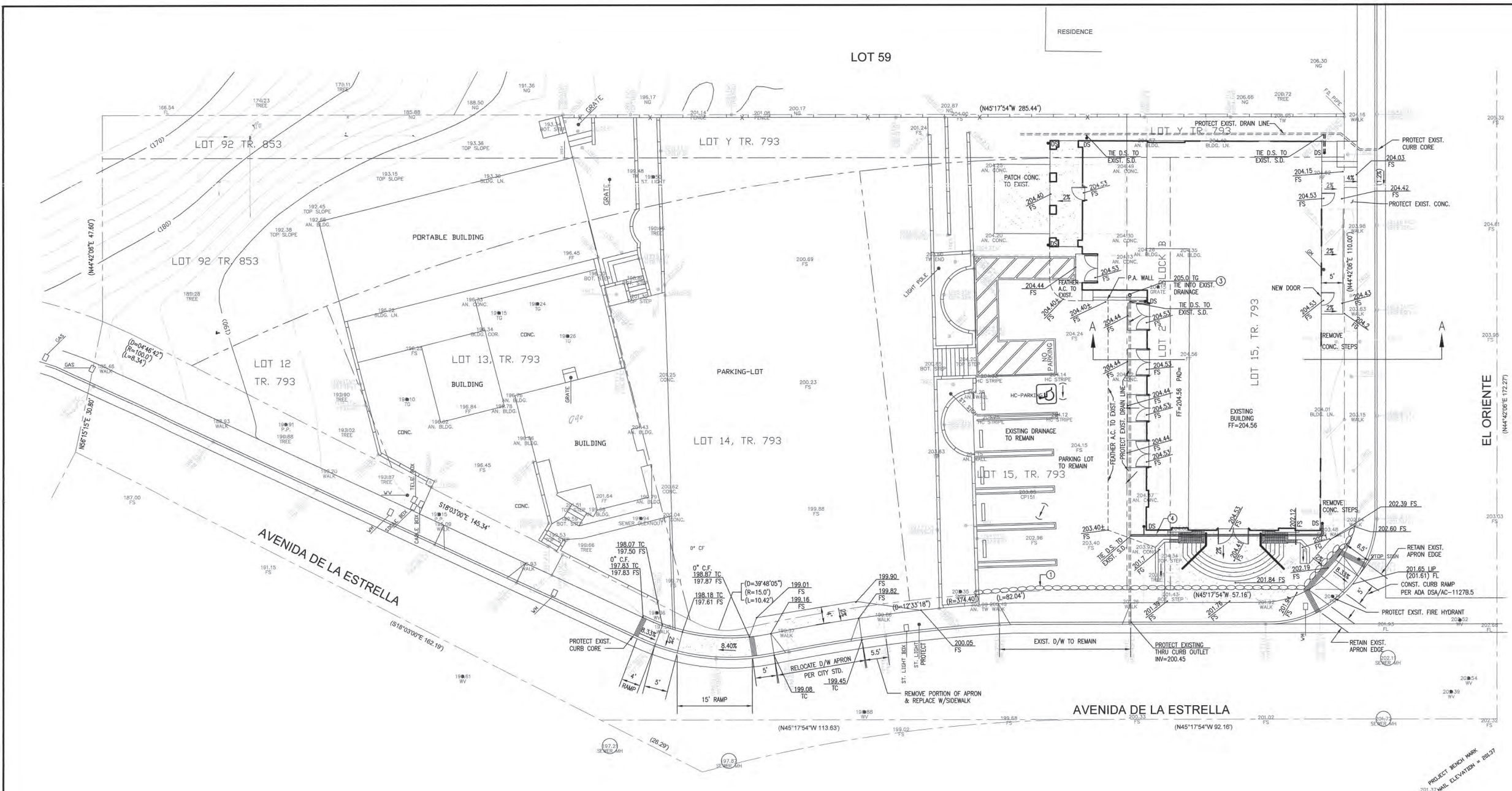


LICENSE STAMP:

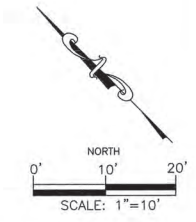
SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1

- CONSTRUCTION NOTES:**
- ① INSTL. TEMP. EROSION CONTROL, GRAVEL BAGS, 2 HIGH
 - ② CONST. CONC. WASH-OUT BASIN W/MSQUEEN
 - ③ INSTL. 6" DIA. PLANTER DRAIN W/ATRIUM, NDS 80 OR EQUAL
 - ④ INSTL. 4" DIA DRAIN, SDR 35 PVC



SECTION A-A
SCALE: 1"=10'

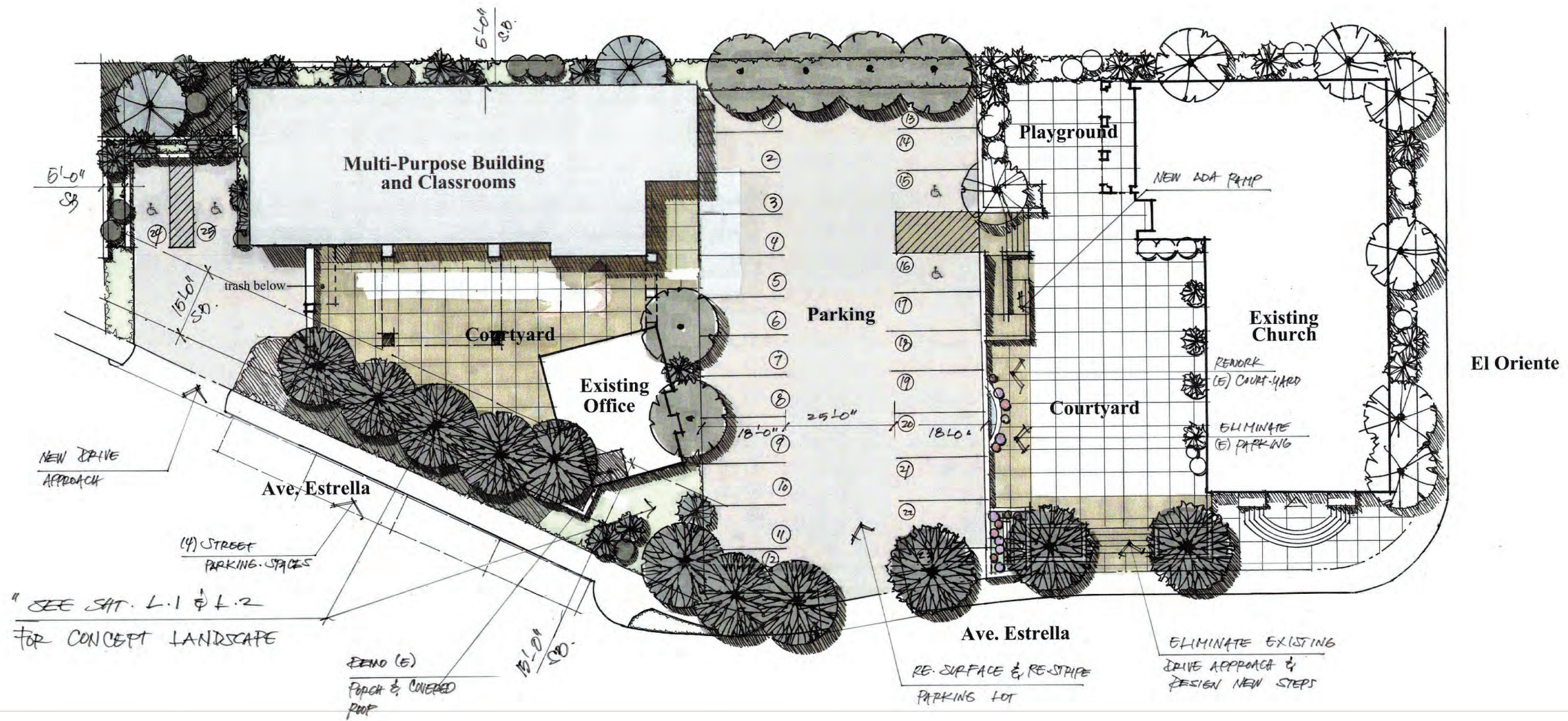


708 AVENIDA DE LA ESTRELLA
SAN CLEMENTE, CA

GRADING PLAN C-1

OWNER: CORNERSTONE CHURCH
708 AVENIDA DE LA ESTRELLA
SAN CLEMENTE, CA
(949) 388-5300

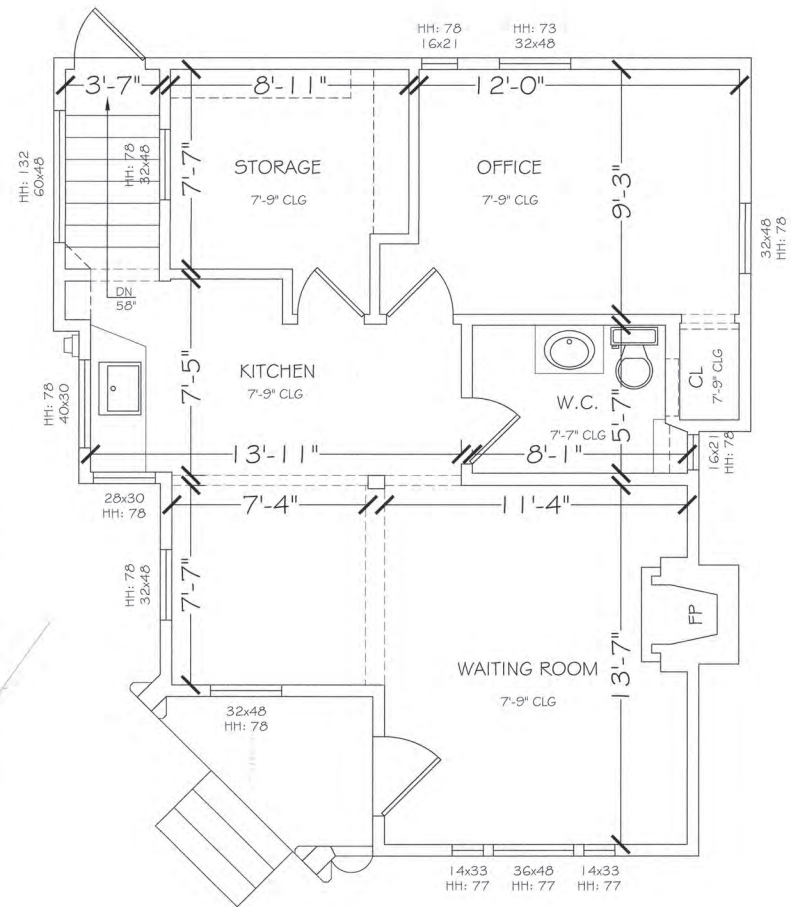
REV.	DATE	DESCRIPTION	APP.	SHEET



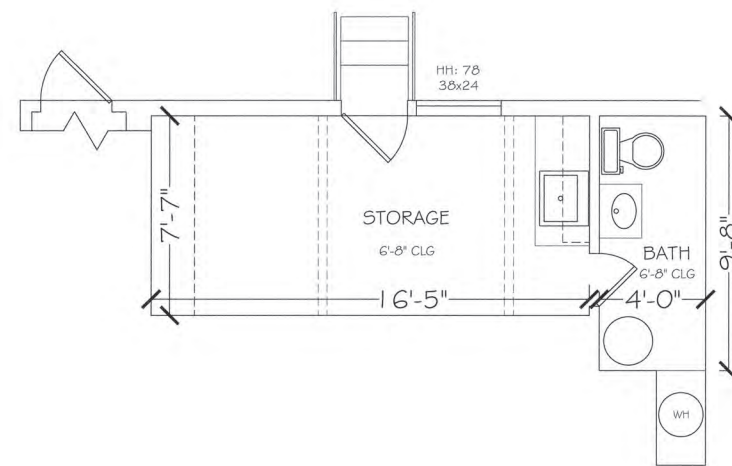
Site Plan
Cornerstone Church
 San Clemente, California
 1"=10' 11.21.23



STUDIO 6 ARCHITECTS, INC.
 ARCHITECTURE + PLANNING
 2755 CAMINO CARISTRANO, SUITE 80
 SAN CLEMENTE, CALIFORNIA
 (949) 388-5555 PHONE
 (949) 388-5555 FAX
 STUDIO6ARCHITECTS.COM



MAIN FLOOR



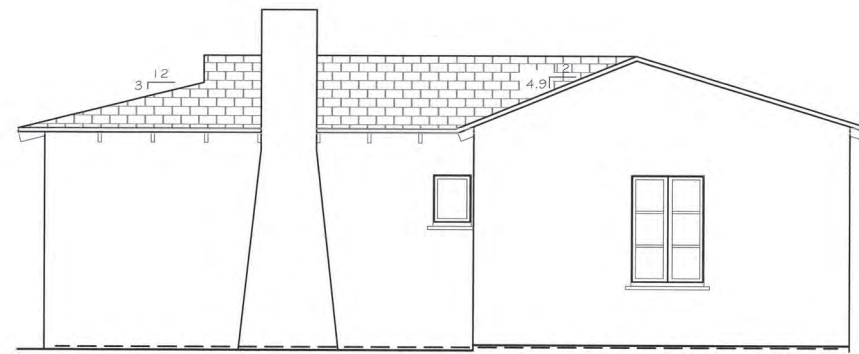
BASEMENT

EXISTING OFFICE PLAN
 10/16/10

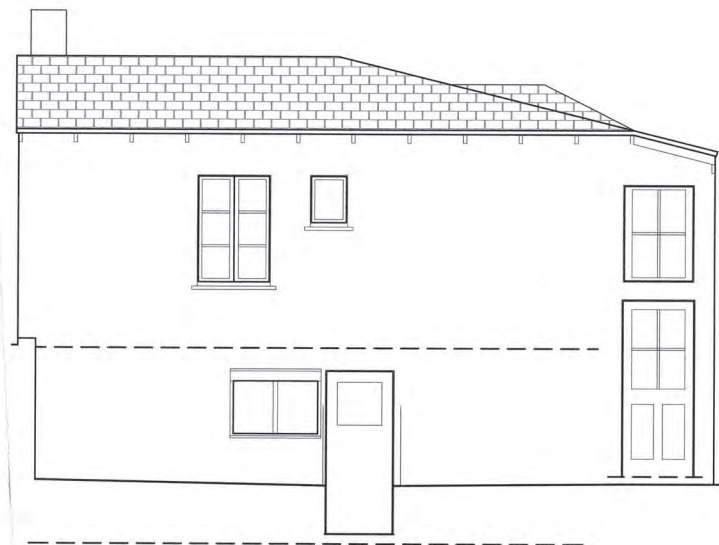
CORNERSTONE CHURCH PHASE II
 SAN CLEMENTE, CALIFORNIA



SOUTH



EAST



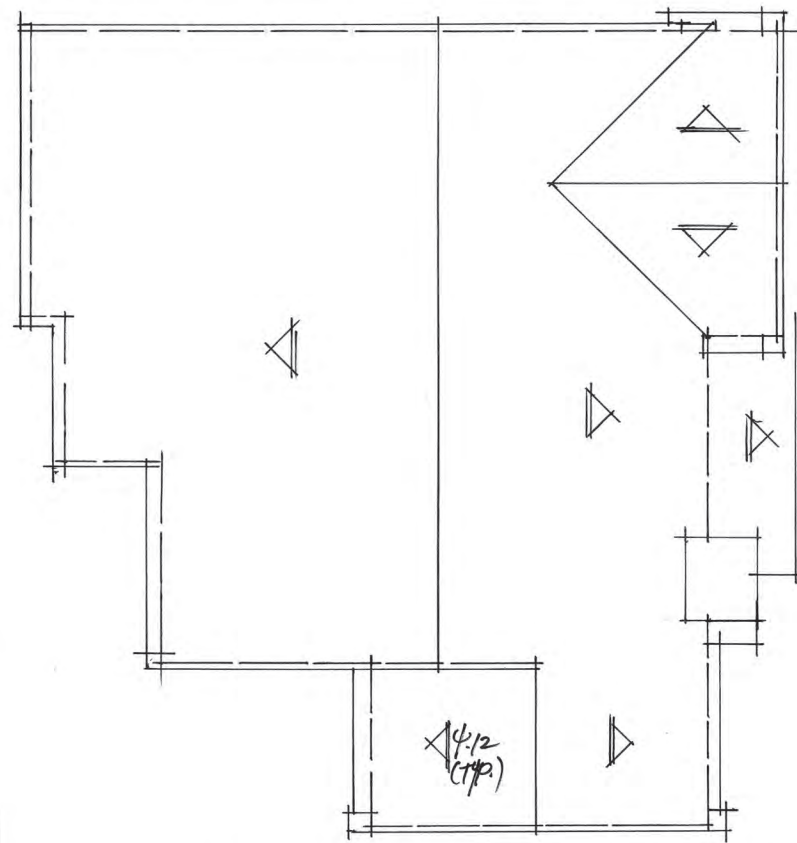
NORTH



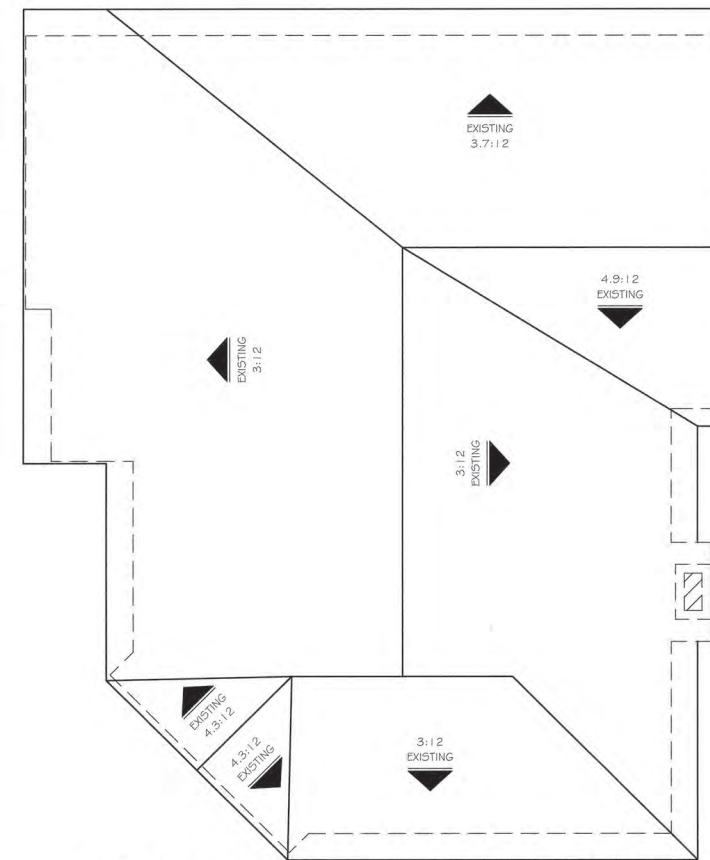
WEST

EXISTING OFFICE ELEV.

CORNERSTONE CHURCH PHASE II
SAN CLEMENTE, CALIFORNIA

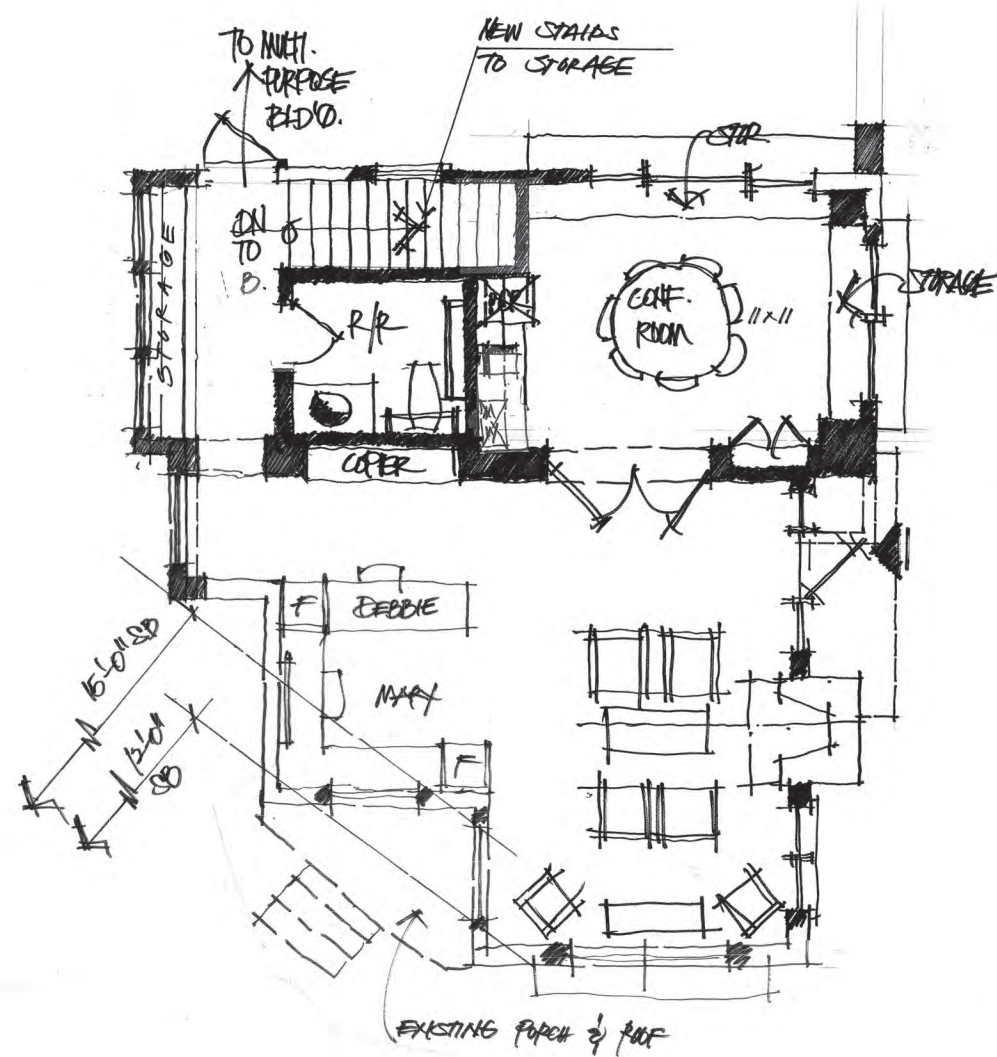
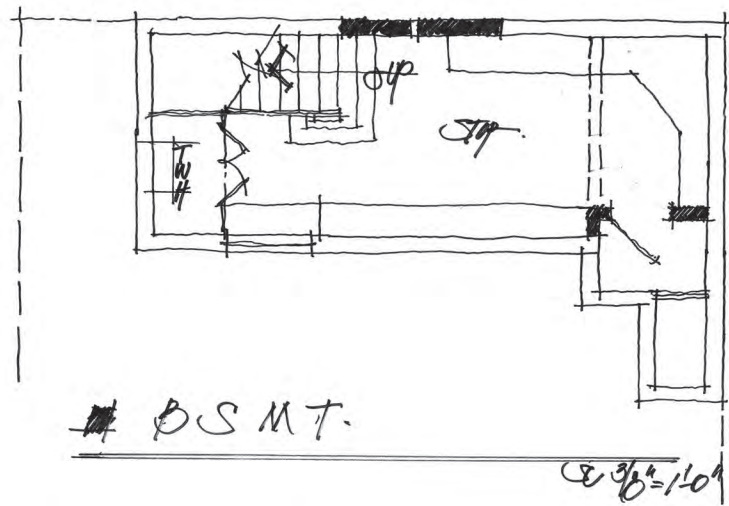


NEW ROOF PLAN
2/3/14



EXISTING OFFICE ROOF
2/3/14

CORNERSTONE CHURCH PHASE II
 SAN CLEMENTE, CALIFORNIA



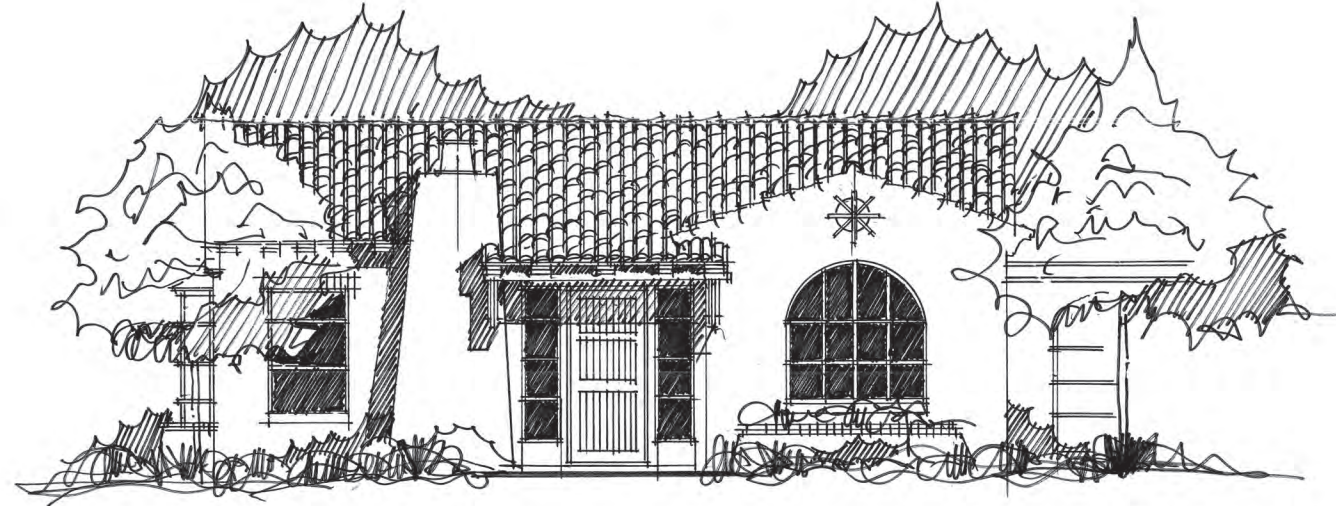
OFFICE LAYOUT

1/8" = 1'-0"

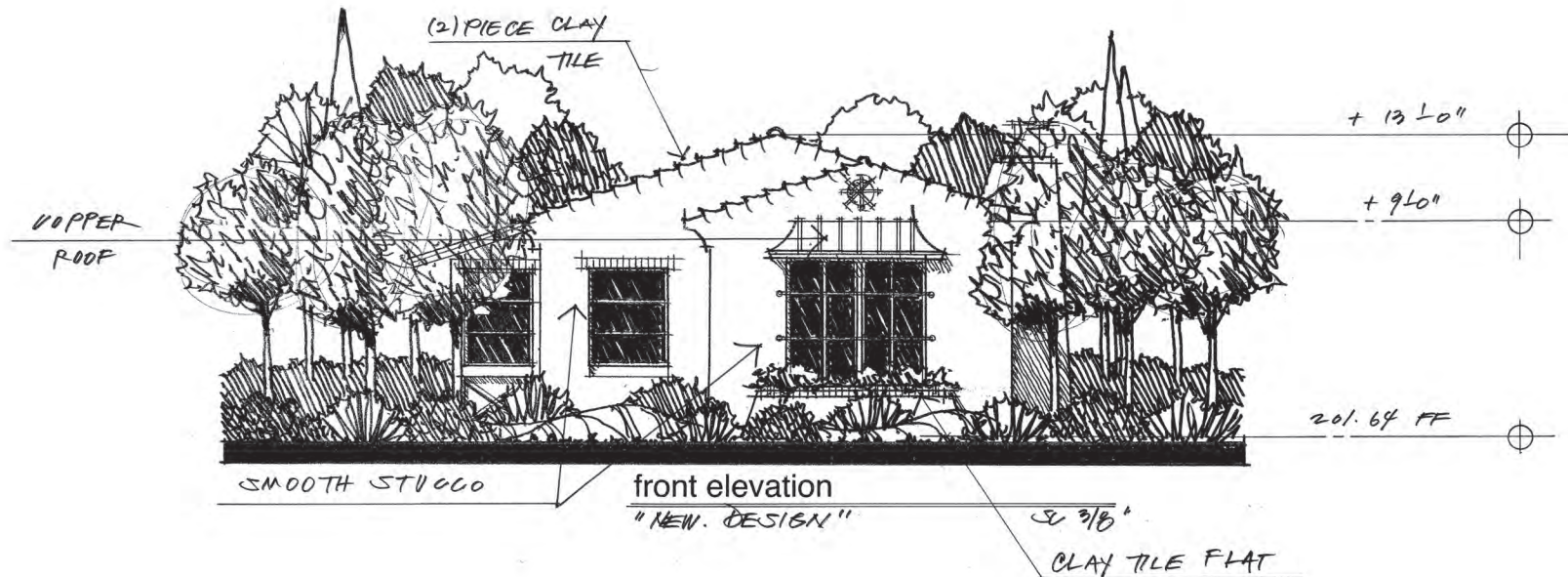
LEGEND:

- ==== EXISTING
- DEMO.
- ===== NEW WALLS

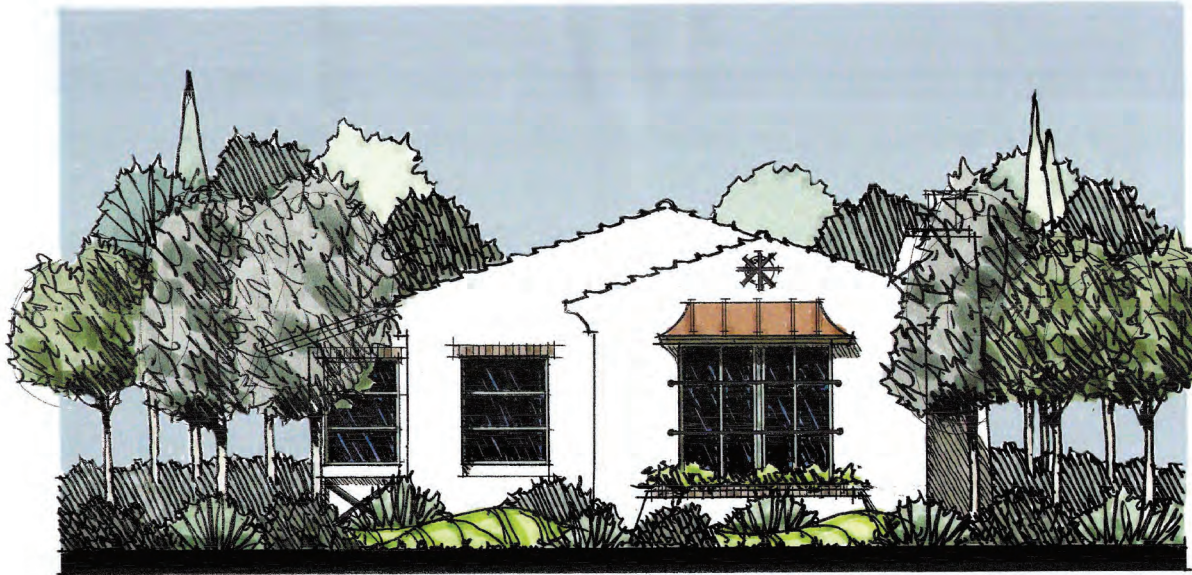
CORNERSTONE CHURCH PHASE II
SAN CLEMENTE, CALIFORNIA



PARKING LOT VIEW
 "NEW DESIGN" $\frac{1}{8}'' = 1'-0''$



CORNERSTONE CHURCH PHASE II
 SAN CLEMENTE, CALIFORNIA



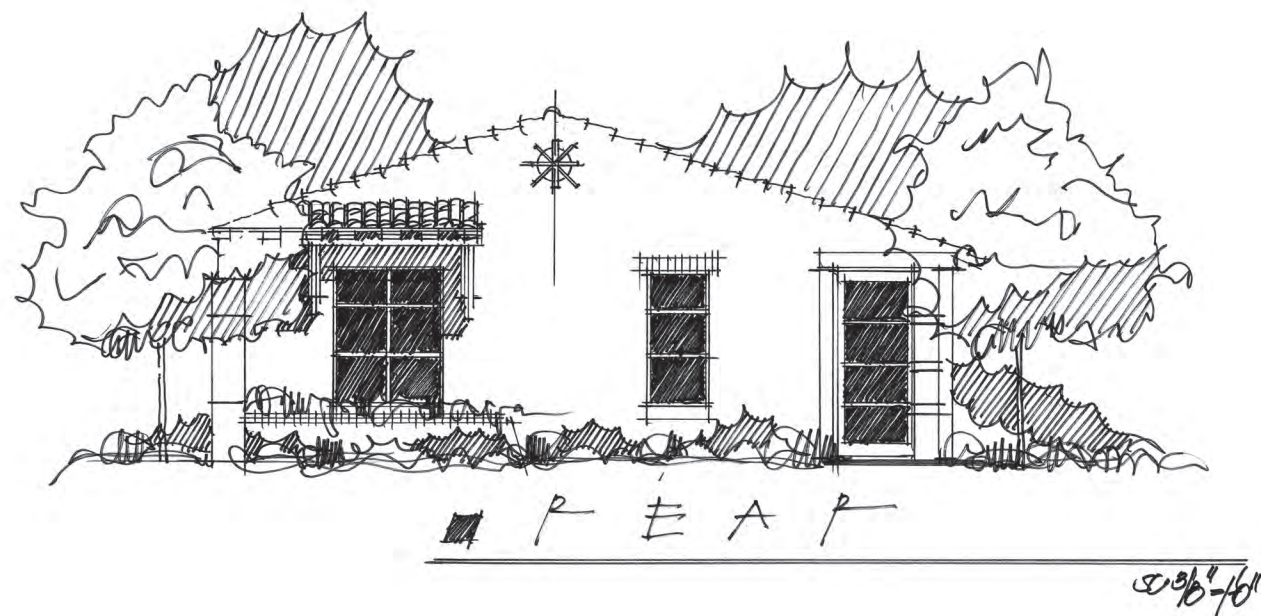
front elevation



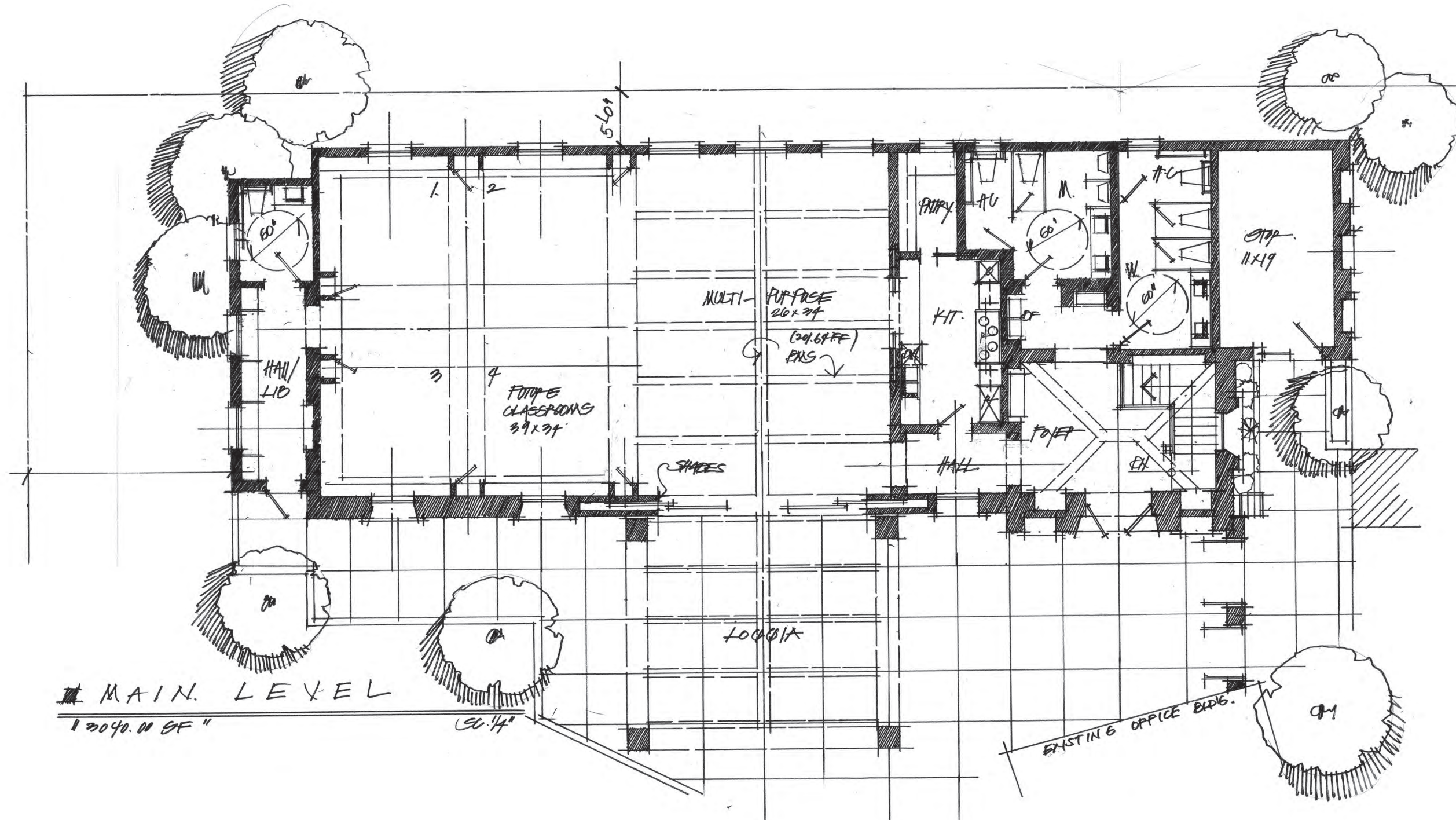
right-side elevation

Office Building
3/8"=1'
4.26.23

CORNERSTONE CHURCH PHASE II
SAN CLEMENTE, CALIFORNIA



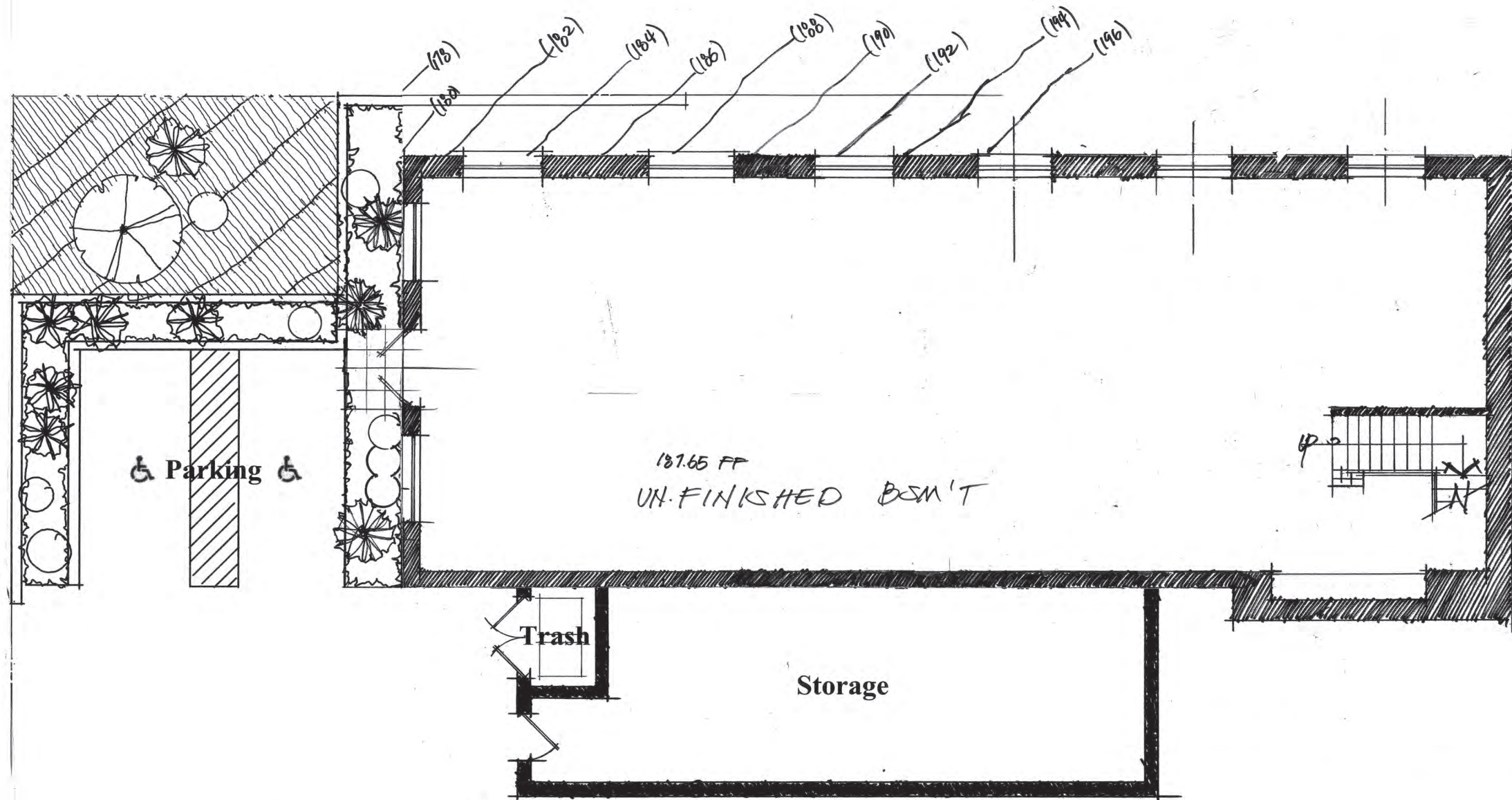
CORNERSTONE CHURCH PHASE II
SAN CLEMENTE, CALIFORNIA



MAIN LEVEL
13040.00 SF

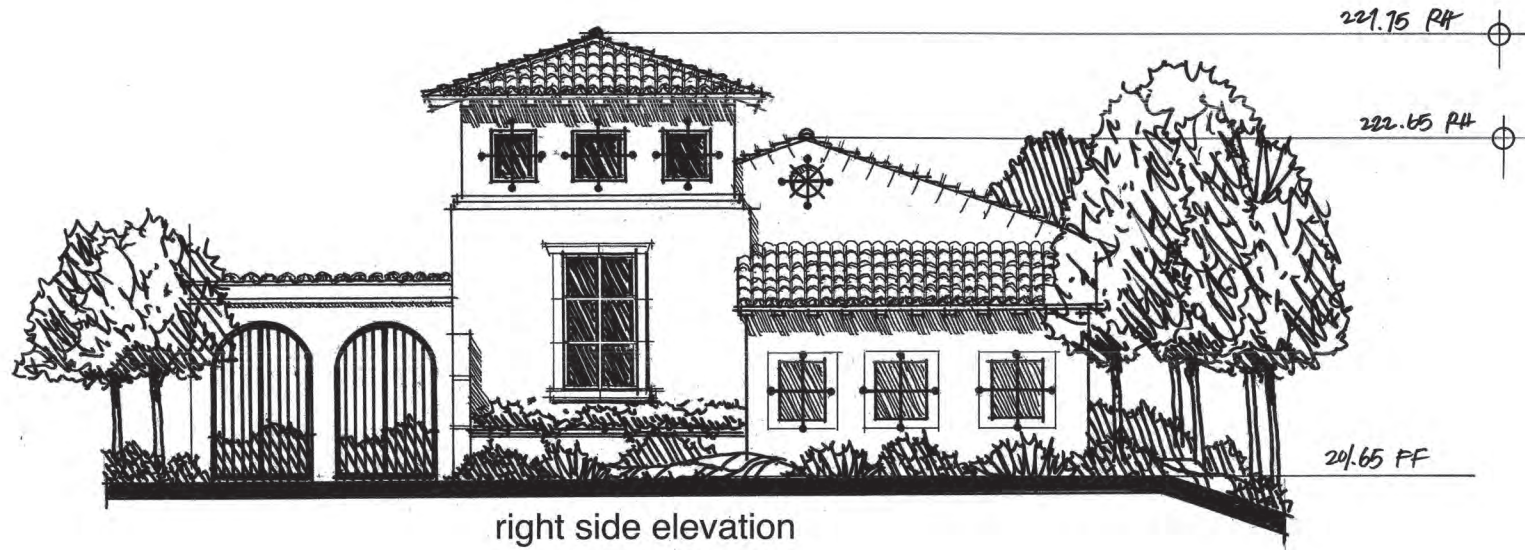
EXISTING OFFICE BLDG.

CORNERSTONE CHURCH PHASE II
SAN CLEMENTE, CALIFORNIA

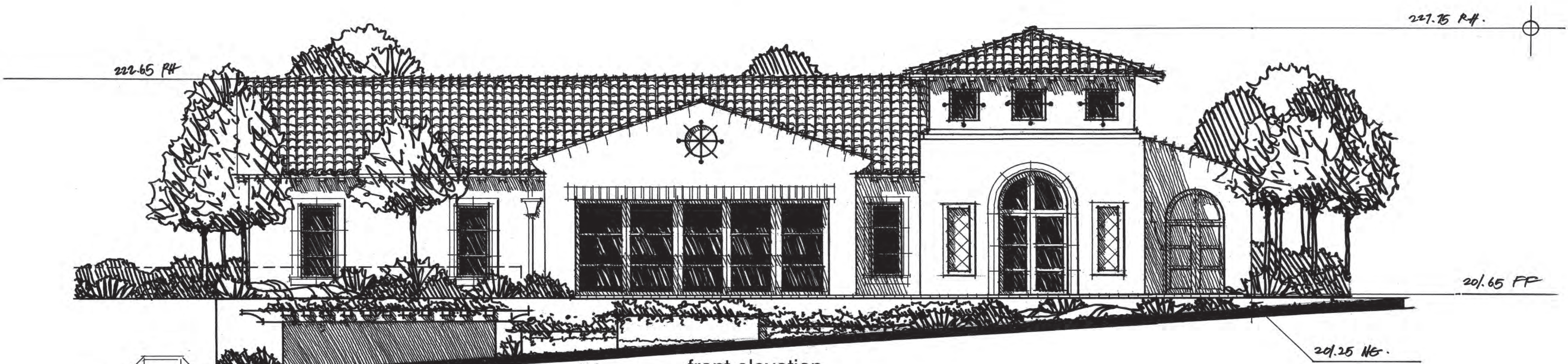


Lower level
2,040.00 S.F.

CORNERSTONE CHURCH PHASE II
SAN CLEMENTE, CALIFORNIA



right side elevation



front elevation

190.25 NG

TRASH AREA

187.65 FF @ B.M.T.

Multi-Purpose Building
1/4"=1'

CORNERSTONE CHURCH PHASE II
SAN CLEMENTE, CALIFORNIA



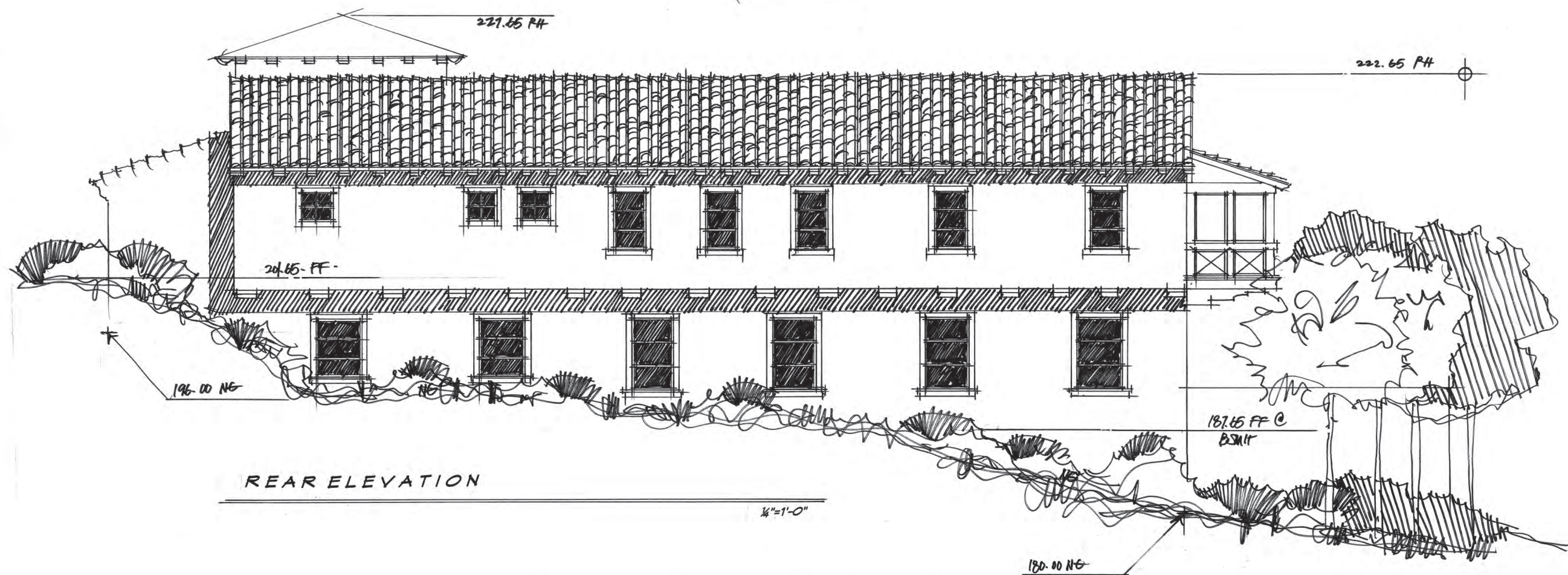
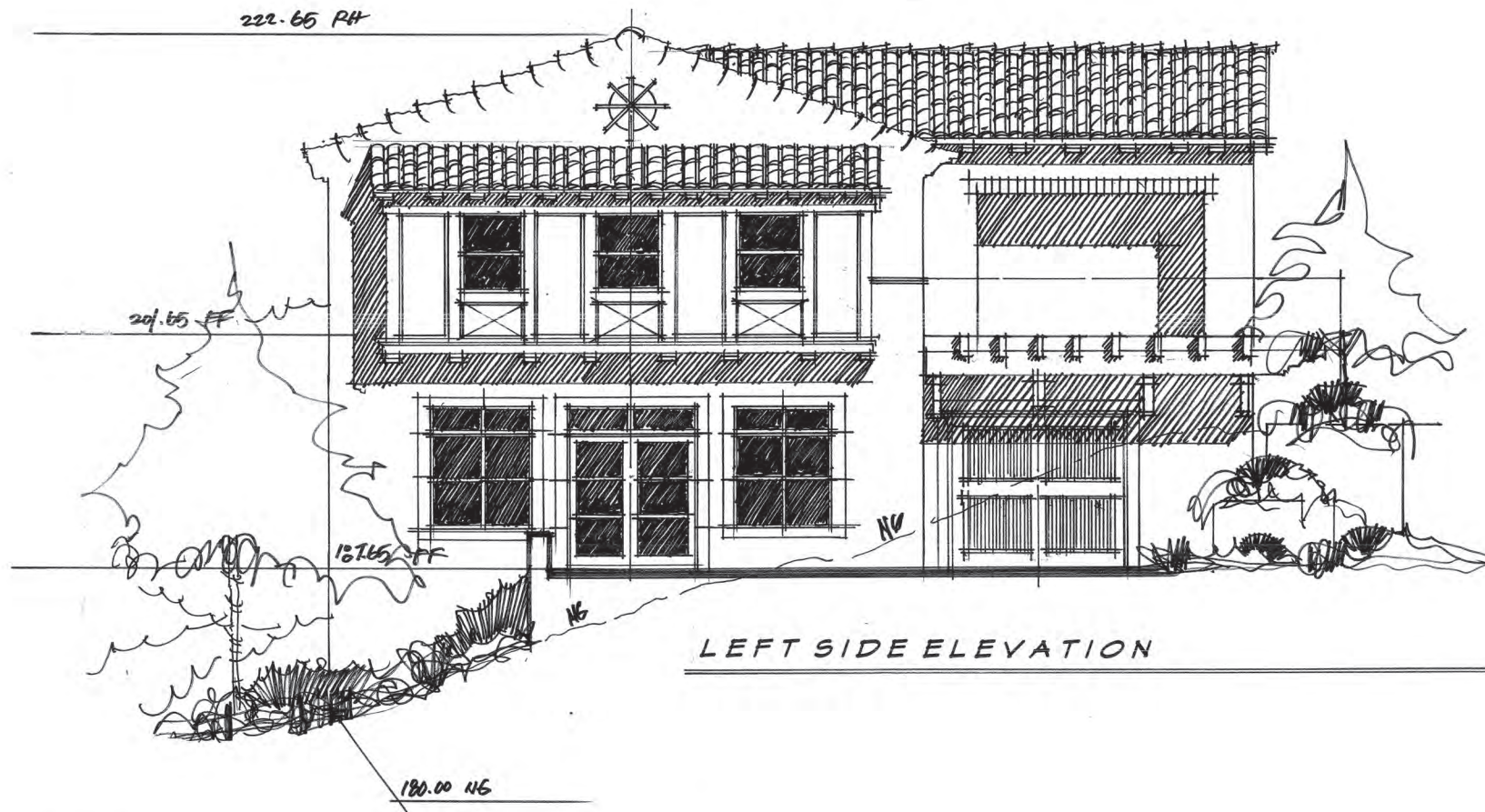
right side elevation



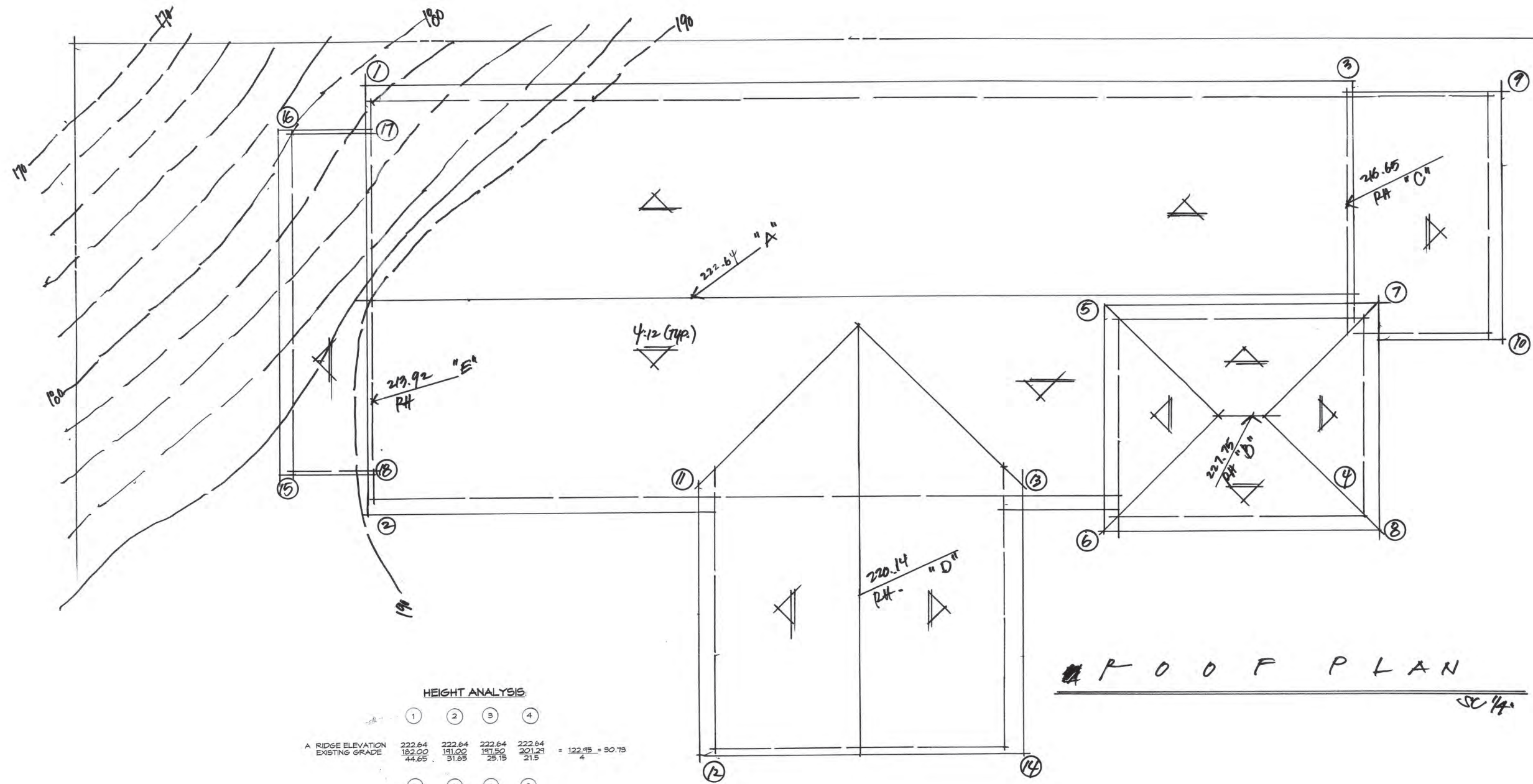
front elevation

Multi-Purpose Bluiding
 1/4"=1'
 4.24.23

CORNERSTONE CHURCH PHASE II
 SAN CLEMENTE, CALIFORNIA



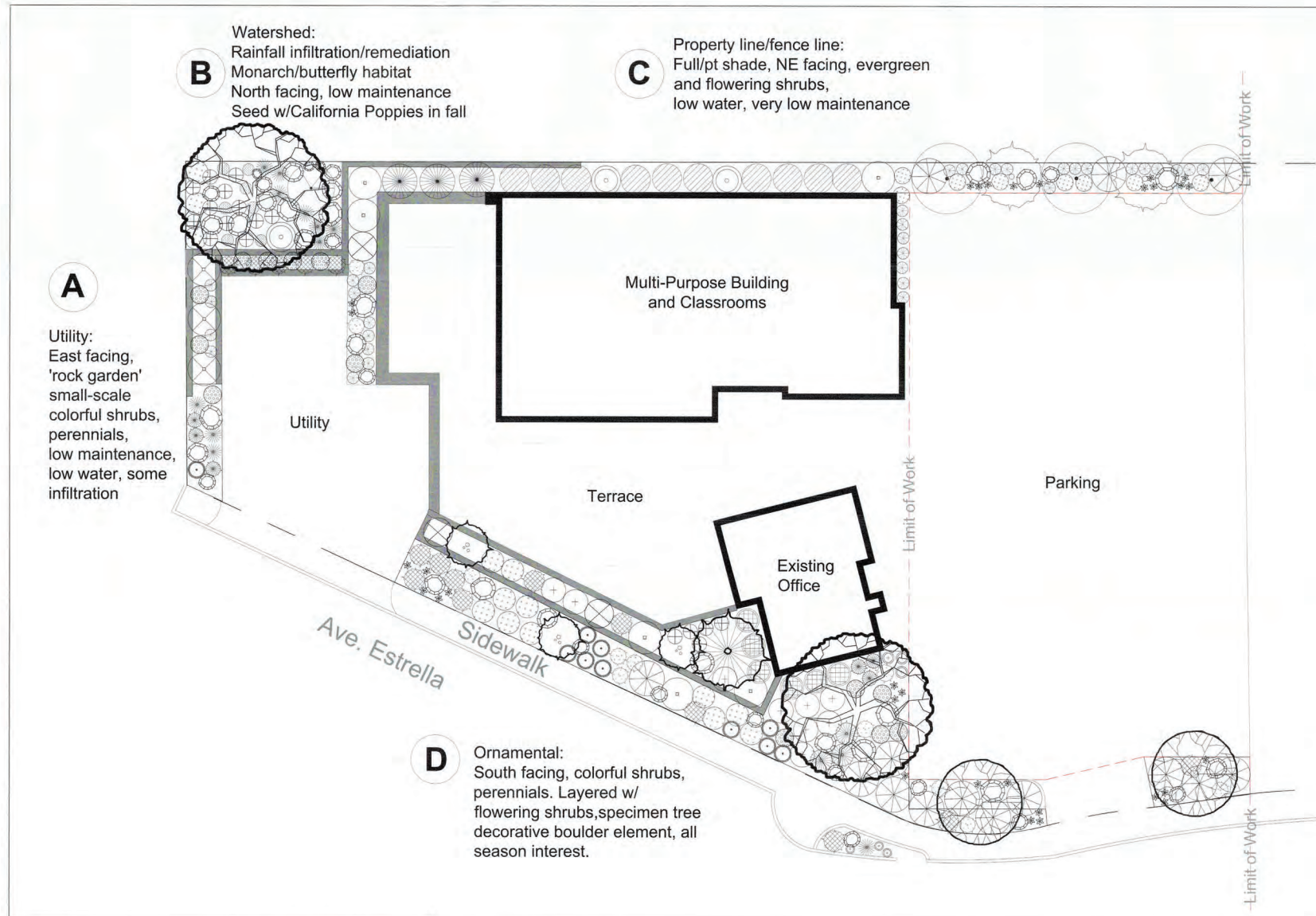
CORNERSTONE CHURCH PHASE II
 SAN CLEMENTE, CALIFORNIA



HEIGHT ANALYSIS:

	1	2	3	4	
A RIDGE ELEVATION	222.64	222.64	222.64	222.64	= $\frac{122.95}{4} = 30.73$
EXISTING GRADE	182.00 44.65	181.00 31.65	181.50 25.15	201.21 21.5	
B RIDGE ELEVATION	221.75	221.75	221.75	221.75	= $\frac{128.50}{4} = 30.10$
EXISTING GRADE	181.50 30.25	181.00 30.75	186.75 31.00	196.25 31.50	
C RIDGE ELEVATION	216.65	216.65	216.65	216.65	= $\frac{70.1}{4} = 17.54$
EXISTING GRADE	181.00 30.25	181.00 30.75	201.25 31.00	201.25 31.50	
D RIDGE ELEVATION	220.14	220.14	220.14	220.14	= $\frac{95.2}{4} = 23.8$
EXISTING GRADE	182.00 38.8	182.00 38.8	201.25 29.8	201.25 29.8	
E RIDGE ELEVATION	219.92	219.92	219.92	219.92	= $\frac{112.68}{4} = 28.17$
EXISTING GRADE	184.00 34.92	182.00 37.92	182.00 37.92	192.00 27.92	

CORNERSTONE CHURCH PHASE II
SAN CLEMENTE, CALIFORNIA



PLANTING LEGEND

TREES, LARGE SHRUBS

- Quercus engelmannii
Engelmann Oak
- Chilopsis linearis 'Art's Seedless'
Arts Seedless Desert Willow
- Lyonothamnus floribundus asplenifolius
Fernleaf Catalina Ironwood
- Heteromeles arbutifolia
Toyon
- Rhus ovata
Sugar Bush

PERENNIALS

- Mimulus 'Changeling'
Changeling Monkey Flower
- Salvia clevelandii 'Winnifred Gilman'
Winnifred Gilman Dark Blue Sage
- Iris douglana (mixed varieties)
Douglas Iris
- Epilobium canum
California Fuchsia
- Penstemon heterophyllus 'Margarita BOP'
Margarita Bop Foothill Penstemon
- Achillea millefolium 'Paprika'
Paprika Yarrow
- Asclepias fascicularis
Narrow leaf milkweed

SHRUBS, GROUNDCOVERS

- Berberis 'Golden Abundance'
Golden Abundance Oregon Grape
- Arctostaphylos 'Howard McMinn'
McMinn Manzanita
- Baccharis pilularis 'Pigeon Point'
Dwarf Coyote Bush
- Rhamnus californica 'Leatherleaf'
Leatherleaf Coffeeberry
- Eriogonum giganteum
St. Catherine's Lace
- Arctostaphylos 'John Dourley'
John Dourley Manzanita
- Ribes viburnifolium
Catalina Perfume
- Ribes malvaceum
Chaparral Currant
- Ceanothus 'Joyce Coulter'
Joyce Coulter Ceanothus
- Ceanothus 'Centennial'
Centennial Mountain Lilac
- Artemisia 'Montara'
Montara Sagebrush
- Rhamnus californica 'Mound San Bruno'
Mound San Bruno Coffeeberry
- Eriogonum arborescens
Santa Cruz Island Buckwheat

SUCCULENTS, GRASSES

- Agave bracteosa
- Aristida purpurea
- Juncus patens
California Gray Rush
- Dudleya pulverulenta
Chalk Dudleya

PLANTING NOTES:

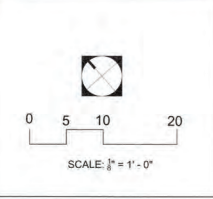
- The Cornerstone Church garden will be planted with California native species primarily from the Channel Islands and California coast assembled in polycultures for authenticity and to foster landscape health, disease resistance and productivity.
- Engelmann Oak is listed on the International Union for the Conservation of Nature's (IUCN) 'Red List' of the most endangered species in the world. Two specimens are proposed for the Cornerstone Community Church garden. Planted from 24" boxes, these small oaks grow at a moderate pace when young, slowing as they age. In 20 years they will be approximately 25' wide and 30' tall, moderately sized, they support hundreds of pollinator species, are important carbon sinks, and their deep roots release atmospheric moisture.
- Asclepias fascicularis/Narrowleaf Milkweed is proposed in area A. While other native species proposed for this landscape are hosts for California butterflies and moths, only native Milkweed sustains populations of Western Monarch Butterflies, an endangered species.
- All proposed landscape species have been chosen for their aesthetically pleasing nature and do not undergo summer dormancy with appropriate monthly irrigation after establishment. This is a low to very low water garden acclimated to deep, infrequent irrigation in summer, and none in winter during a normal rain year (after establishment).
- This landscape is designed to educate. Studies have shown native plants to be undervalued and unrecognized by the general public, although this is changing slowly. This project will provide education opportunities demonstrating the aesthetic qualities and ecosystem services provided by these unique plants and based on turf removal studies, we can anticipate additional native gardens will be installed nearby as a direct result of Cornerstone Community Church's leadership.
- Many native plants and their wildlife companions benefit from mineral soil and the microclimatic benefits offered by boulders and decorative gravel mulch. Small areas of pebbles and cobble mulch are featured in the garden hand-selected and placed with designer observation.
- Note: Recommend planter minimum 200 SF x 5' deep for 1000 cubic feet in parking lot entry planting for healthy root growth.



Cornerstone Community Church
702 Ave de la Estrella
San Clemente, CA

PLANTING CONCEPT PLAN

L-1



DATE: 4/16/2024
 REV: Planting Concept 1.0
 CLIENT APPROVAL: _____
 DATE: _____

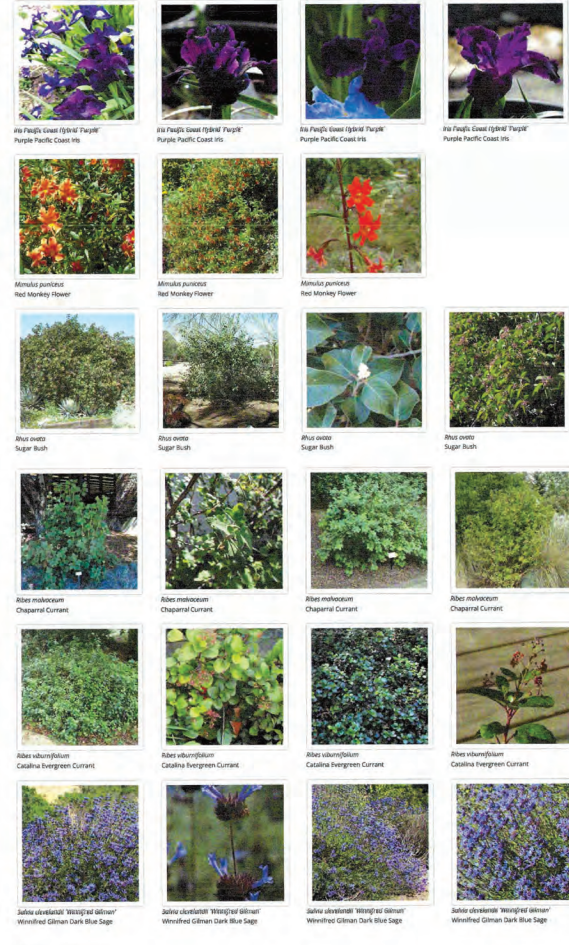
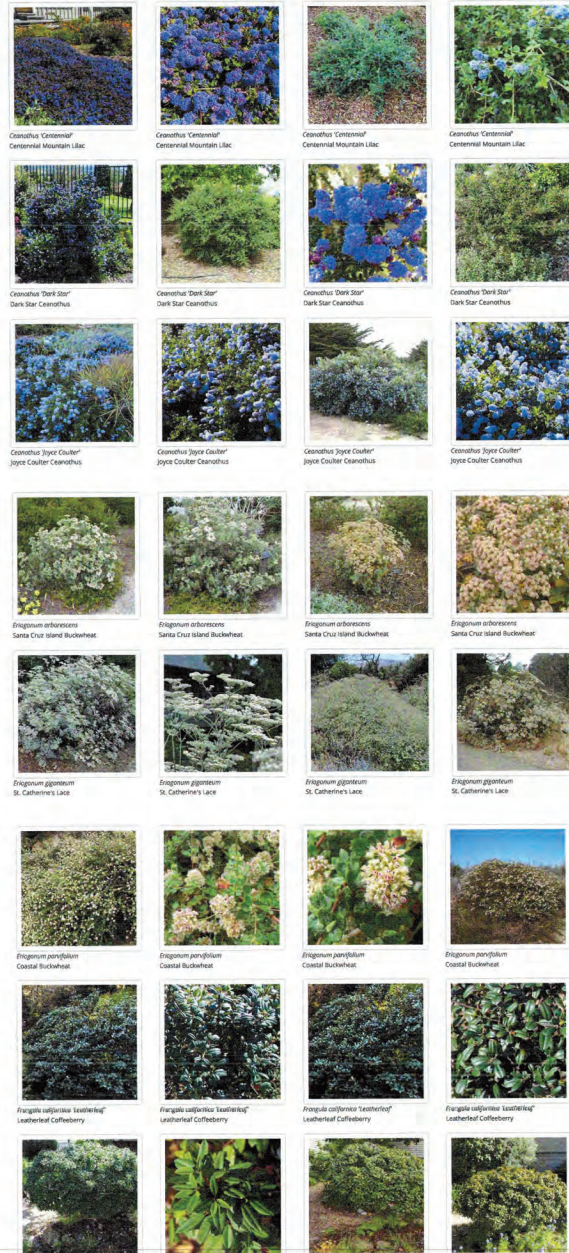
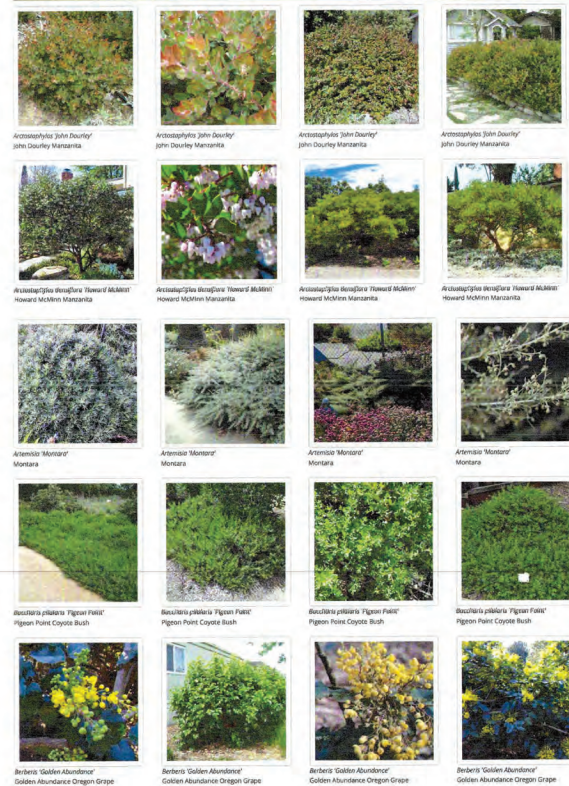
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LANDSCAPE DESIGN
 www.jodiecookdesign.com
 949-291-8003
 HORTICULTURAL CONSULTING

(NOTE: *4 IMAGES PER SPECIES)

Trees



Shrubs



Ground Covers



Perennials



Annuals

